Exhibit A
File No. 201567
1st Amendment to a Detailed Planned Development known as McKinley School Redevelopment
2001 West Vliet Street
April 13, 2021

Previous File History and Project Summary

The original approved Detailed Planned Development (DPD) included the redevelopment of a historic Milwaukee Public School into multi-family housing and (4) 2-family side-by-side townhomes. The DPD was approved in 2018 as file number 180164.

Amendment Summary

Subsequent to the DPD approval, further discussions with City of Milwaukee Staff and Alderman Bauman have resulted in the change from (4) 2-family side-by-side townhomes to (4) individual single-family residences. The original approved DPD had the alley between the multi-family development and single-family houses listed as a private drive. Subsequently, in working with City staff the proposed alley will become a public alley. In addition to the alley, a portion of the City owned parcel located at 2155 N. 20th Street will be combined to the school development for additional parking on the south side of the parcel. An additional (30) parking spaces are being added to the project from what was originally approved. This additional extension will also include a 5'-0" landscape buffer and fence between the school parcel and the remaining City owned parcel A certified Survey Map will create individual parcels for each of the single-family homes and the school, as well as dedicate land for the public alley.

This amendment also acknowledges that the balance of the four units from the conversion of the two-family townhomes to single-family homes will be shifted into the school building, which will now have a total of 40 residential units. Other minor site changes, including the addition of decorative metal fences around the parking areas are also included as part of this amendment. Other minor changes interior to the multi-family development includes space allocated for potential on-site support services for residents only.

The site statistics have been updated to reflect the shift in units and the creation of individual lots for the single-family houses and school, as well as the addition of a portion of 2155 N. 20th Street to the school site and removal of the land that will become a public alley.

List of Attachments

1. Vicinity map
2. Site photos
3. Drawings

Proposed Changes

2-unit Townhouse Buildings versus Single-family Residences

The design for the single-family homes has changed from the previously submitted 2-unit "townhouse" buildings. In general, the single-family houses have been designed to reflect the vernacular context of the surrounding neighborhood. Where the "townhouses" were developed in a more "modern" style, the single-family houses will be a more "traditional" style in keeping with the surrounding area. Final design of the single-family houses will require approval by the Historic Preservation Commission. The single-family homes will be constructed and sold to private homeowners over time and may not be constructed concurrently with the school redevelopment. Until the homes sites are constructed the area will be seeded lawn area and maintained. Minor tweaks to the design included in this zoning exhibit may be necessary in order for the final design to match the Certificate of Appropriateness issued by the Historic Preservation Commission.

Single-family Residences: The design of the (4) single family houses is in keeping with the traditional form and massing of the surrounding neighborhood. Building enclosure is primarily lapped siding and trim with masonry base. Traditional single-hung divided light windows and paneled exterior doors are in keeping with the overall residential design. Steeply pitched asphalt shingled roofs with gable ends, dormers, deep soffits, and fascia reinforce the traditional residential design. Large covered front porches are in keeping with the surrounding neighborhood.

Detached-garages for the Single-family Houses: These single-car garages are enclosed in lapped siding with an asphalt shingle pitched roof to match the single-family houses.

See attached Vliet St and 20th street elevations.

The previous submittal included fencing on the 2-unit buildings to enclose the side and back yards; the fences will be wood and not exceed 6 feet in height. The single-family houses will be consistent with the previous submittal; wood fences will enclose the side and back yards and fence height will be consistent with the regulations set forth in the zoning code section 295-504-4-f.

The current site plan for the multi-family building includes a secured parking area on the north enclosed with new 6 foot high decorative metal fencing with vehicular gate along alley and pedestrian gates off of the alley and 21st street. The updated plan also includes secured parking areas on the south enclosed with a new 6 foot high decorative metal fence. The decorative metal fenced south parking area will also include a vehicular gate along 21st street and pedestrian gates on both 20th and 21st streets. The exterior of the building will be repaired and maintained as necessary and in accordance with the Historic Preservation Commission.

Minor changes to the residential lots might be permitted provided they are consistent with the RT4 zoning standards and deemed acceptable by the Historic Preservation Commission, if applicable.

District Standards (s. 295-907):

	Previously Approved	**Proposed Changes – Reflective of the single-family houses:**
Proposed uses:	Multi-family residential and 2-unit residential buildings	Multi-family residential and *single-family residential buildings*

Density (sq. ft. of lot area/dwelling unit):	2,860 SF of lot area per dwelling unit.	*2,912 SF of lot area per dwelling unit:* *School Site: 2,447SF per dwelling unit* *Single-family lots: 7,560 SF*
Space between structures:	17'-6" between each 2-unit building.	*Approximately 40'-0" between each single-family building*
Anticipated setbacks (approximately):	North: 25'-0" from Vliet St. (front setback) South: NA East: 8'-9" from 20th St. (side setback) West: 8'-9" from 21st St. (side setback)	Existing Building has the following setbacks: North: existing – 80'-0" South: existing – 83'-6" East: existing - 0 West: existing - 0 Each single-family house will have the following setbacks (see site plan for specific setbacks for each single-family house): North (Vliet Street): no change (25'-0") South (rear): NA East: *25'-0*" from 20th St. (side setback) West: *25'-0"* from 21st St. (side setback
Screening:	All utility and HVAC equipment will not be visible from the street. They will be housed inside the building or located on the roof of the existing and screened with walls on the new construction. Dumpsters for the multi-family building will be located on the north side of existing building and will be enclosed with a wooden screen fence.	All utility and HVAC equipment will not be visible from the street. They will be located on the roof of the existing *or ground mounted and screened with landscaping.* Dumpsters for the multi-family building will be located on the north side of existing building and will be enclosed *with masonry walls and wood gate.*
Open space:	A landscaped green space will be located in the space between the new north alley and the new north parking lot, also to the east of the parking area north of the multi-family building. Each unit within the 2-unit buildings will have a landscaped front yard 25'-0" deep; in addition to that, each unit will have an enclosed back yard between it, and the detached garages.	Change from 2-unit buildings to *single-family* buildings results in an increase in open space on each of the single-family lots.

	Further landscaped spaces will be placed around the existing building as a buffer from parking lots.	
Circulation, parking and loading:	Pedestrian access: Paved pedestrian walkways will connect both the north parking lot and the south parking lot within the existing building. Automobile access and parking: A new private alley will be created to allow access to the garages for the new 2-unit buildings. It will be accessed from both 20th and 21st Streets. Each unit will have a detached 2 car garage. In addition, a second private alley will be created south of the existing building for loading access and 17 parking spaces for the multi-family residents and will also be accessed from both 20th and 21st Streets. A parking lot with 24 spaces will be created north of the existing building to further service the multi-family residents, which will be accessed from only 21st Street. Bicycle parking: Bicycle parking will be provided for the multi-family building along its north facade, south of the parking lot, and in accordance with (295-404) and inside the building accessed from the entry level. Loading: Loading will occur in both private alleys, parking will not be open to the public	Pedestrian access: *no change* Automobile access and parking: *alley access to single-family residential units and north parking lot via alley connecting to both 20th St. and 20th St. South parking lot will be accessed only from 21st St.* Bicycle parking: *no change* Loading: *no change*
General landscaping standards for all buffers and parking lots:	Proposed Landscaping: All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement. The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to GPD, including all existing turf and	See landscape plan for multifamily building. Single family homes will have base plantings on primary elevations. • All landscaping will conform to City of Milwaukee Code of Ordinances 295.405 and should be of quality consistent with the American Association of Nurserymen (ANSI 206.1). Screening of surface parking and circulation facilities will be in accordance with The City of Milwaukee Landscape Design

	landscaping, until such time that future development occurs.	Guide for Parking Lots (adopted March 2019).
Lighting:	Adequate lighting shall be provided along the street elevations of the development. All walk-up units will be well lit for safety purposes using wall or ceiling mounted lights at entries with a warm-white light source. There will also be a light placed outside above each man-door on the garage. The pedestrian paths connecting the surface parking lots to the multi-family building will also be adequately lit. The lighting shall comply with requirements outlined in section 295-409.2 of the City of Milwaukee City Charter and Code of Ordinances.	No change
Anticipated signs (type, square footage, quantity and placement):	Freestanding signs: There will be one permanent monument sign adjacent to the entrance to the north parking lot along 21st street. Monument sign will not exceed 5' in height. Material of the base will be masonry, signage face will be metal, with raised lettering. Lighting will be halo lit or LED channel lit from above. Building wall signs: None Temporary signs: Temporary signage during construction and leasing will consist of up to (2) 4'x8' banners with a printed graphic of the project and contact information attached to the construction fence. Other signs: None Illumination: Lighting will be halo lit or LED channel lit from above.	No change – it is not anticipated that the single-family houses will have signage. • Signs will comply with Section 295-407 of the Milwaukee Code of Ordinances. • Temporary banner signs for construction and/ or temporary signs identifying development will comply with Section 295-407 a-1.

Site Statistics:

	Previously Approved	**Proposed Changes**
Gross land area:	125,852 SF (2.29 acres)	128,214 SF (2.94 acres) *from updated survey
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: 49,013 SF (0.960 acres for existing building & (4) 2-unit homes and garages % of site: 39%	Sq. ft.: 43,552 SF (0.999 acres for existing building & (4) single-family homes and garages % of site: 33.9%

		School site: 35,429 SF, or 36% of the newly created lot *Single-family sites* *Home 1: 1,985 SF* *Coverage by the house and garage will be 39% of the overall site* *Home 2: 2,096 SF* *Coverage by the house and garage will be 35% of the overall site* *Home 3: 1,985 SF* *Coverage by the house and garage will be 37% of the overall site* *Home 4: 2,057 SF* *Coverage by the house and garage will be 38% of the overall site*
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: 29,452 SF % of site: 23%	Sq. ft.: 30,059 SF % of site: 23.46% School site: 23,891 SF, 24.4% of overall school lot Single-family sites – each single-family lot will have 1,542 SF, 5.1%
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: 51,521 SF % of site: 41%	Sq. ft.: 60,578 SF % of site: 47.28% School site: 37,581 SF, 38.4% of overall school lot *Single-family sites* *Home 1: 6,110 SF , 77.9% of the overall home site* *Home 2: 5,551 SF, 76.2% of the overall home site* *Home 3: 5,551 SF, 76.2% of the overall home site* *Home 4: 5,785 SF, 73.7% of the overall home site*
Max proposed dwelling unit density (lot area per dwelling unit):	2,860 SF of lot area per dwelling unit.	*2,912 SF of lot area per dwelling unit.* *School site: 40 units, 2,447 SF of lot area per dwelling unit* *Single-family lots*

		Lot 1: 7,840 SF of lot area per dwelling unit *Lot 2: 7,280 SF of lot area per dwelling unit* *Lot 3: 7,280 SF of lot area per dwelling unit* *Lot 4: 7,840 SF of lot area per dwelling unit*
Proposed number of buildings:	(9), which includes (1) existing building, (4) new buildings with (2) two-story units each, and (4) corresponding detached garage structures.	(9) Within the entire development which includes (1) existing building, (4) new single-family residences, and (4) corresponding detached garage structures.
Max dwelling units per building:	Number of dwelling units: Up to 44	Number of dwelling units: *Up to 44* 40 within the school building 4 single-family houses
Bedrooms per unit:	Two and Three - Total bedroom count: Up to 113 Existing Building (multi-family): Two Bedroom units - 19 Three Bedroom units - 17 Total units - 36 New Building (2-unit buildings): Three Bedroom units - 8 Total units - 8	One, Two and Three - Total bedroom count: *Up to 93* Existing Building (multi-family): One Bedroom Units – 2 Two Bedroom units - 20 Three Bedroom units - 17 Total units - *39* New Building *(single-family):* Three Bedroom units – 3 Four Bedroom units – 1 Total units - *4*
Parking spaces provided (approx):	Parking spaces provided for residents: Up to 57: Approx. 1.3 per dwelling unit Existing Building (multi-family) – 41 stalls North Lot – 24 stalls South Lot – 17 stalls Ratio: - 1.13 stalls per dwelling unit New Building (2-unit buildings): Interior Parking – 16 Stalls Ratio: 2 stalls per dwelling unit	Parking spaces provided for residents: *Up to 82: Approx. 1.86 per dwelling unit* Existing Building (multi-family) – 74 stalls North Lot – 26 stalls South Lot – 48 stalls Ratio: - *1.85 stalls per dwelling unit* New Building (single-family): Parking – 8 Stalls Ratio: 2 stalls per dwelling unit

The remainder of the DPD zoning remains unchanged.

MAINTENANCE PLAN

1. REMOVE ALL OVERGROWTH (SHRUBS AND BUSHES) AROUND THE SITE UNLESS DENOTED ON PLAN.

GENERAL PLAN NOTES

1. REMOVE ALL ASPHALT PAVEMENT AROUND THE SITE UNLESS DENOTED ON PLAN.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY PROVIDE EXISTING PLANS OF OTHER UTILITIES OWNING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE."

EXISTING LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

LEGEND

- REMOVE CONCRETE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE PLAYGROUND & EQUIPMENT
- REMOVE ROADWAY PAVEMENT
- REMOVE TREE OR POST
- REMOVE FENCE AND POSTS
- REMOVE TIMBER WALL

SCALE IN FEET
0 20' 40'

PRELIMINARY
NOT FOR
CONSTRUCTION

Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

Payne+Dolan
A WALBEC COMPANY
www.walbecgroup.com
(920) 757-7559

W. McKINLEY AVE.

N. 21ST ST.

W. VLIET ST.

N. 20TH ST.

REMOVE CONCRETE CURB AND GUTTER FOR NEW ENTRANCE
PROTECT & PRESERVE EXISTING INLET
REMOVE AND REPLACE ROADWAY FOR UTILITY CONNECTIONS
PROTECT & PRESERVE EXISTING HYDRANT
ABANDON EXISTING WATER LATERAL
REMOVE AND REPLACE CONCRETE CURB AND GUTTER
REMOVE AND REPLACE ROADWAY FOR UTILITY CONNECTIONS
REMOVE AND REPLACE CONCRETE CURB AND GUTTER
REMOVE CONCRETE CURB AND GUTTER FOR NEW ENTRANCE
ABANDON EXISTING SEWER LATERAL
PROTECT & PRESERVE CONCRETE CURB AND GUTTER
GENERAL CONTRACTOR WILL HAVE POWER LINES DEACTIVATED FOR WORK ON WEST END OF BUILDING
POWER POLE RELOCATION TO BE COORDINATED WITH WE ENERGIES
REMOVE EXISTING FENCE AND POSTS
CHAIN LINK FENCE
TIMBER WALL
ABANDON EXISTING WATER LATERAL
REMOVE TIMBER WALL
(13) GRANT OF PERMISSION TO CITY OF MILWAUKEE FOR SEWER & WATER PURPOSES PER DOC. NO. 4584406
(12) GRANT OF PERMISSION TO CITY OF MILWAUKEE FOR SEWER & WATER PURPOSES PER DOC. NO. 4394202
(11) WE-ENERGIES EASEMENT PER DOC. NO. 4031828
REMOVE EXISTING PLAYGROUND
REMOVE EXISTING FENCE AND POSTS
REMOVE BUILDING BY OTHERS
REMOVE EXISTING UTILITY MARKER POST
REMOVE BASKETBALL HOOP
FENCE POST
BASKET BALL HOOP
REMOVE POLE
REMOVE FLAG POLE
RIM=105.28 COULD NOT OPEN
REMOVE INLET STRUCTURE & ABANDON EXISTING PIPE
PROTECT OR RELOCATION OF EXISTING GAS LINE TO BE COORDINATED WITH GAS COMPANY
RIM=104.62 WATER ELEV.=100.15
RIM=104.62 WATER ELEV.=98.77
ABANDON EXISTING WATER LATERAL
VACATED WEST McKINLEY AVE.
RIM=101.22 FILLED WITH DIRT
RIM=103.50 WATER ELEV.=98.69
REMOVE INLET STRUCTURE CAP & ABANDON EXISTING PIPE
REMOVE EXISTING FENCE AND POSTS
REMOVE EXISTING TREE
REMOVE ALL SHRUBS AND BUSHES
ASPHALT EDGE
PROTECT & PRESERVE EXISTING TREES
REMOVE EXISTING PLAYGROUND
REMOVE CONCRETE SIDEWALK FOR NEW ENTRANCE AND STORM SEWER
RIM=104.57 WATER ELEV.=95.96
REMOVE CONCRETE SIDEWALK, WALL, AND CURB AND GUTTER FOR UTILITY CONNECTIONS
REMOVE EXISTING FENCE AND POSTS
REMOVE STAIRS
REMOVE ALL EXISTING BOLLARDS
PROTECT & PRESERVE EXISTING RETAINING WALL
REMOVE AND REPLACE ROADWAY FOR UTILITY CONNECTIONS
REMOVE CONCRETE CURB AND GUTTER FOR NEW ENTRANCE
(600.00')
FOUND MAG NAIL 0.3' W. - 1.35' S.
LYNDE'S ADDITION BLOCK 2
LYNDE'S ADDITION BLOCK 1
ASPHALT PAVEMENT
ASPHALT WALK
CONC. WALK
GATE
STEPS

Mon, 31, 2021 4:22pm
S:\Design & Construction Services\080-C30\Quorum Architects\McKinley School\040-Sheets\Plan\SHT_DEMO.dwg

McKINLEY SCHOOL RENOVATION
2001 W VLIET STREET
CITY OF MILWAUKEE, WI

Revisions:

Sheet Name:
REMOVAL PLAN

Date: 04/02/2021
Drawn By: JLE
Project No.: 490414

Sheet No.
C1

NOTES:
1. DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FLANGE UNLESS OTHERWISE NOTED.
2. ALL SURFACES THAT MAY BE DISTURBED IN ANY STREET ROW OPENINGS SHALL BE REPLACED IN SUBSTANTIALLY THE SAME CONDITION AS THEY WERE PRIOR TO SUCH DISTURBANCE.

SITE BENCHMARKS
1. 109.52 (NW FLANGE BOLT ON HYDRANT)
2. 108.22 (NW FLANGE BOLT ON HYDRANT)
3. 105.47 (NW FLANGE BOLT ON HYDRANT)
4. 103.47 (NW FLANGE BOLT ON HYDRANT)

PROPOSED LEGEND
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SAW CUT
- 6' HIGH CHAIN LINK FENCE
- ADA SIGN AND POST
- WATER LATERAL
- SEWER LATERAL
- STORM/UNDERDRAIN
- CATCH BASIN
- DOWNSPOUT
- UNDERDRAIN CLEANOUT

SCALE IN FEET
0 20' 40'

PRELIMINARY NOT FOR CONSTRUCTION

W. McKINLEY AVE.

N. 21ST ST.

W. VLIET ST.

N. 20TH ST.

MULTI STORY BRICK BUILDING
#2001 W. VLIET STREET

RIM=108.13
INV.=95.93 N.
INV.=95.83 SE.
INV.=100.13 E.

RIM=107.88
INV.=96.56 N.
INV.=101.28 NW.
INV.=96.53 S.
INV.=101.18 SE.
INV.=101.28 SW.

RIM=106.86
WATER ELEV.=102.43

RIM=107.40
INV.=96.75 N.
INV.=101.10 NW.
INV.=96.65 S.
INV.=101.10 NE.

RIM=107.10
INV.=97.41 N.
INV.=97.36 S.
INV.=97.96 W.
INV.=100.76 SW.

RIM=106.20
WATER ELEV.=102.44

RIM=102.85
INV.=97.85 E.
INV.=102.85 W.

RIM=102.81

RIM=106.92
INV.=102.71 6" NE.

RIM=107.02
INV.=101.22 6" W.

RIM=106.70
INV.=103.20 6" NE.

RIM=106.51
INV.=101.22 6" SW.

RIM=105.98
WATER ELEV.=100.73

RIM=103.18

RIM=100.04
WATER ELEV.=96.70

RIM=100.45
COULD NOT OPEN

RIM=99.76
INV.=89.16 N.
INV.=88.41 S.

RIM=99.31
INV.=88.21 N.
INV.=88.01 S.
INV.=93.81 NE.

RIM=101.74
INV.=90.79 N.
INV.=90.79 S.
INV.=91.53 W.
INV.=92.93 E.

RIM=102.76
INV.=91.46 N.
INV.=91.46 S.
INV.=98.76 NE.

SAWCUT 56 LF

SAWCUT 44 LF UTILITY TRENCH, REPLACE ASPHALT AND CURB AND GUTTER TO THE NEAREST JOINT IN KIND

SAWCUT 43 LF UTILITY TRENCH, REPLACE ASPHALT AND CURB AND GUTTER TO THE NEAREST JOINT IN KIND

DRIVEWAY ACCESS SHALL BE REMOVED SAWCUT 48 LF UTILITY TRENCH, ASPHALT AND CURB HEAD RECONSTRUCTED IN KIND

BENCHMARK 1

BENCHMARK 2
FOUND MAG NAIL
0.3' W
1.35' S

BENCHMARK 3

BENCHMARK 4

4" GRASS TERRACE

FILLED WITH DEBRIS

4" GAS PER PLAN

12" COMB. PER PLAN

8" WATER PER PLAN

12" GAS PER PLAN

6" WATER PER PLAN

6' SIDEWALK RECONSTRUCTED TO PROVIDE ~4' TERRACE MATCHING SURROUNDING STREETSCAPES

18" REJECT CURB AND GUTTER 39 LF (SEE DETAIL)

18" REJECT CURB AND GUTTER 108 LF (SEE DETAIL)

SEE ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS (TYP)

INTEGRAL WALK (SEE DETAIL)

5' CONCRETE SIDEWALK

18" REJECT CURB AND GUTTER 50 LF (SEE DETAIL)

18" REJECT CURB AND GUTTER 50 LF (SEE DETAIL)

INTEGRAL WALK (SEE DETAIL)

RETAINING WALL (SEE GRADING PLAN)

18" CURB AND GUTTER 68 LF (SEE DETAIL)

NEW TRANSFORMER LOCATION

PARKING STOP (TYP.)

H.C. SIGN AND POST

FLAG POLE

6" BARRIER CURB

VAN ACCESSIBLE SIGN AND POST

18" REJECT CURB AND GUTTER 54 LF (SEE DETAIL)

BIORETENTION BASIN A (SEE DETAIL)

BIORETENTION BASIN B (SEE DETAIL)

PUBLIC ALLEY CONSTRUCTION BY OTHERS

SAWCUT 65 LF UTILITY TRENCH FOR NEW LATERALS IF EXISTING SERVICES ARE NOT SUITABLE TO REUSE REPLACE ASPHALT, CONCRETE WALK, AND CURB AND GUTTER TO THE NEAREST JOINT INKIND (TYP 4 LOTS)

REPLACE CONCRETE WALK, CURB AND GUTTER AND CONCRETE WALL TO THE NEAREST JOINT

SAWCUT 47 LF UTILITY TRENCH, REPLACE CONCRETE IN KIND

SAWCUT 63 LF UTILITY TRENCH, REPLACE CONCRETE IN KIND

SAWCUT 54 LF UTILITY TRENCH, REPLACE CONCRETE IN KIND

SAWCUT 75 LF UTILITY TRENCH, REPLACE ASPHALT IN KIND

PROPERTY BOUNDARY SITE DATA

PARCEL ID: 3641201111
GROSS LOT SIZE: 2.94 AC (128,214 SF)
ZONING: PLANNED DEVELOPMENT (PD)

EXISTING PARKING SPACES = UNKNOWN
PROPOSED PARKING SPACES = 74 CAR SPACES (3-HC)

SCHOOL SITE (97,974 SF)
12,312 SF (PARKING) & 11,579 SF (DRIVES) = 23,891 SF (0.548 ACRES)
-24.4% OF SCHOOL SITE
-17.7% OF TOTAL SITE
LANDSCAPE/OPEN SPACE = 29,743 SF (0.683 ACRES)
-30.4% OF SCHOOL SITE
-22.1% OF TOTAL SITE

HOMES SITE (30,240 SF)
1,104 SF (PARKING) & 438 SF (DRIVES) = 1,542 SF (0.035 ACRES)
-5.1% OF HOME SITE
-1.1% OF TOTAL SITE
LANDSCAPE/OPEN SPACE = 22,256 SF (0.511 ACRES)
-73.6% OF HOME SITE
-16.5% OF TOTAL SITE

PUBLIC ALLEY (6,480 SF)
6,480 SF (DRIVES) = 6,480 SF (0.149 ACRES)
-4.8% OF TOTAL SITE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS ARE FOUND OR IF PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE."

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

Payne+Dolan
A WALBEC COMPANY
www.walbecgroup.com
(920) 757-7559

McKINLEY SCHOOL RENOVATION

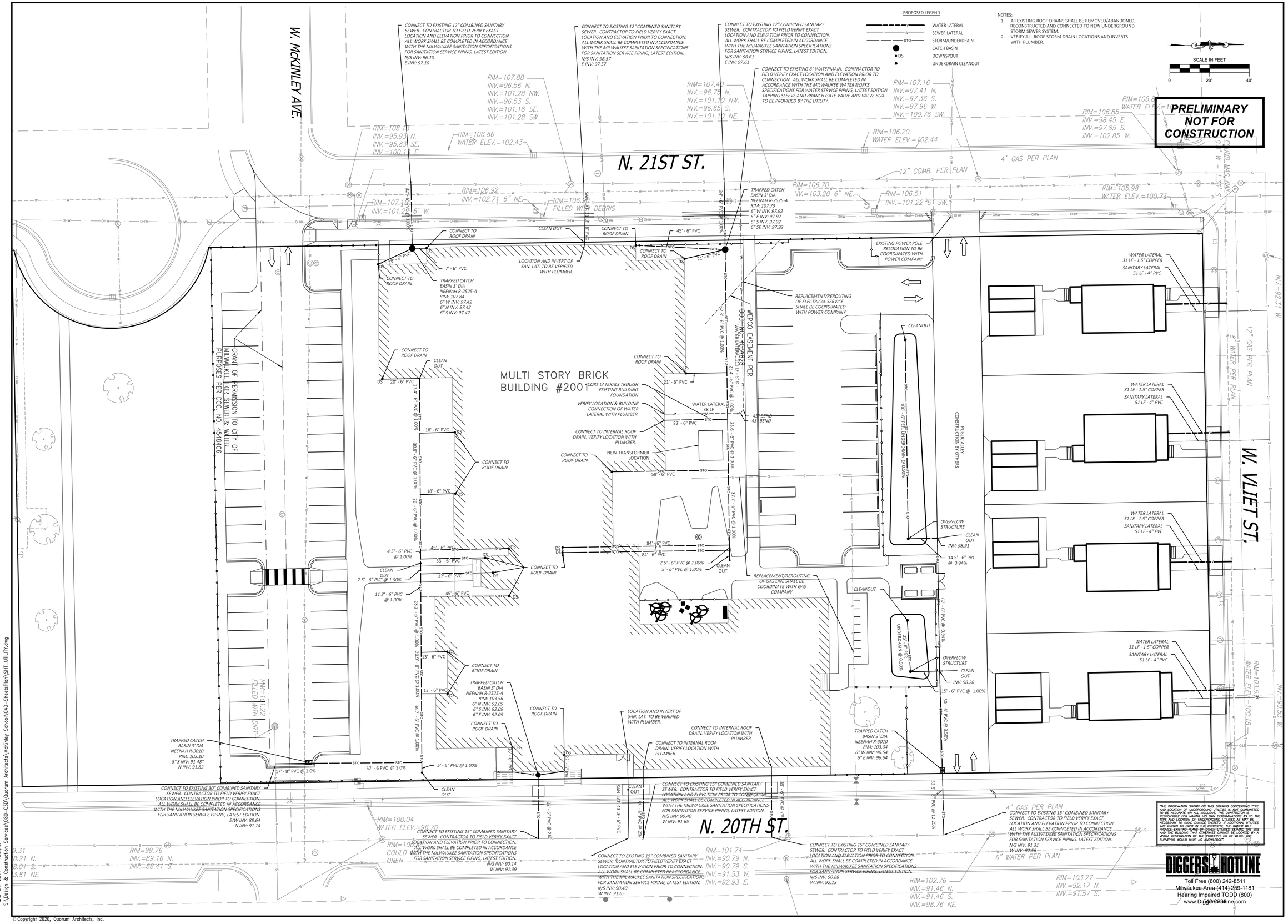
2001 W VLIET STREET
CITY OF MILWAUKEE, WI

Revisions:

Sheet Name:
Site Plan

Date: 04/02/2021
Drawn By: JLE
Project No.: 490414
Sheet No.
C2

Apr 28, 2021 – 10:53am
S:\Design & Construction Services\080-C30\Quorum Architects\McKinley School\040-Sheets\Plan\SHT_SITE.dwg



Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

Payne+Dolan
A WALBEC COMPANY
www.walbecgroup.com
(920) 757-7559

McKINLEY SCHOOL RENOVATION

2001 W VLIET STREET
CITY OF MILWAUKEE, WI

Revisions:

Sheet Name:
UTILITY PLAN

Date: 04/02/2021
Drawn By: JLE
Project No.: 490414
Sheet No.
C3

Mar 31, 2021 - 4:23pm
S:\Design & Construction Services\080-C3D\Quorum Architects\McKinley School\040-SheetsPlan\SHT_UTILITY.dwg

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED FOR FUNCTIONAL EFFECTIVENESS FOLLOWING EVERY 1/2–INCH RAIN EVENT AND IN NO CASE LESS THAN ONCE PER WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO ENSURE THE DEVICE FUNCTIONS AS DESIGNED.
2. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, MULCHED AND RE–SEEDED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
3. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE STREET SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY OR AS NECESSARY TO PREVENT DEBRIS FROM ENTERING A STORM SEWER, DITCH, OR WATERWAY.
4. IN THE EVENT CONSTRUCTION ACTIVITIES RESULT IN SEVERE DUST CONDITIONS, SEE WDNR TECHNICAL STANDARD 1068.
5. IN THE EVENT OF DEWATERING ACTIVITIES, FOLLOW WDNR TECHNICAL STANDARD 1061. ALL WATER DISCHARGED FROM THE DEWATERING EQUIPMENT MUST BE FILTERED BY A TYPE II GEOTEXILE BAG SIZED FOR THE PUMP DISCHARGE FLOW RATE.
6. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY STABILIZED OR PERMANENTLY RESTORED IN ACCORDANCE WITH THE WDNR BMP'S.
7. TEMPORARY STABILIZATION MATERIALS SHALL BE MULCHED AND SHALL BE APPLIED AND ANCHORED AS SPECIFIED IN WI DNR TECHNICAL STANDARD 1058. FOR AREAS NOT STABILIZED BY OCT. 15, APPLY TEMPORARY SEEDING WITH ANIONIC POLYACRYLAMIDE AS SPECIFIED IN WI DNR TECHNICAL STANDARD 1050 & 1059.
8. ALL SIGNIFICANT CHANGES TO THIS SCHEDULE SHALL BE PROVIDED TO THE WDNR AND LOCAL MUNICIPALITY PRIOR TO DEVIATION.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN POSITIVE DRAINAGE TO THE SEDIMENT CONTROL DEVICES AT ALL TIMES DURING CONSTRUCTION.
10. ALL EROSION CONTROL BMP DEVICES CAN BE REMOVED ONCE 100% OF THE SITE HAS BEEN VEGETATED TO 70% COVERAGE PER WDNR TECHNICAL STANDARDS.
11. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO 7 DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.

CONSTRUCTION ACTIVITY AND SEQUENCE

SITE CONSTRUCTION: JANUARY 2021 DURATION: 12 MONTH

1. OBTAIN PLAN APPROVALS AND APPLICABLE PERMITS.
2. INSTALL PERIMETER EROSION CONTROL, INLET PROTECTION, AND TRACKING PADS WHERE REQUIRED.
3. SITE DEMOLITION AND REMOVALS.
4. UTILITY EXTENSION WORK.
5. GRADING OF PAVEMENT, BIO RETENTION AND HOUSE LOTS.
6. CONSTRUCT CURB AND SIDEWALK. PLACE ASPHALT.
7. FINAL GRADE, TOPSOIL, INSTALL PLANT MATERIAL, SEED AND STABILIZE ALL DISTURBED AREAS.
8. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
9. ESTIMATED TIME TO FINAL STABILIZATION – 12 MONTHS FROM THE START OF CONSTRUCTION ACTIVITIES.

LEGEND

DRAINAGE ARROW

INLET PROTECTION

PROPOSED CONTOUR

PERIMETER EROSION CONTROL

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer:
Project: McKinley School Renovation
Date: 12/03/20
County: Milwaukee

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	03/01/21	04/15/21	4.1%	120	Silty Clay	0.28	30.5%	10	2.80	1.00	3.9	0.901	Silt Fence	2.1
Seed with Mulch or Er	04/15/21	07/01/21	33.7%	120	Silty Clay	0.28	30.5%	10	2.80	0.10	3.2	0.901	Silt Fence	1.7
End	07/01/21						30.5%	10	2.80			0.000		0.0
							30.5%	10	2.80			0.000		0.0
							30.5%	0				0.000		0.0
							0.0%	0				0.000		0.0
										TOTAL	7.0		TOTAL	3.8

SLOPE > 20% USE PRESCRIPTIVE COMPLIANCE

% Reduction Required: NONE

Notes:

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF UTILITIES OR SERVICES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE."

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SCALE IN FEET
0 20' 40'

PRELIMINARY NOT FOR CONSTRUCTION

Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

Payne+Dolan
A WALBEC COMPANY
www.walbecgroup.com
(920) 757-7559

N. 21ST ST.

W. VLIET ST.

N. 20TH ST.

MULTI STORY BRICK BUILDING #2001

CURB TAPER
TRACKING PAD
SILT FENCE
INLET PROTECTION, TYPE C
INLET PROTECTION, TYPE B
NEW TRANSFORMER LOCATION
LOCATION FOR USLE 10' @30.5%
BIORETENTION BASIN A
BIORETENTION BASIN B
PUBLIC ALLEY CONSTRUCTION BY OTHERS
FFE: 107.94
FFE: 107.25
FFE: 106.45
FFE: 105.84
AWA: 11.22 ACRES
FILED WITH DOT

McKINLEY SCHOOL RENOVATION

2001 W VLIET STREET
CITY OF MILWAUKEE, WI

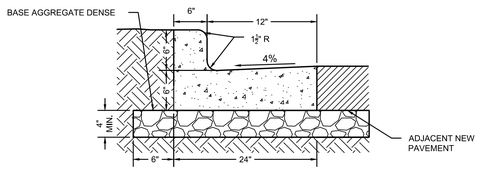
Revisions:

Sheet Name:
Grading and Erosion Control Plan

Date: 04/02/2021
Drawn By: JLE
Project No.: 490414
Sheet No.

C4

Mar 31, 2021 - 4:24pm
S:\Design & Construction Services\080–C30\Quorum Architects\McKinley School\040–Sheets\Plan\SHT_GRD.dwg



NOTES:

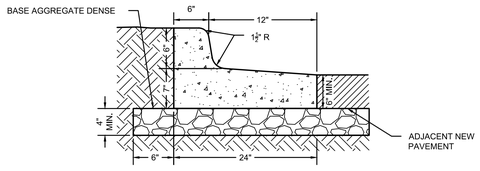
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER, GUTTER PAN SLOPE SHALL MATCH ADJACENT PAVEMENT SLOPE, 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:

1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.

2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.

3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

18-INCH STANDARD CONCRETE CURB & GUTTER DETAIL
N.T.S.



NOTES:

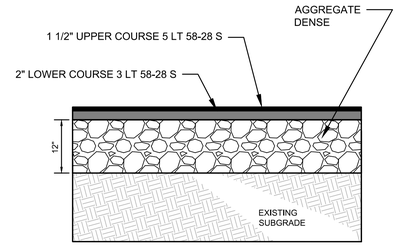
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER, GUTTER PAN SLOPE SHALL MATCH ADJACENT PAVEMENT SLOPE, 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:

1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.

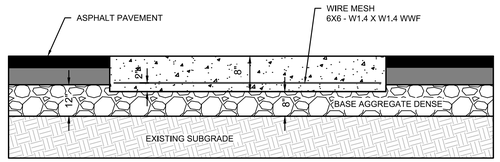
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.

3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

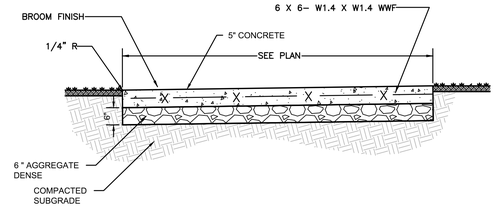
18-INCH REJECT CONCRETE CURB & GUTTER DETAIL
N.T.S.



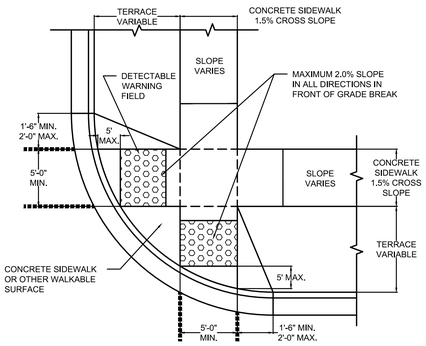
PROPOSED 3 1/2-INCH PAVEMENT SECTION EXCAVATION AND HMA PAVING
N.T.S.



8" CONCRETE DUMPSTER PAD
N.T.S.

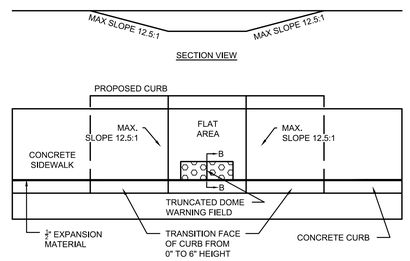


CONCRETE SIDEWALK
N.T.S.



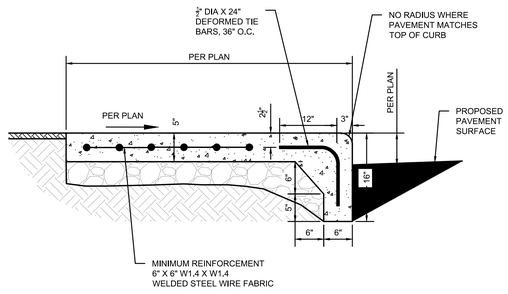
NOTE: LOCATION OF JOINTS MAY BE VARIED FROM THOSE SHOWN TO BETTER FIT SITE CONDITIONS AND/OR LOCAL GOVERNMENT PREFERENCE.

TYPE 2 RAMP (ON LINE WITH SIDEWALK)

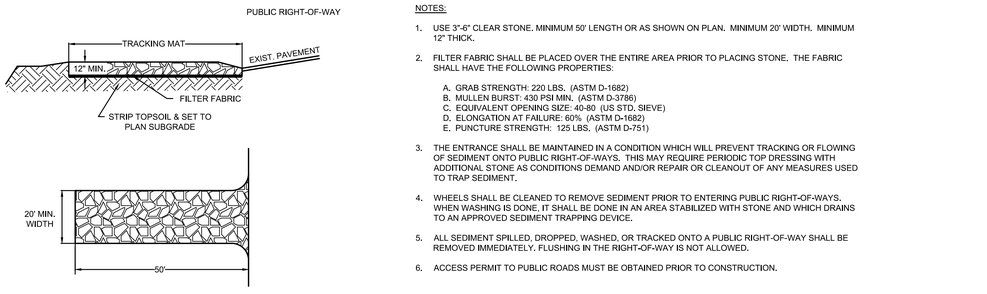


NOTES:
1. REMOVE ADJACENT CURB OR WALK TO NEAREST EXISTING JOINT.
2. PLACE WELDED WIRE REINFORCEMENT IN CONCRETE, 6X6 W1.4/1.4 OR HEAVIER.
3. GRADE CHANGE BETWEEN GUTTER FLANGE SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%.

SIDEWALK PARALLEL RAMP



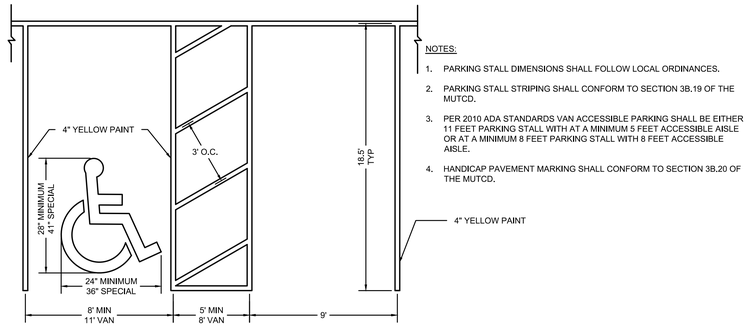
INTEGRAL CURB
N.T.S.



NOTES:

1. USE 3"-6" CLEAR STONE, MINIMUM 50' LENGTH OR AS SHOWN ON PLAN. MINIMUM 20' WIDTH. MINIMUM 12" THICK.
2. FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. THE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 220 LBS. (ASTM D-1682)
   B. MULLEN BURST: 430 PSI MIN. (ASTM D-3786)
   C. EQUIVALENT OPENING SIZE: 40-80 (US STD. SIEVE)
   D. ELONGATION AT FAILURE: 60% (ASTM D-1682)
   E. PUNCTURE STRENGTH: 125 LBS. (ASTM D-751)
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND/OR REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. FLUSHING IN THE RIGHT-OF-WAY IS NOT ALLOWED.
6. ACCESS PERMIT TO PUBLIC ROADS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

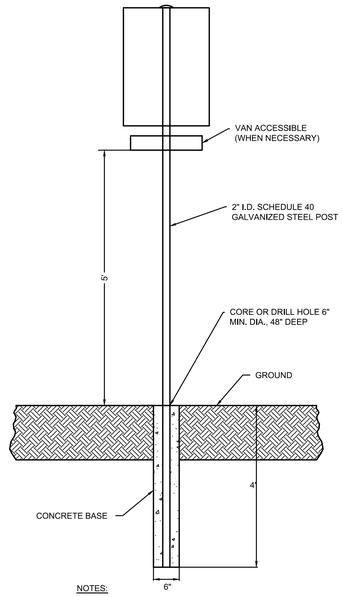
STONE TRACKING MAT DETAIL
N.T.S.



NOTES:

1. PARKING STALL DIMENSIONS SHALL FOLLOW LOCAL ORDINANCES.
2. PARKING STALL STRIPING SHALL CONFORM TO SECTION 3B.19 OF THE MUTCD.
3. PER 2010 ADA STANDARDS VAN ACCESSIBLE PARKING SHALL BE EITHER 11 FEET PARKING STALL WITH AT A MINIMUM 5 FEET ACCESSIBLE AISLE OR AT A MINIMUM 8 FEET PARKING STALL WITH 8 FEET ACCESSIBLE AISLE.
4. HANDICAP PAVEMENT MARKING SHALL CONFORM TO SECTION 3B.20 OF THE MUTCD.

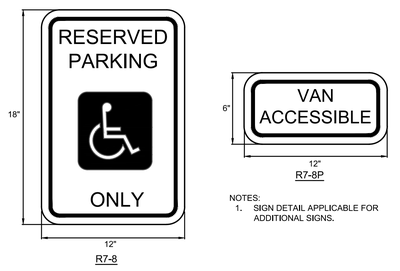
PAVEMENT MARKING - PERPENDICULAR STALL
N.T.S.



NOTES:

1. SIGN POST SHALL BE INSTALLED MINIMUM OF 2' BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
2. 7' TO THE BOTTOM OF THE LOWEST SIGN ALONG ACCESSIBLE ROUTES, 5' TO THE BOTTOM OF THE THE MAIN SIGN IN ALL OTHER LOCATIONS.

SIGN POST INSTALLATION IN LANDSCAPE AREA
N.T.S.



NOTES:
1. SIGN DETAIL APPLICABLE FOR ADDITIONAL SIGNS.

ACCESSIBLE PARKING SIGNS
N.T.S.

Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

Payne+Dolan
A WALBEC COMPANY
www.walbecgroup.com
(920) 757-7559

McKINLEY SCHOOL RENOVATION
2001 W VLIET STREET
CITY OF MILWAUKEE, WI

Revisions:

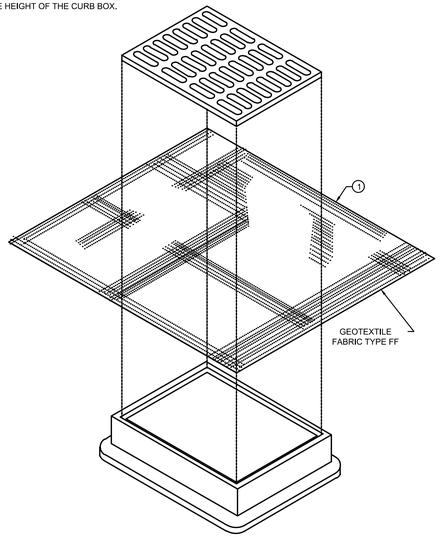
Sheet Name:
Construction Details

Date: 04/02/2021
Drawn By: JLE
Project No.: 490414
Sheet No.
C5

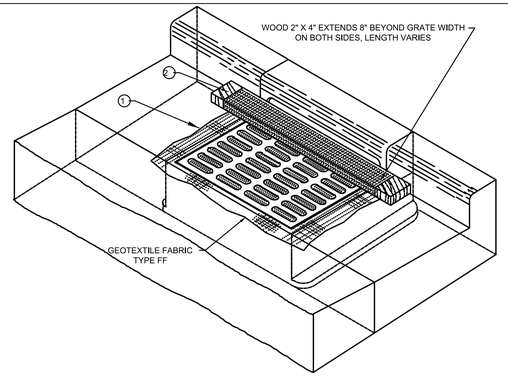
NOTES:
1. FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED FOR THE INLET PROTECTION TYPE SPECIFIED
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FABRIC SIZE SHALL BE 8" (MIN) GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.

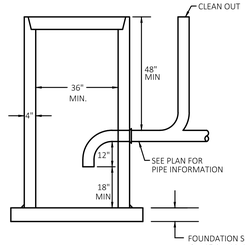
FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT
② BLOCK THE ENTIRE HEIGHT OF THE CURB BOX.



INLET PROTECTION, TYPE B (W/O CURB BOX)

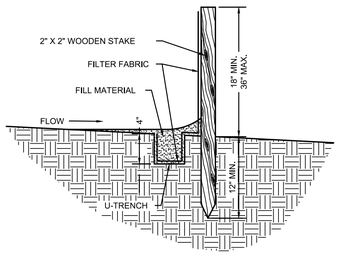


INLET PROTECTION, TYPE C (WITH CURB BOX)



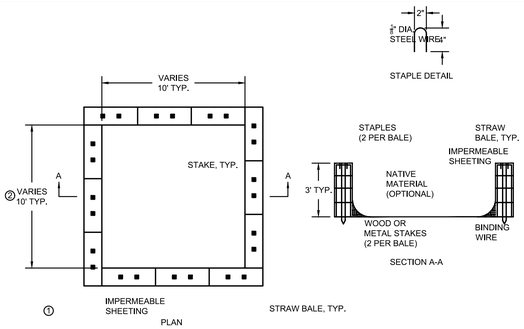
NOTES:
1. GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS - GRATE HYDRAULICS ARE AVAILABLE UPON REQUEST
2. GRATES ARE AASHTO H20 LOAD RATED
3. GRATE SETS FLUSH WITH TOP OF CATCH BASIN
4. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS
5. STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED
6. INSTALL PER COMM 82.34(12), 82.35(5)(a) AND CITY OF MILWAUKEE CODE OF ORDINANCES 225-4B

36" TRAPPED INLET
N.T.S.



SILT FENCE DETAIL
N.T.S.

NOTES:
1. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND/OR WITHIN 24 HOURS OF CONSTRUCTING DITCHES, DIVERSIONS, OR OTHER CHANNELS.
2. SILT FENCE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 100 LBS. (ASTM D-1682)
   B. MULLEN BURST: 200 PSI MIN. (ASTM D-3786)
   C. EQUIVALENT OPENING SIZE:
      BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
      BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
   D. WATER FLOW RATE OF 10 GAL/MIN/SQ. FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
   E. ULTRA VIOLET RADIATION STABILITY OF 90%
   F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
3. INSTALLATION PROCEDURE AS FOLLOWS:
   A. EXCAVATE A U-TRENCH UPSLOPE FROM THE LINE OF STAKES.
   B. INSTALL SILT FENCE IN TRENCH. CARE SHOULD BE TAKEN TO AVOID TEARING FABRIC, TORN FABRIC SHALL BE REMOVED AND A NEW SEGMENT OF SILT FENCE SHALL BE PLACED. STAKES SHALL BE DRIVEN A MINIMUM OF 12" DEEP. SILT FENCE SHALL BE A MINIMUM OF 18" AND A MAXIMUM OF 36" IN HEIGHT.
   C. FIT LOWER 8" OF FILTER FABRIC INTO U-TRENCH, BACKFILL AND COMPACT U-TRENCH.
4. SILT FENCE SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAIN. REPAIR OR REPLACEMENT SHALL BE MADE IMMEDIATELY.
5. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT OR WHEN DEPOSITS REACH ONE HALF THE HEIGHT OF THE BARRIER.
6. SILT FENCE SHALL BE REMOVED ONLY WHEN THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.



CONCRETE WASHOUT
N.T.S.

NOTES:
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS, AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.

A CONCRETE WASH OUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE WASHOUT FACILITY.

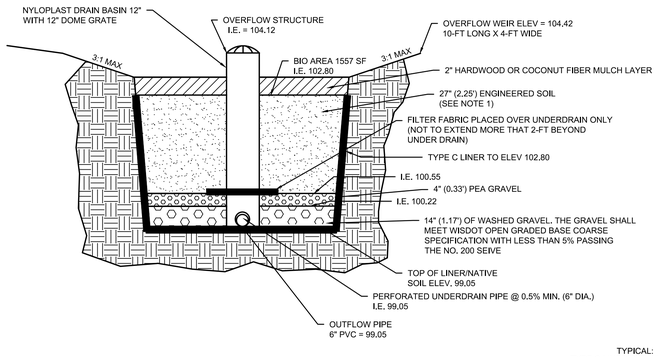
KEEP CONCRETE WASHOUT FACILITY WATER TIGHT.

EMPTY OR REPLACE WASHOUT FACILITY AT 75% CAPACITY AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE IMPERMEABLE SHEETING. WET VACUUM STORE LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING.

PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER WASHOUT FACILITY TO PREVENT OVERFLOWS. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT FACILITY UNTIL FACILITY IS REMOVED.

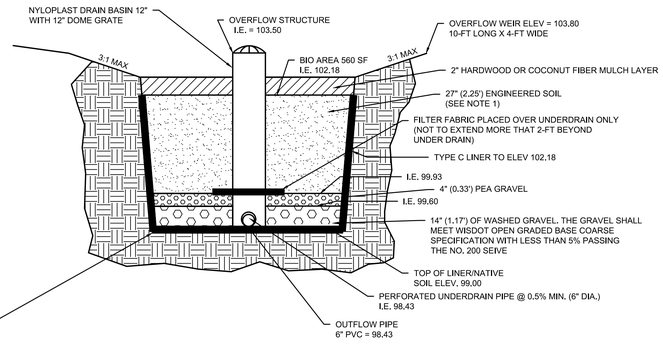
① PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE IMPERMEABLE SHEETING. THE IMPERMEABLE SHEETING SHALL BE 10 MIL OR THICKER AND UV RESISTANT. THE SHEETING SHALL BE FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. REPLACE IMPERMEABLE SHEETING IF THE SHEETING IS DAMAGED.

② SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS. MAINTAIN AT LEAST 4 INCHES OF FREEBOARD, TYPICAL DIMENSIONS ARE 10' X 10' X 3'.



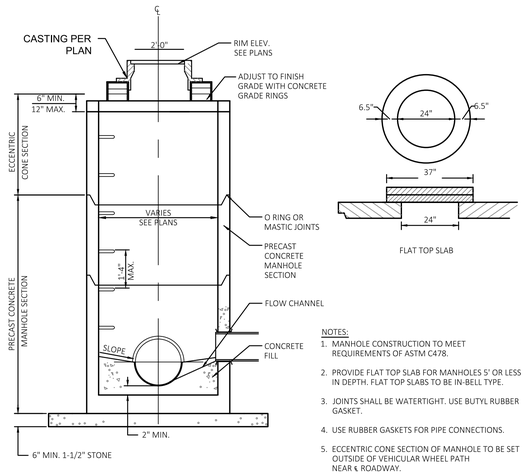
BIORETENTION BASIN A

NOTES:
1. DO NOT ADD ENGINEERED MEDIA UNTIL AFTER THE PAVING IS COMPLETED AND LANDSCAPE AREAS ARE STABILIZED.
2. ENGINEERED SOIL MIX SHALL BE PLACE WITH NO MECHANICAL COMPACTION (INCLUDING EQUIPMENT TRACKING OVER THE SURFACE).
3. ENGINEERED SOIL SHALL BE PLACED IN 6" LIFTS AND SPRINKLED WITH WATER AFTER EACH LIFT TO ACHIEVE SETTLEMENT.
4. ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70% TO 75% SAND AND 25% TO 30% COMPOST. THE PERCENTAGES ARE BASED ON VOLUME. THE ENGINEERED SOIL SHALL MEET THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1004.
5. SAND INTERFACE LAYER: 3-INCHES OF SAND SHALL BE PLACED BELOW THE GRAVEL LAYER AND VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 4-INCHES, PER WDNR TECHNICAL STANDARD 1002.
6. A PERSON TRAINED AND EXPERIENCED IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INFILTRATIONS DEVICES SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DEVICE.
7. CONSTRUCTION OF THE BIORETENTION DEVICE SHALL FOLLOW THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1002. CONSTRUCTION AND OVERSIGHT SHALL FOLLOW SECTION "C" OF THE TECHNICAL STANDARD.



TYPICAL:
TYPE C LINER PER WDNR TECH STANDARD (1001), APPENDIX D.
- HDPE (<40mil)
- PPL (20-24 mil)
- PVC (30-40 mil)
- EPDM (45mil)
- SILTS AND CLAYS 2-FT THICK AND GRADATION, COMPACTION AND DOCUMENTATION REQUIREMENT

BIORETENTION BASIN B



NOTES:
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE RUBBER GASKETS FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.

STORM MANHOLE OR INLET MH
N.T.S.

Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

Payne+Dolan
A WALBEC COMPANY
www.walbecgroup.com
(920) 757-7559

McKINLEY SCHOOL RENOVATION
2001 W VLIET STREET
CITY OF MILWAUKEE, WI

Revisions:

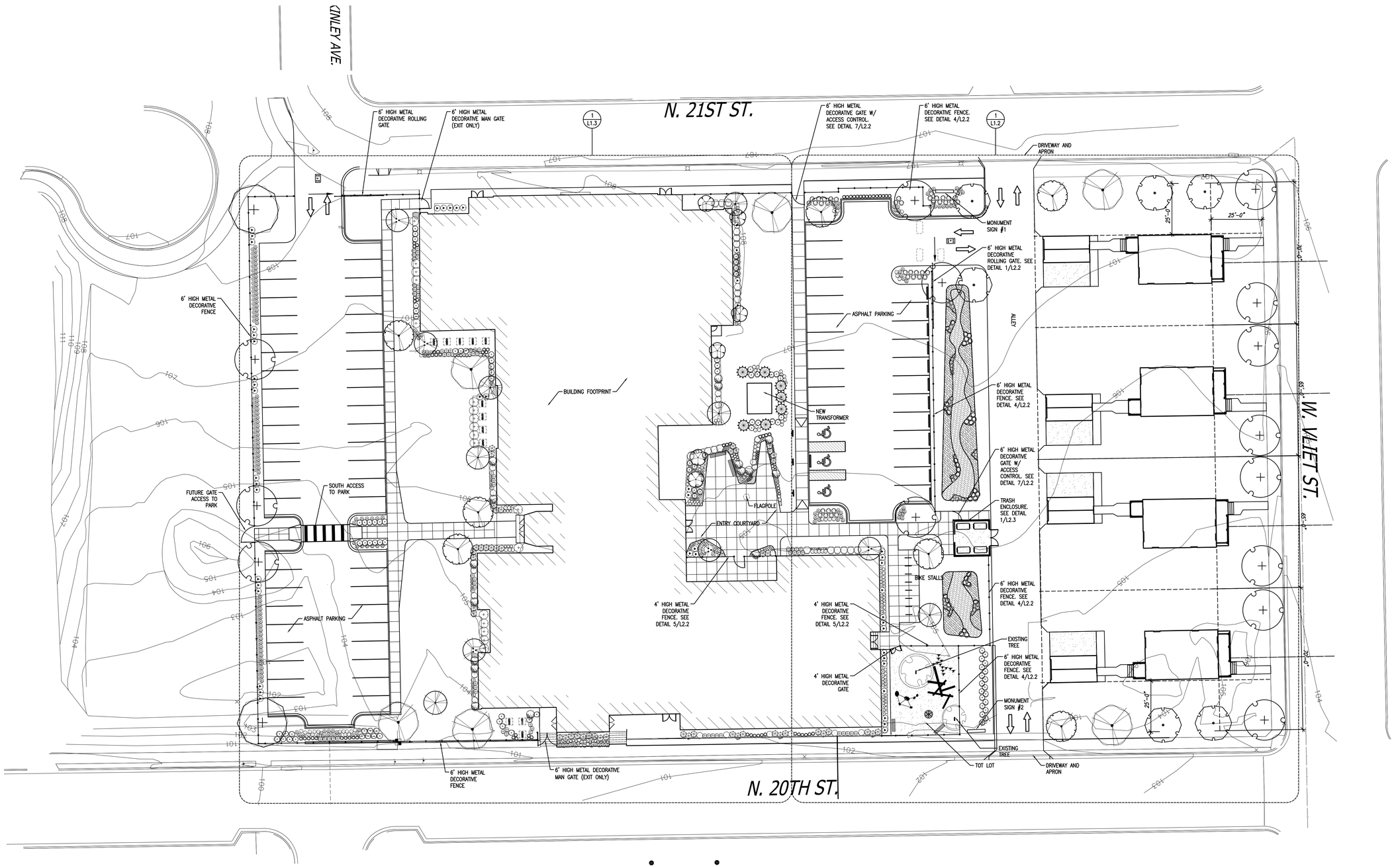
Sheet Name:
Construction Details

Date: 04/02/2021
Drawn By: JLE
Project No.: 490414

Sheet No.
C6

Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9255
Fax: 414.265.9455
www.quorumarchitects.com

GORMAN & COMPANY



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

MCKINLEY SCHOOL RENOVATION

2001 W. Vliet Street
Milwaukee, Wisconsin 53205

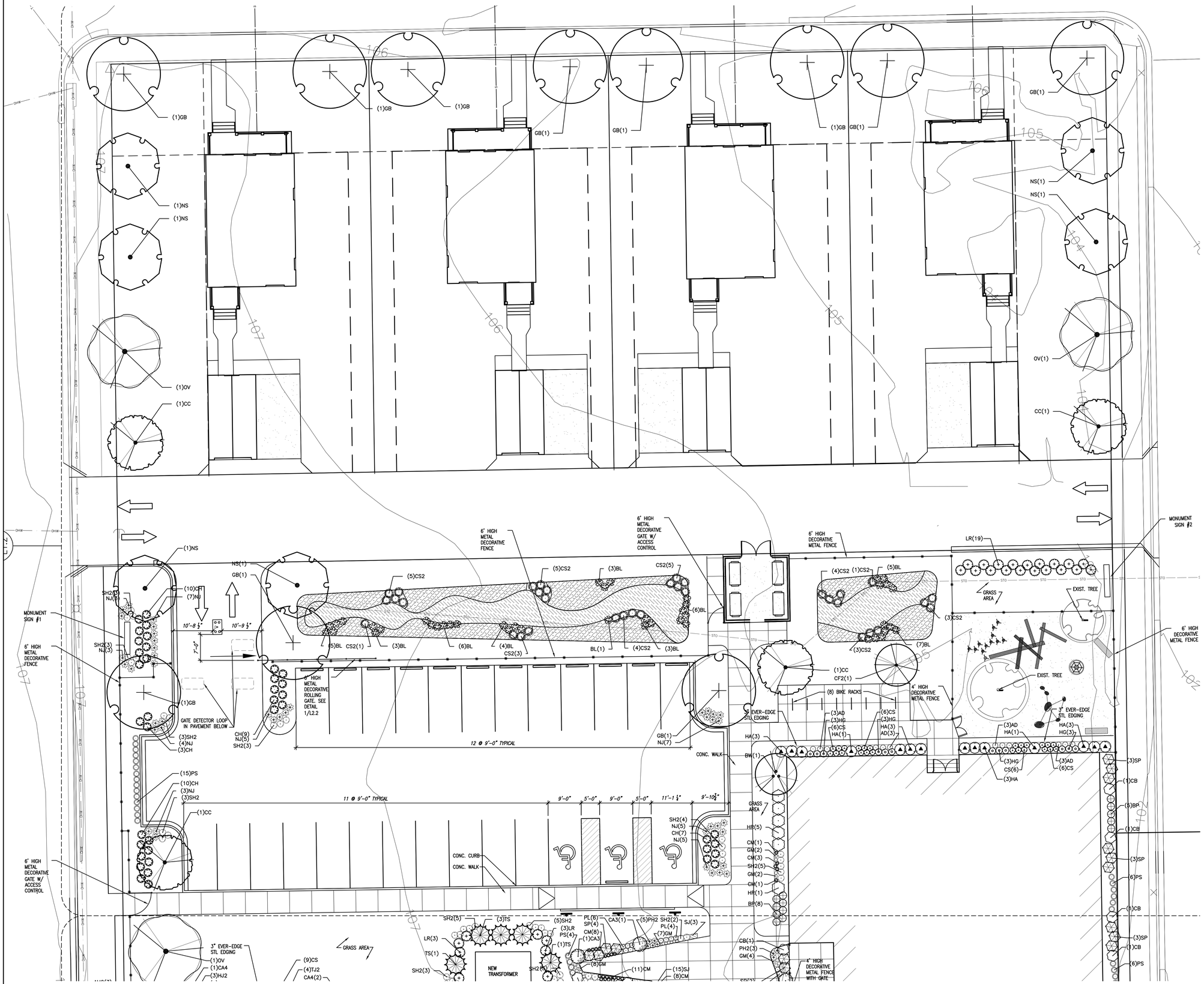
Revisions:

Sheet Name:
SITE PLAN

Date: 04/02/2021
Drawn By: JC
Project No.: 10031.06.02

Sheet No.
L1.1

Apr 12, 2021 - 3:45pm
D:\0 Projects\10031-06 McKinley School Renovation\CDs\10031-06-L1-1.dwg



1 ENLARGED PLAN - NORTH PLANTINGS
SCALE: 1" = 10'-0"

PRODUCT NOTES

1. PLANT MATERIAL
   - A. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE OR PLANT LEGEND SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
   - B. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
   - C. WHERE LARGE GROUP OF SAME PLANT IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
2. PLANTING SOILS
   - A. PLANTING SOIL: IMPORTED TOPSOIL OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHICH ARE NATURALLY WELL-DRAINED AND WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
     1. ADDITIONAL PROPERTIES OF IMPORTED TOPSOIL OR MANUFACTURED TOPSOIL: SCREENED AND FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION; FREE OF ROOTS, PLANTS, SOD, CLODS, CLAY LUMPS, POCKETS OF COARSE SAND, PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH; FREE OF OBNOXIOUS WEEDS, INVASIVE PLANTS, PESTS, PEST EGGS, OR OTHER UNDESIRABLE ORGANISMS AND DISEASE-CAUSING PLANT PATHOGENS; FRIABLE AND WITH SUFFICIENT STRUCTURE TO GIVE GOOD TILTH AND AERATION.
     2. MIX IMPORTED TOPSOIL OR MANUFACTURED TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES TO PRODUCE PLANTING SOIL:
        - a. RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4.
        - b. RATIO OF LOOSE SPHAGNUM PEAT TO TOPSOIL BY VOLUME: 1:4.

1.3 MULCHES

- A. ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:
  1. TYPE: SHREDDED MATURE HARDWOOD OR PINE BARK FOR TREES.
  2. SIZE RANGE: 3 INCHES MAXIMUM, 1/2 INCH MINIMUM.
     - a. COLOR: NATURAL.
  3. TYPE: SHREDDED LEAF MULCH AROUND PERENNIALS.
     - a. COLOR: NATURAL.

PLANTING AND MAINTENANCE NOTES

1. PREPARATION
   - A. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
   - B. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
   - C. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE EXCAVATING OR PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
   - D. LAY OUT PLANTS AT LOCATIONS DIRECTED BY ARCHITECT. STAKE LOCATIONS OF INDIVIDUAL TREES AND SHRUBS AND OUTLINE AREAS FOR MULTIPLE PLANTINGS.
2. PLANTING AREA ESTABLISHMENT
   - A. LOOSEN SUBGRADE OF PLANTING AREAS TO A MINIMUM DEPTH OF 12 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
     1. APPLY INSERT TYPE FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING.
     2. THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING OR SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL.
     3. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
3. EXCAVATION FOR TREES AND SHRUBS
   - A. PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS APPROXIMATELY THREE TIME AS WIDE AS BALL DIAMETER WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING.
   - B. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY NOT BE USED AS PLANTING SOIL.
4. TREE, SHRUB, AND VINE PLANTING
   - A. BEFORE PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1.
   - B. REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.
   - C. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES AND USE PLANTING SOIL FOR BACKFILL.
   - D. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES AND USE PLANTING SOIL FOR BACKFILL.
5. GROUND COVER AND HERBACEOUS PLANT PLANTING
   - A. SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES PER PLANTING PLAN.
   - B. USE PLANTING SOIL FOR BACKFILL.
   - C. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
6. PLANTING AREA MULCHING
   - A. INSTALL WEED-CONTROL BARRIERS BEFORE MULCHING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES A MINIMUM OF 6 INCHES AND SECURE SEAMS WITH GALVANIZED PINS.
   - B. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED IN SECTION 2.5 KEEPING 4 INCHES FORM TRUNKS OR STEMS.
7. PLANT MAINTENANCE
   - A. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
   - B. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.

BIOSWALE PLANTING NOTES

1. PLANT QUANTITIES AND LAYOUT
   - A. ALL QUANTITIES ARE LISTED ALONG WITH PLANTING RATIOS FOR THE TWO DISTINCT PLANTING GROUPS/AREAS: LOWLAND MIX AND EDGE MIX
   - B. ALL PLANTS ARE TO BE INSTALLED IN A TRIANGULAR SPACING PATTERN (NOT A SOLDIER SPACING PATTERN).
   - C. ALL PLANTS SHALL BE SPACED ~18" O.C.
   - D. LAY OUT PLANTS WITHIN THE GROUP AREA PLACING 10-15 PLANTS OF THE SAME SPECIES ADJACENT TO ONE ANOTHER.
     1. FOR EXAMPLE, THE LOWLAND BIOSWALE MIX CONTAINS 5 SPECIES OVER 898 SQ FT. 10-15 PLANTS OF SPECIES A SHALL BE GROUPED, IN TRIANGULAR SPACING AT ~18" O.C., FOLLOWED BY 10-15 PLANTS OF SPECIES B, C, D, OR E.
     2. RANDOMIZE THE ARRANGEMENT OF SPECIES ADJACENCIES TO CREATE A NATURALIZED PLANTING.

Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

GORMAN & COMPANY

MCKINLEY SCHOOL RENOVATION

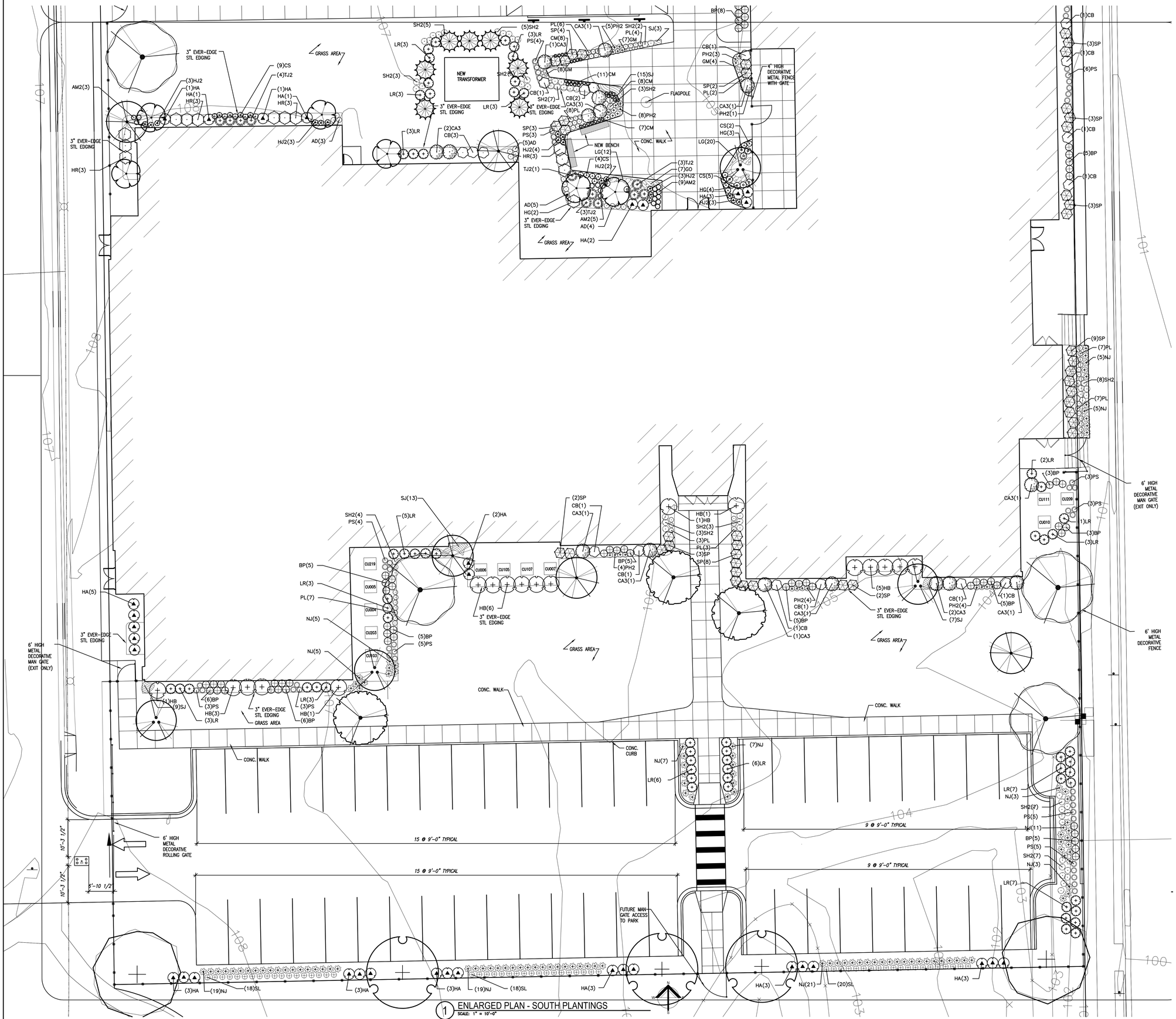
2001 W. Vliet Street
Milwaukee, Wisconsin 53205

Revisions:

Sheet Name:
ENLARGED LANDSCAPE PLANS

Date: 04/02/2021
Drawn By: CLR/JC
Project No.: 10031.06.02

Sheet No.
L1.2



PRODUCT NOTES

1. PLANT MATERIAL
   A. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE OR PLANT LEGEND SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
   B. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
   C. WHERE LARGE GROUP OF SAME PLANT IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
2. PLANTING SOILS
   A. PLANTING SOIL: IMPORTED TOPSOIL OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHICH ARE NATURALLY WELL-DRAINED AND WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
      1. ADDITIONAL PROPERTIES OF IMPORTED TOPSOIL OR MANUFACTURED TOPSOIL: SCREENED AND FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION; FREE OF ROOTS, PLANTS, SOD, CLODS, CLAY LUMPS, POCKETS OF COARSE SAND, PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH; FREE OF OBNOXIOUS WEEDS, INVASIVE PLANTS, PESTS, PEST EGGS, OR OTHER UNDESIRABLE ORGANISMS AND DISEASE-CAUSING PLANT PATHOGENS; FRIABLE AND WITH SUFFICIENT STRUCTURE TO GIVE GOOD TILTH AND AERATION.
      2. MIX IMPORTED TOPSOIL OR MANUFACTURED TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES TO PRODUCE PLANTING SOIL:
         a. RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4.
         b. RATIO OF LOOSE SPHAGNUM PEAT TO TOPSOIL BY VOLUME: 1:4.

1.3 MULCHES

   A. ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:
      1. TYPE: SHREDDED MATURE HARDWOOD OR PINE BARK FOR TREES.
      2. SIZE RANGE: 3 INCHES MAXIMUM, 1/2 INCH MINIMUM.
         a. COLOR: NATURAL.
      3. TYPE: SHREDDED LEAF MULCH AROUND PERENNIALS.
         a. COLOR: NATURAL.

PLANTING AND MAINTENANCE NOTES

1. PREPARATION
   A. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
   B. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
   C. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE EXCAVATING OR PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
   D. LAY OUT PLANTS AT LOCATIONS DIRECTED BY ARCHITECT. STAKE LOCATIONS OF INDIVIDUAL TREES AND SHRUBS AND OUTLINE AREAS FOR MULTIPLE PLANTINGS.
2. PLANTING AREA ESTABLISHMENT
   A. LOOSEN SUBGRADE OF PLANTING AREAS TO A MINIMUM DEPTH OF 12 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
      1. APPLY INSERT TYPE FERTILIZER DIRECTLY TO SUBGRADE BEFORE LOOSENING.
      2. THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING OR SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL.
      3. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
3. EXCAVATION FOR TREES AND SHRUBS
   A. PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS APPROXIMATELY THREE TIME AS WIDE AS BALL DIAMETER WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING.
   B. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY NOT BE USED AS PLANTING SOIL.
4. TREE, SHRUB, AND VINE PLANTING
   A. BEFORE PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1.
   B. REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.
   C. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES AND USE PLANTING SOIL FOR BACKFILL.
   D. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES AND USE PLANTING SOIL FOR BACKFILL.
5. GROUND COVER AND HERBACEOUS PLANT PLANTING
   A. SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES PER PLANTING PLAN.
   B. USE PLANTING SOIL FOR BACKFILL.
   C. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
6. PLANTING AREA MULCHING
   A. INSTALL WEED-CONTROL BARRIERS BEFORE MULCHING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES A MINIMUM OF 6 INCHES AND SECURE SEAMS WITH GALVANIZED PINS.
   B. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED IN SECTION 2.5 KEEPING 4 INCHES FORM TRUNKS OR STEMS.
7. PLANT MAINTENANCE
   A. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
   B. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.

BIOSWALE PLANTING NOTES

1. PLANT QUANTITIES AND LAYOUT
   A. ALL QUANTITIES ARE LISTED ALONG WITH PLANTING RATIOS FOR THE TWO DISTINCT PLANTING GROUPS/AREAS: LOWLAND MIX AND EDGE MIX
   B. ALL PLANTS ARE TO BE INSTALLED IN A TRIANGULAR SPACING PATTERN (NOT A SOLDIER SPACING PATTERN).
   C. ALL PLANTS SHALL BE SPACED ~18" O.C.
   D. LAY OUT PLANTS WITHIN THE GROUP AREA PLACING 10-15 PLANTS OF THE SAME SPECIES ADJACENT TO ONE ANOTHER.
      1. FOR EXAMPLE, THE LOWLAND BIOSWALE MIX CONTAINS 5 SPECIES OVER 898 SQ FT. 10-15 PLANTS OF SPECIES A SHALL BE GROUPED, IN TRIANGULAR SPACING AT ~18" O.C., FOLLOWED BY 10-15 PLANTS OF SPECIES B, C, D, OR E.
      2. RANDOMIZE THE ARRANGEMENT OF SPECIES ADJACENCIES TO CREATE A NATURALIZED PLANTING.

Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9266
Fax: 414.265.9465
www.quorumarchitects.com

GORMAN & COMPANY

MCKINLEY SCHOOL RENOVATION

2001 W. Vliet Street
Milwaukee, Wisconsin 53205

Revisions:

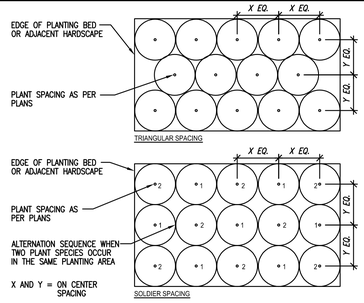
Sheet Name:
ENLARGED LANDSCAPE PLANS

Date: 04/02/2021
Drawn By: CLR/JC
Project No.: 10031.06.02

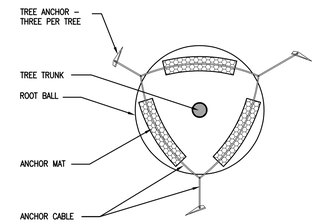
Sheet No.
L1.3

PLANT SCHEDULE MCKINLEY SCHOOL

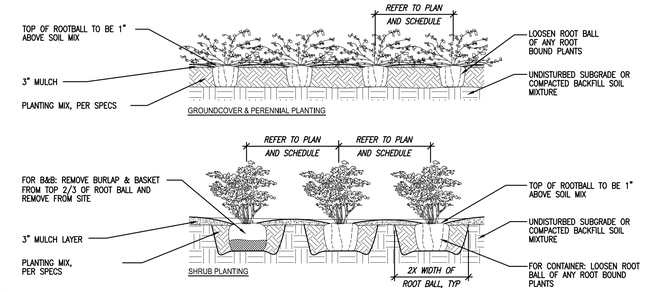
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	PLANTING HT	PLANTING WIDTH	MAT. HT	MAT. WIDTH
	BW	5	WHITESPIRE BIRCH	BETULA POPULIFOLIA 'WHITESPIRE'	B & B	2"CAL	10'-12'		20'-30'	10'-15'
	CA4	6	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	5 GAL		3'-5'		12'-15'	10'-15'
	CC	7	EASTERN REDBUD	CERCIS CANADENSIS	B & B	3" CAL. MIN	8' MIN.		20'-25'	15'-25'
	CF2	6	BALL O' FIRE MUSCLEWOOD	CARPINUS CAROLINIANA 'J.N. GLOBE' TM	B & B	1.75" CAL. MIN	6' MIN.	3'-5'	12'-15'	10-12'
	GB	11	MAGYAR GINKGO	GINKGO BILOBA 'MAGYAR'	B & B	7" CAL	SINGLE TRUNK	20'-24'	18'-20'	6' HT
	NS	6	SOUR GUM	NYSSA SYLVATICA	B & B	2.5" CAL. MIN	10'-12'		30'-35'	20' - 30'
	OV	6	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA	B & B	3" CAL. MIN	15' MIN.	6' MIN	20'-25'	15'
	TS	7	SPIRALIS ARBORVITAE	THUJA OCCIDENTALIS 'SPIRALIS'	B & B		6' MIN.	3'-5'	15'-20'	8-15'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	PLANTING HT	PLANTING WIDTH	MAT. HT	MAT. WIDTH	
	BP	66	PUGSTER PINK BUTTERFLY BUSH	BUDDLEJA X 'SMNBDPT' TM	2 GAL	12-18"	15"-18"	2'	2'-3'	
	CA3	16	GOLDEN SPIRIT SMOKE TREE	COTINUS COGGYGRIA 'ANCOT'	#5 MIN.	3'-5'	2'-3'	6'-8'	6'	
	CB	19	WINECRAFT BLACK SMOKE TREE	COTINUS COGGYGRIA 'NCCO1' TM	3 GAL	2'-3'	18"-24"	4'-6'	4'-6'	
	CH	39	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	5 GAL	18"-24"	18-24"	2' - 4'	3'-5'	
	CS2	34	SUGAR SHACK BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS 'SMCOSS' TM	3 GAL MINIMUM	2'	2'	3'-4'	3'-4'	
	HA	30	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	5 GAL	18"-24"	12"-18"	3'-5'	3'-5'	
	HB	18	QUICK FIRE HYDRANGEA	HYDRANGEA PANICULATA 'BULK' TM	10 GAL. MIN	3'-5'	3'-5'	6'-8'	6'-8'	
	HR	19	RUBY SLIPPERS HYDRANGEA	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	5 GAL	2'-3'	2'	3'-4'	3'-5'	
	LR	80	KODIAK ORANGE DIERVILLA	DIERVILLA X 'G2X88544' TM	3 GAL	18"-24"	12"-15"	3'-4'	3'-4'	
	SP	48	DWARF ARCTIC WILLOW	SALIX PURPUREA 'NANA'	3 GAL	2'-4'	2'-3'	3'-5'	3'-5'	
	TJ2	11	'JEDDOLAH' HEMLOCK	TSUGA CANADENSIS 'JEDDOLAH'	#6	18"-24"	18-24"	2'-3'	3'-4'	
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	PLANTING HT	PLANTING WIDTH	MAT. HT	MAT. WIDTH	
	CS	45	SPRENGEL'S SEDGE	CAREX SPRENGELII	1 GAL	12"-15"	12"-18"	12"-36"	18-24"	
	PH2	29	HAMELN DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	2 GAL	15"-18"	15"-18"	18"-30"	18"-30"	
	PS	65	SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	3 GAL	2'	12"-18"	3'-4'	2'-3'	
	SH2	83	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	1 GAL	15"-18"	18"	24"-30"	24"-30"	
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	PLANTING HT	PLANTING WIDTH	MAT. HT	MAT. WIDTH	
	AD	29	DEUTSCHLAND JAPANESE ASTILBE	ASTILBE JAPONICA 'DEUTSCHLAND'	1 GAL	15"-18"	10"-12"	24"-30"	18"-24"	
	AM2	17	MAGGIE DALEY ASTILBE	ASTILBE CHINENSIS 'MAGGIE DALEY'	#1	16"-20"	16"-20"			
	BL	43	WHITE FALSE INDIGO	BAPTISIA LEUCANTHA	2 GAL	2'-4'	18-24"			
	CM	39	MOONBEAM COREOPSIS	COREOPSIS X 'MOONBEAM'	1 GAL	12-18"	12-18"			
	GM	23	DWARF BLOOD-RED CRANESBILL	GERANIUM SANGUINEUM 'MAX FREI'	1 GAL	5"-8"	8"-10"			
	HG	21	PLANTAIN LILY	HOSTA X 'GUACAMOLE'	1 GAL	12-18"	15"-18"	2'	2'-3'	
	HJ2	18	JUNE HOSTA	HOSTA X 'JUNE'	1 GAL	12"-15"	12-18"			
	NJ	94	JUNIOR WALKER CATMINT	NEPETA X FAASSENII 'JUNIOR WALKER'	1 GAL	10"-12"	12-18"	14"-16"	24"-30"	
	PL	47	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	1 GAL	12-18"	12"-18"	2'-3'	24"-30"	
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	MAT. HT	MAT. WIDTH		SPACING
		898 SF		LOWLAND BIOSWALE MIX						
	CV2	104	FOX SEDGE	CAREX VULPINOIDEA	1 QT MIN					25% @ 18" o.c.
	EJ	63	JOE PYE WEED	EUPATORIUM MACULATUM	1 QT MIN					15% @ 18" o.c.
	SL2	104	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	1 QT MIN					25% @ 18" o.c.
	VH	83	BLUE VERVAIN	VERBENA HASTATA	1 QT MIN					20% @ 18" o.c.
	ZA	63	GOLDEN ALEXANDER	ZIZIA AUREA	1 QT MIN					15% @ 18" o.c.
		970 SF		EDGE BIOSWALE MIX						
	AI	54	SWAMP MILKWEED	ASCLEPIAS INCARNATA	1 QT MIN					12% @ 18" o.c.
	EY	45	RATTLESNAKE MASTER	ERYNGIUM YUCCIFOLIUM	1 QT MIN					10% @ 18" o.c.
	LA2	81	ROUGH BLAZING STAR	LIATRIS ASPERA	1 QT MIN					18% @ 18" o.c.
	RP2	90	YELLOW CONEFLOWER	RATIBIDA PINNATA	1 QT MIN					20% @ 18" o.c.
	SH4	113	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	1 QT MIN					25% @ 18" o.c.
	SN2	68	NEW ENGLAND ASTER	SYMPHYOTRICHUM NOVAE-ANGLIAE	1 QT MIN					15% @ 18" o.c.
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT				SPACING
	GO	7	SWEET WOODRUFF	GALIUM ODORATUM	4"POT	12"				12" o.c.
	LG	32	SPOTTED DEAD NETTLE	LAMIUM MACULATUM 'GHOST'	4"POT	6"				12" o.c.
	SJ	47	JOHN CREECH STONECROP	SEDUM SPURIUM 'JOHN CREECH'	4"POT	3"-6"				12" o.c.



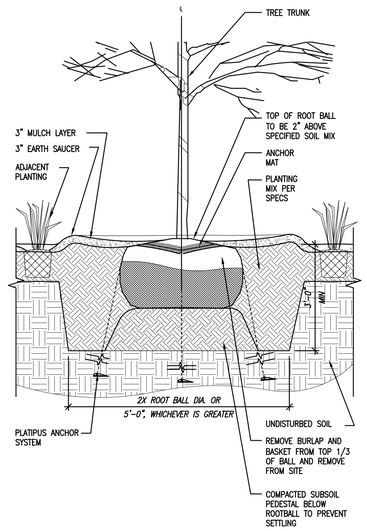
1 SHRUB AND GROUNDCOVER SPACING
SCALE: 1/4" = 1'-0"



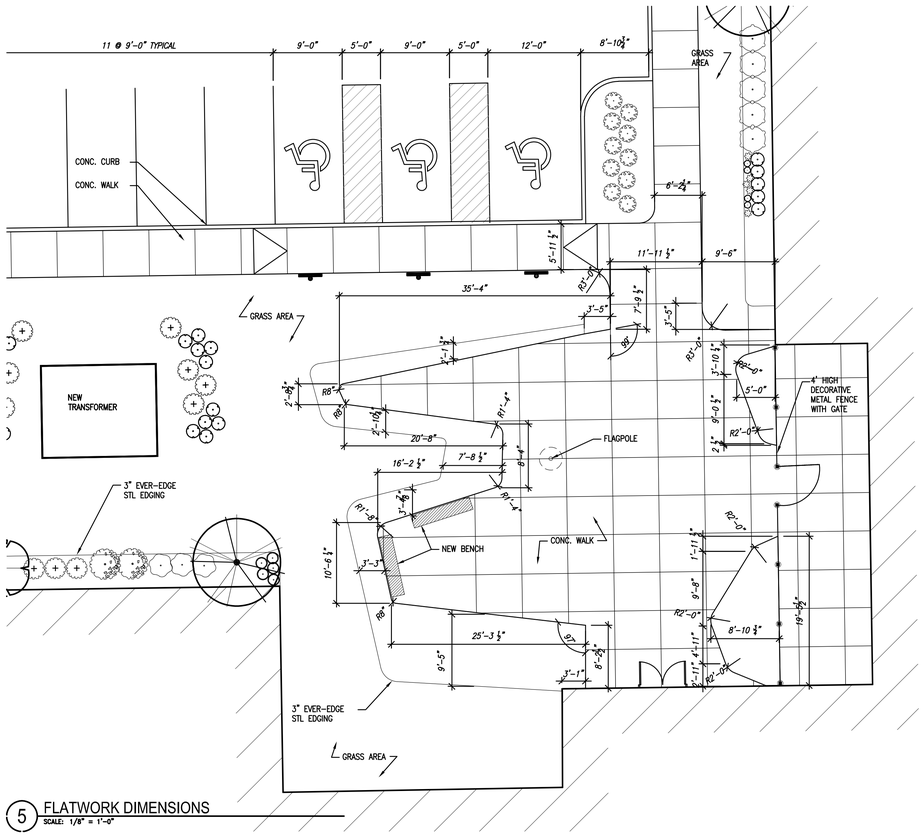
2 TREE ANCHORING SYSTEM
SCALE: 1/2" = 1'-0"



3 SHRUB AND GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"



4 TREE PLANTING IN LANDSCAPE AREA
SCALE: 1/2" = 1'-0"



5 FLATWORK DIMENSIONS
SCALE: 1/8" = 1'-0"

PLANT SCHEDULE NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES SHOWN ON PLAN AND SCHEDULE PRIOR TO BIDDING AND INSTALLATION

Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

GORMAN & COMPANY

MCKINLEY SCHOOL RENOVATION

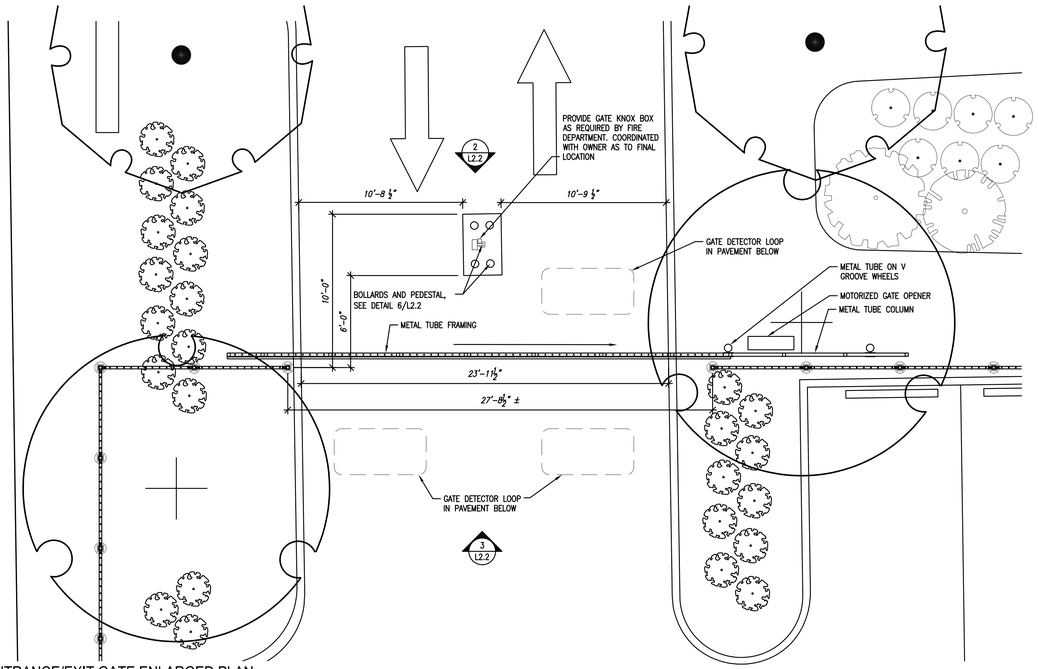
2001 W. Vliet Street
Milwaukee, Wisconsin 53205

Revisions:

Sheet Name:
LANDSCAPE SCHEDULES, NOTES AND DETAILS

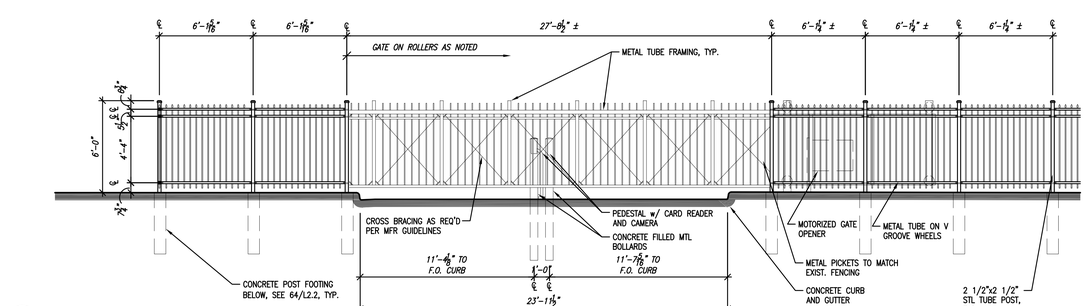
Date: 04/02/2021
Drawn By: CLR/JC
Project No.: 10031.06.02

Sheet No.
L2.1

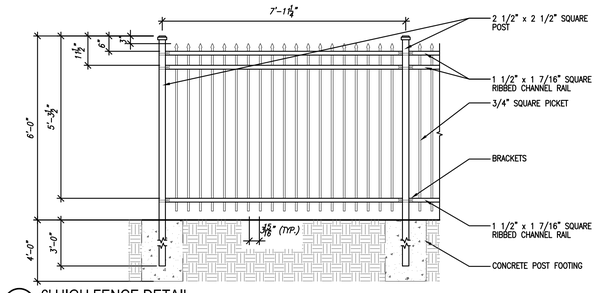


1 ENTRANCE/EXIT GATE ENLARGED PLAN
SCALE: 1/4" = 1'-0"

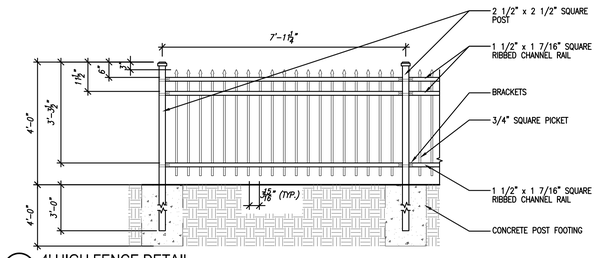
2 ENTRANCE/EXIT GATE ELEVATION
SCALE: 1/4" = 1'-0"



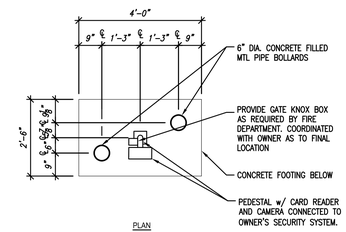
3 ENTRANCE/EXIT GATE ELEVATION
SCALE: 1/4" = 1'-0"

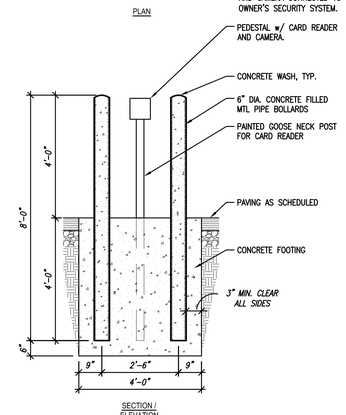


4 6' HIGH FENCE DETAIL
SCALE: 1/2" = 1'-0"

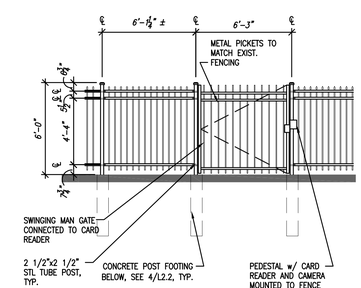


5 4' HIGH FENCE DETAIL
SCALE: 1/2" = 1'-0"





6 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



7 MAN GATE ELEVATION
SCALE: 1/4" = 1'-0"

Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9255
Fax: 414.265.9455
www.quorumarchitects.com

GORMAN & COMPANY

MCKINLEY SCHOOL RENOVATION

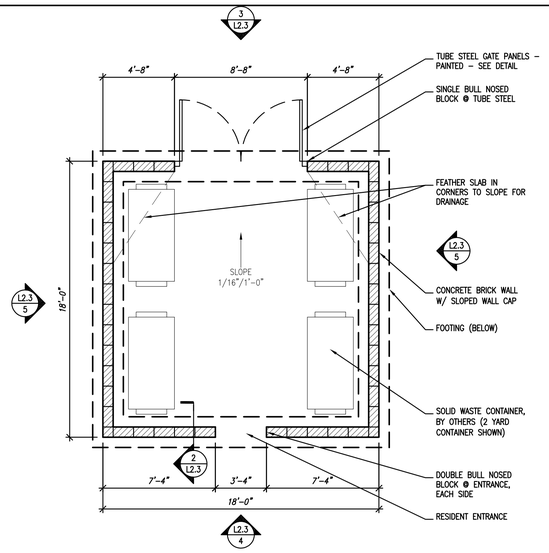
2001 W. Vliet Street
Milwaukee, Wisconsin 53205

Revisions:

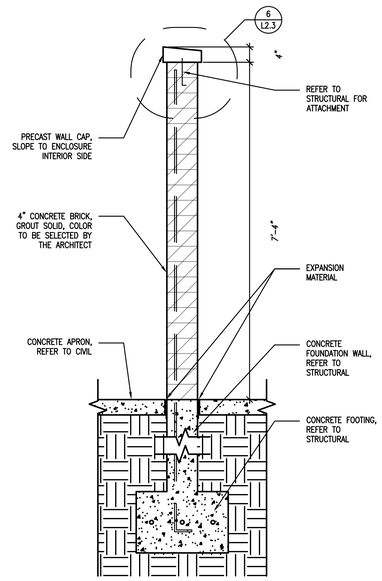
Sheet Name:
LANDSCAPE DETAILS

Date: 04/02/2021
Drawn By: JC/ZJT
Project No.: 10031.06.02

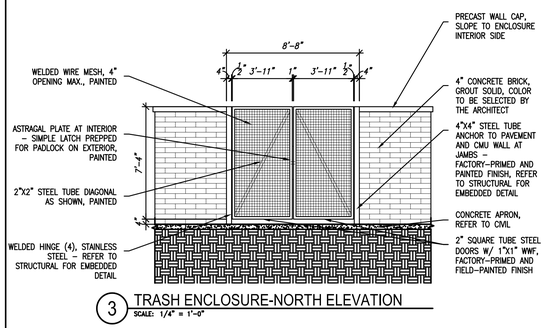
Sheet No.
L2.2



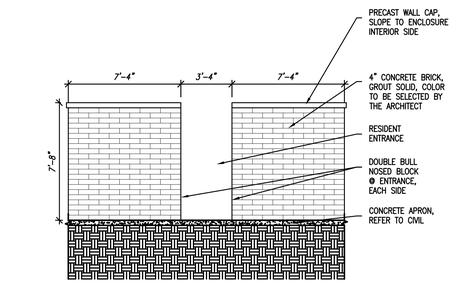
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



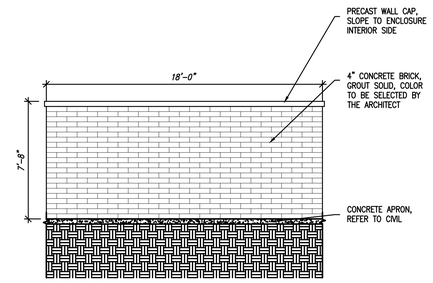
2 TRASH ENCLOSURE WALL SECTION
SCALE: 3/4" = 1'-0"



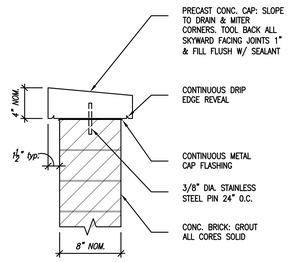
3 TRASH ENCLOSURE-NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



5 TRASH ENCLOSURE-WEST & EAST ELEVATIONS
SCALE: 1/4" = 1'-0"



6 WALL CAP DETAIL
SCALE: 1 1/2" = 1'-0"

Quorum Architects, Inc.
3112 West Highland Boulevard
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

GORMAN & COMPANY

MCKINLEY SCHOOL RENOVATION

2001 W. Vliet Street
Milwaukee, Wisconsin 53205

Revisions:

Sheet Name:
TRASH ENCLOSURE DETAILS

Date: 04/02/2021
Drawn By: JC/ZJT
Project No.: 10031.06.02

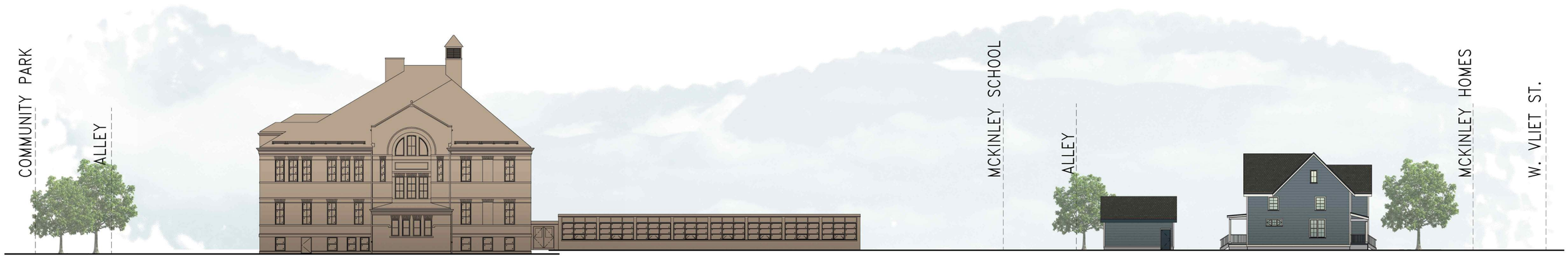
Sheet No.
L2.3

McKinley School Renovation - New Homes

2001 West Vliet Street
Milwaukee, WI 53208

Rendered Exterior Elevations

Quorum Architects, Inc.



McKinley School Renovation - New Homes

2001 West Vliet Street
Milwaukee, WI 53208

Rendered Exterior Elevations

Quorum Architects, Inc.

McKinley School Renovation - New Homes

2001 West Vliet Street
Milwaukee, WI 53208

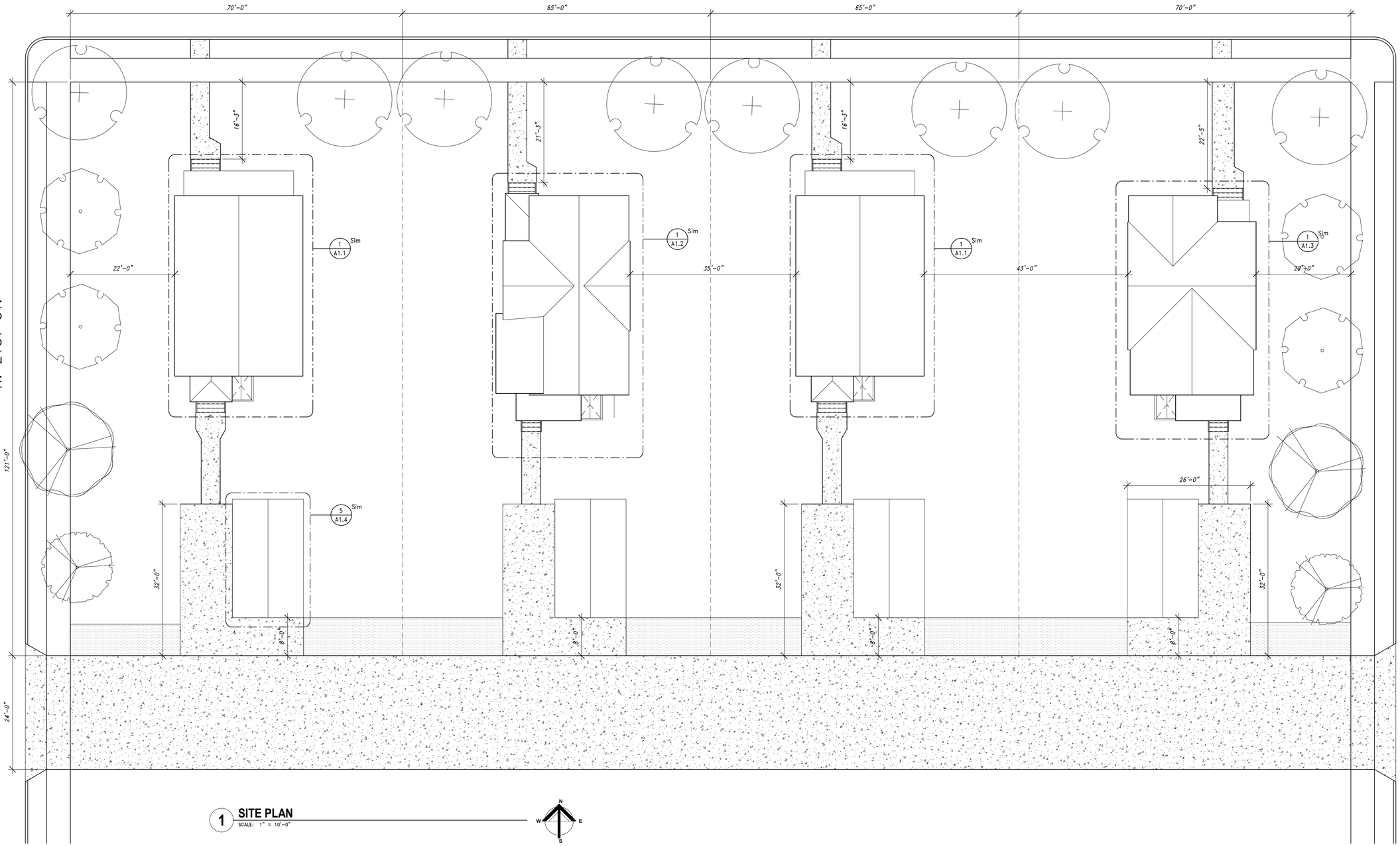
Rendered Exterior Elevations

Quorum Architects, Inc.

Quorum Architects, Inc.
3112 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

W. VLIET ST.

SINGLE FAMILY HOME – 1A | SINGLE FAMILY HOME – 2A | SINGLE FAMILY HOME – 1A | SINGLE FAMILY HOME – 3A



1 **SITE PLAN**
SCALE: 1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
QUORUM ARCHITECTS, INC.

MCKINLEY SINGLE FAMILY HOMES

VLIET STREET

Revisions:

Sheet Name:
SITE PLAN

Date: 03/18/2021
Drawn By: EN
Project No.: 10031-06-03

Sheet No.
A1.0

4/15/2021 10:26:39 AM
C:\Revit Project Local\R20-10031-06-03-McKinley Homes_CENTRAL_Emily_Neal.rvt

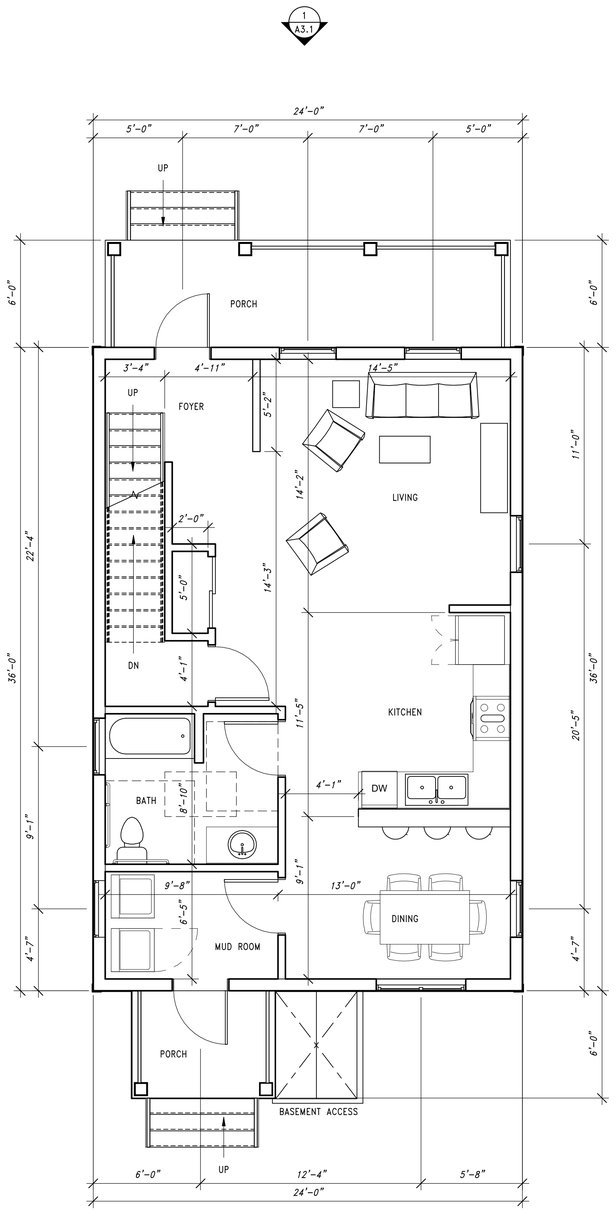
Quorum Architects, Inc.
3112 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

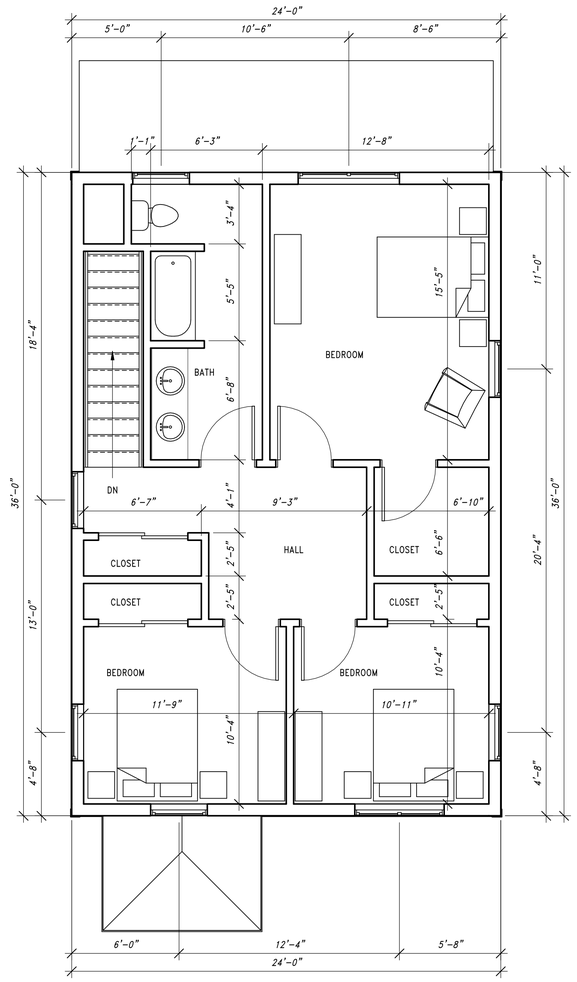
PRELIMINARY
NOT FOR CONSTRUCTION
QUORUM ARCHITECTS, INC.

MCKINLEY SINGLE FAMILY HOMES

VLIET STREET

Revisions:





LEGEND

- NEW DOOR
- NEW SLIDING DOOR
- NEW POCKET DOOR
- NEW WALL
- FURNITURE SHOWN FOR REFERENCE

1 **1A FIRST FLOOR**
SCALE: 1/4" = 1'-0"

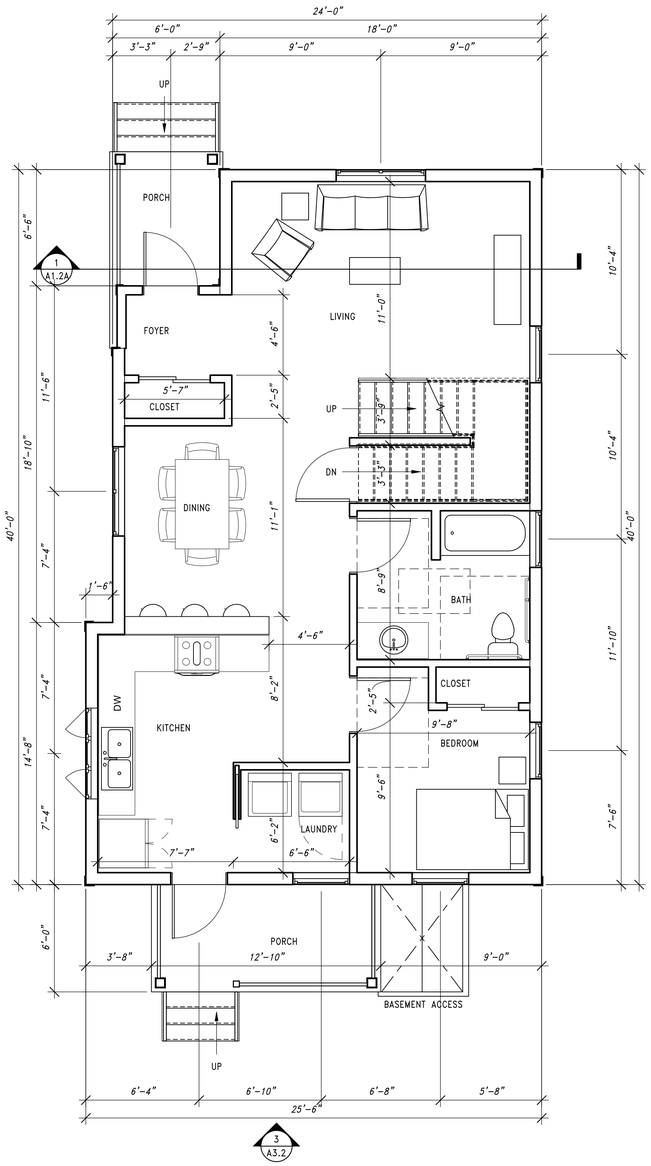
2 **1A SECOND FLOOR**
SCALE: 1/4" = 1'-0"

Sheet Name:
SINGLE FAMILY HOME 1A - FLOOR PLANS

Date: 03/18/2021
Drawn By: EN
Project No.: 10031-06-03

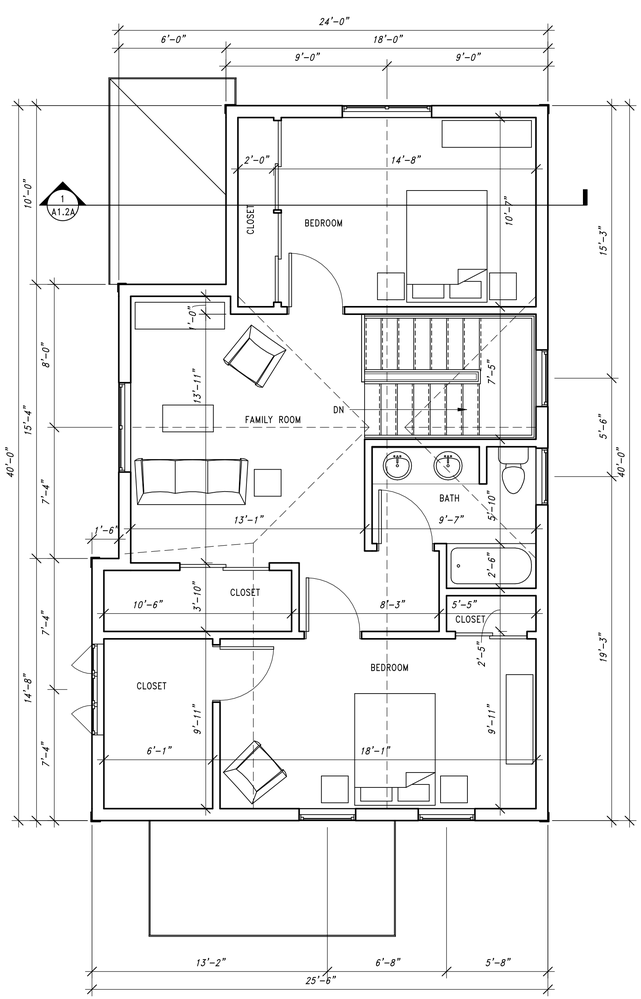
Sheet No.
A1.1

3/18/2021 4:18:52 PM
C:\Revit Project Local\R20-10031-06-03-McKinley Homes_CENTRAL_Emily_Neal.rvt



1 2A FIRST FLOOR

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



2 2A SECOND FLOOR

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

LEGEND

- NEW DOOR
- NEW SLIDING DOOR
- NEW POCKET DOOR
- NEW WALL
- FURNITURE SHOWN FOR REFERENCE

Quorum Architects, Inc.
3112 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION
QUORUM ARCHITECTS, INC.

MCKINLEY SINGLE FAMILY HOMES

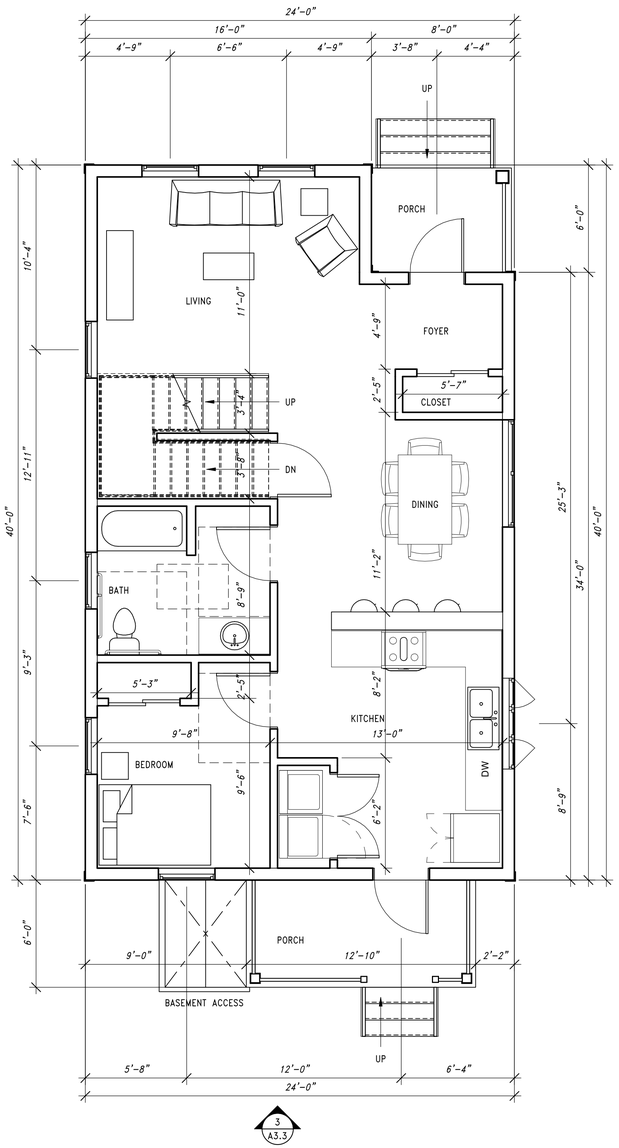
VLIET STREET

Revisions:

Sheet Name:
SINGLE FAMILY HOME 2A - FLOOR PLANS

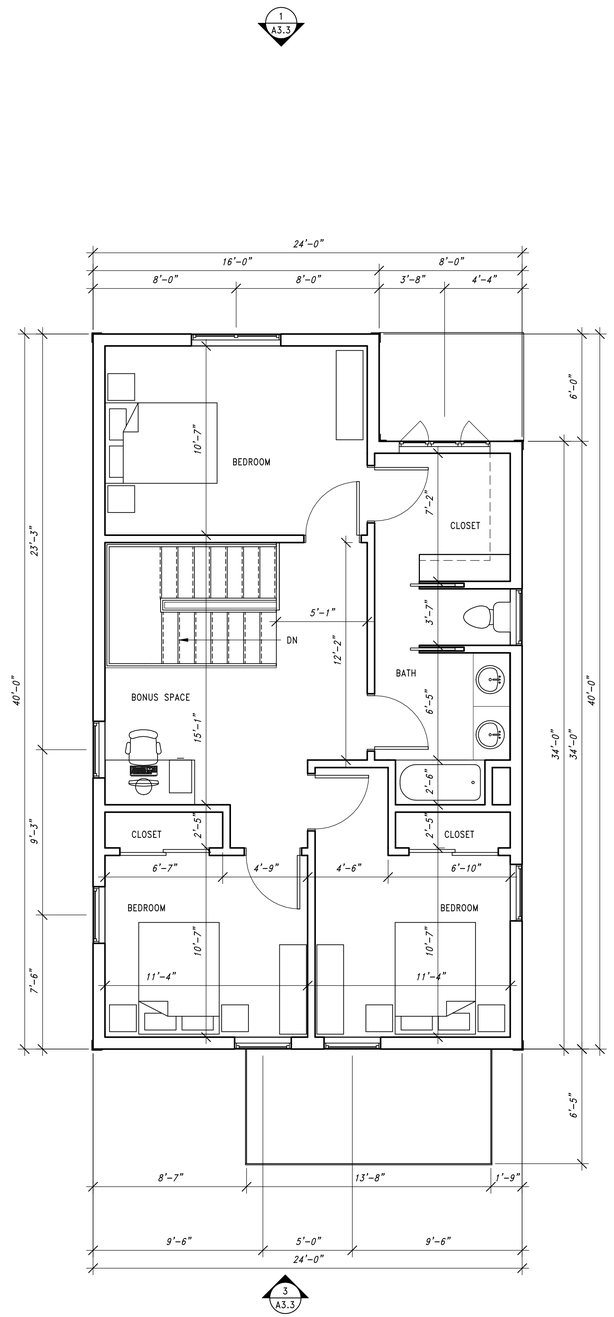
Date: 03/18/2021
Drawn By: EN
Project No.: 10031-06-03
Sheet No.
A1.2

3/18/2021 4:18:55 PM
C:\Revit Project Local\R20-10031-06-03-McKinley Homes_CENTRAL_Emily_Neal.rvt



1 3A FIRST FLOOR

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



2 3A SECOND FLOOR

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

LEGEND

- NEW DOOR
- NEW SLIDING DOOR
- NEW POCKET DOOR
- NEW WALL
- FURNITURE SHOWN FOR REFERENCE

Quorum Architects, Inc.
3112 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION
QUORUM ARCHITECTS, INC.

MCKINLEY SINGLE FAMILY HOMES

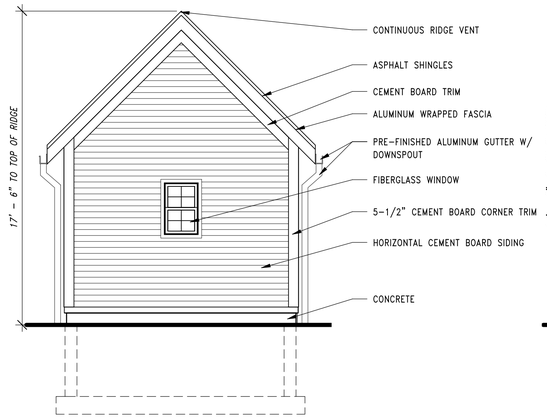
VLIET STREET

Revisions:

Sheet Name:
SINGLE FAMILY HOME 3A - FLOOR PLANS

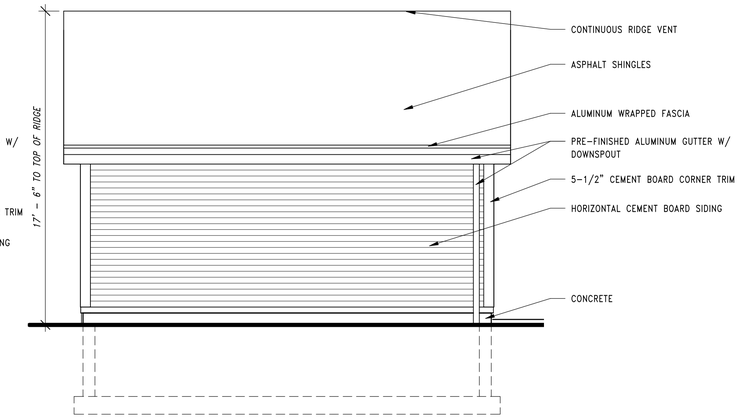
Date: 03/18/2021
Drawn By: EN
Project No.: 10031-06-03
Sheet No.
A1.3

3/18/2021 4:18:59 PM
C:\Revit Project Local\R20-10031-06-03-McKinley Homes_CENTRAL_Emily_Neal.rvt



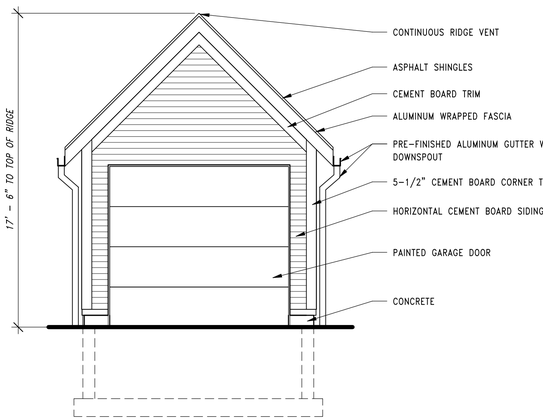
1 GARAGE - NORTH ELEVATION

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



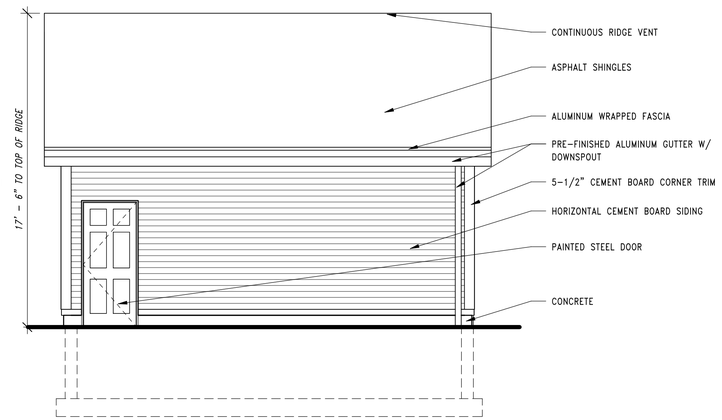
2 GARAGE - EAST ELEVATION

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



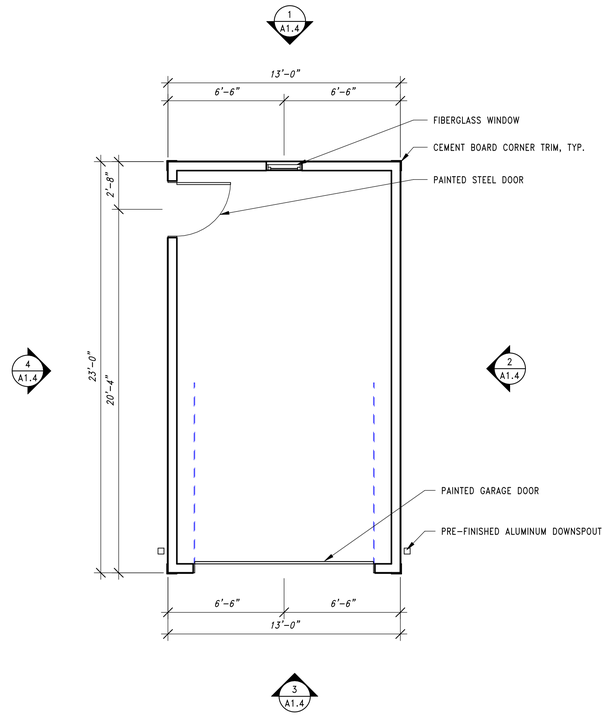
3 GARAGE - SOUTH ELEVATION

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



4 GARAGE - WEST ELEVATION

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



5 GARAGE FLOOR PLAN

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

Quorum Architects, Inc.
3112 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION
QUORUM ARCHITECTS, INC.

MCKINLEY SINGLE FAMILY HOMES

VLIET STREET

Revisions:

Sheet Name:
GARAGE FLOOR PLAN AND EXTERIOR ELEVATIONS

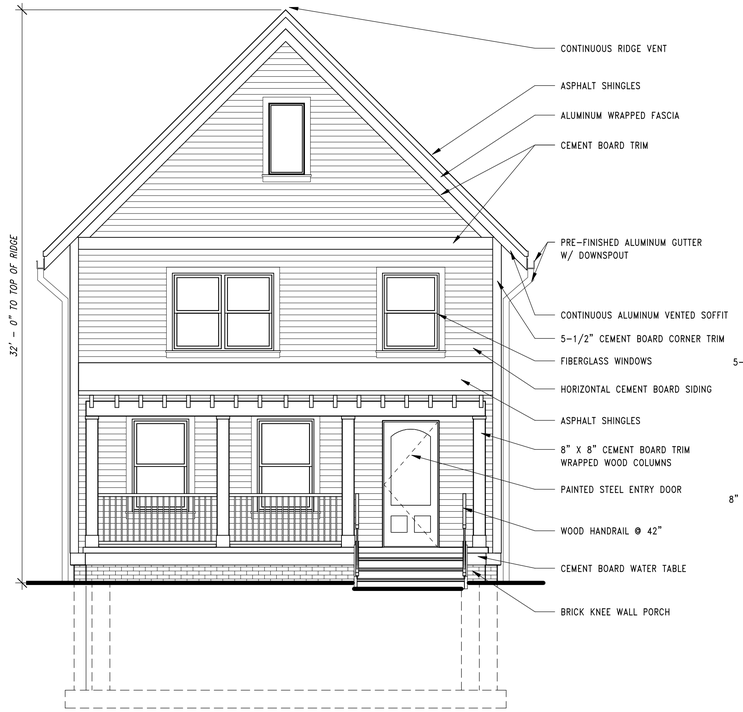
Date: 03/18/2021

Drawn By: Author

Project No.: 10031-06-03

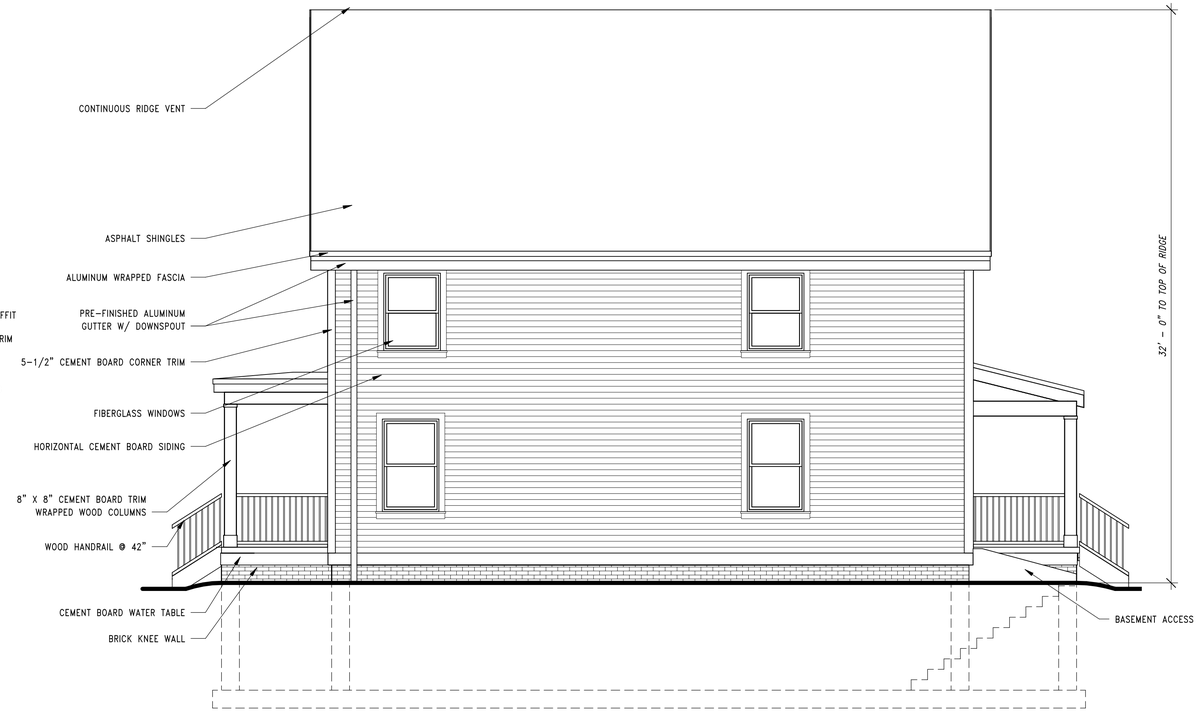
Sheet No.
A1.4

3/18/2021 4:19:02 PM
C:\Revit Project Local\R20-10031-06-03-McKinley Homes_CENTRAL_Emily_Neal.rvt



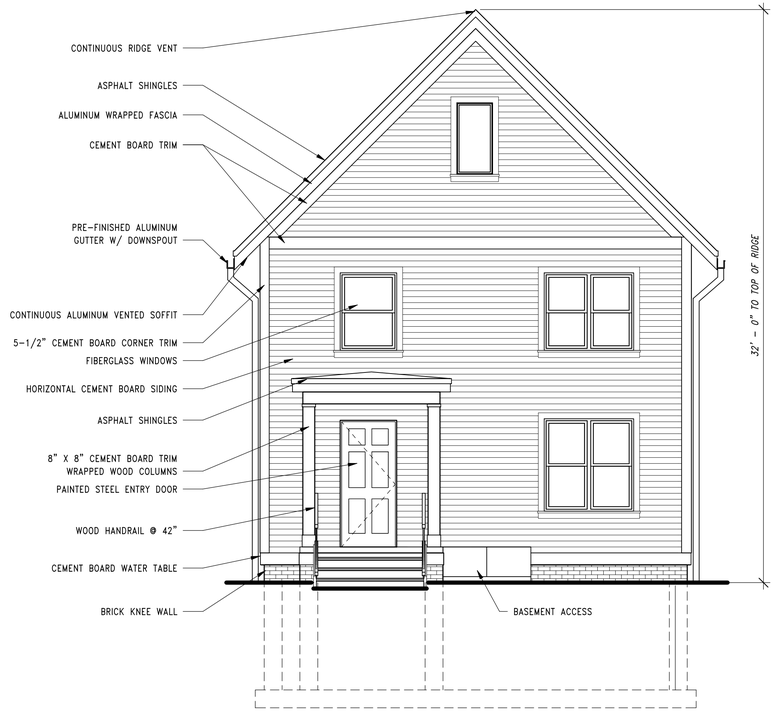
1 HOUSE 1A - NORTH ELEVATION

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



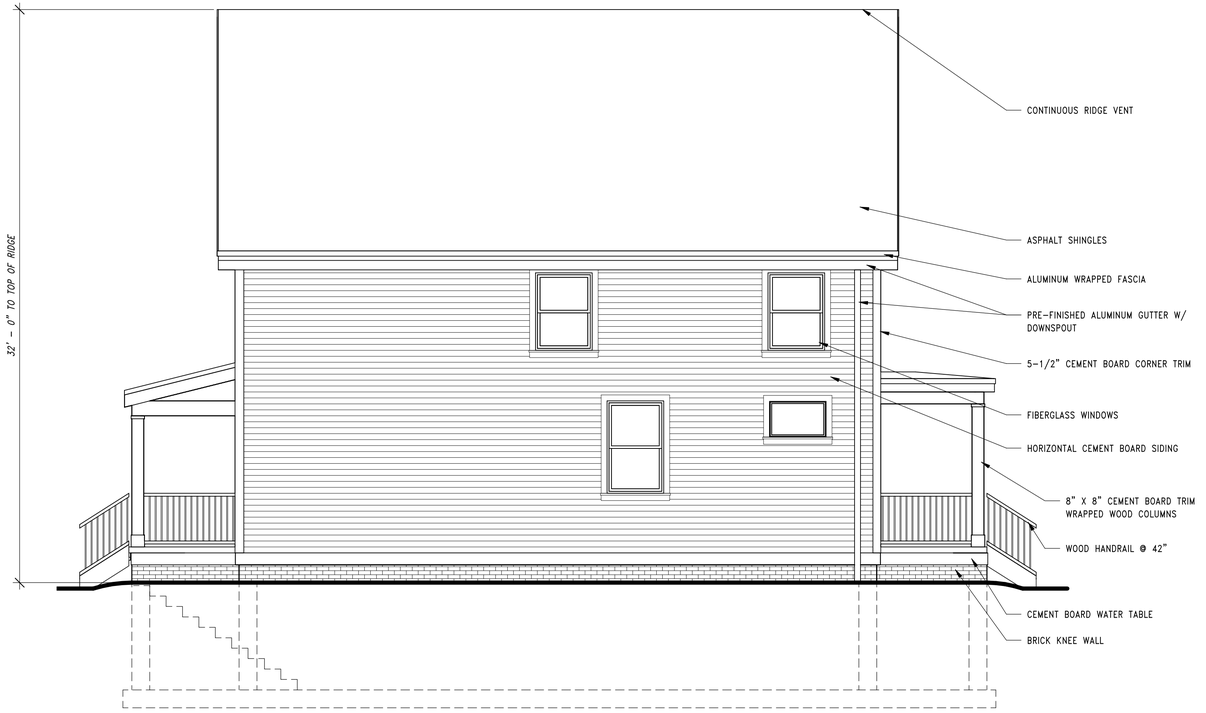
2 HOUSE 1A - EAST ELEVATION

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



3 HOUSE 1A - SOUTH ELEVATION

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



4 HOUSE 1A - WEST ELEVATION

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

Quorum Architects, Inc.
3112 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION
QUORUM ARCHITECTS, INC.

MCKINLEY SINGLE FAMILY HOMES

VLIET STREET

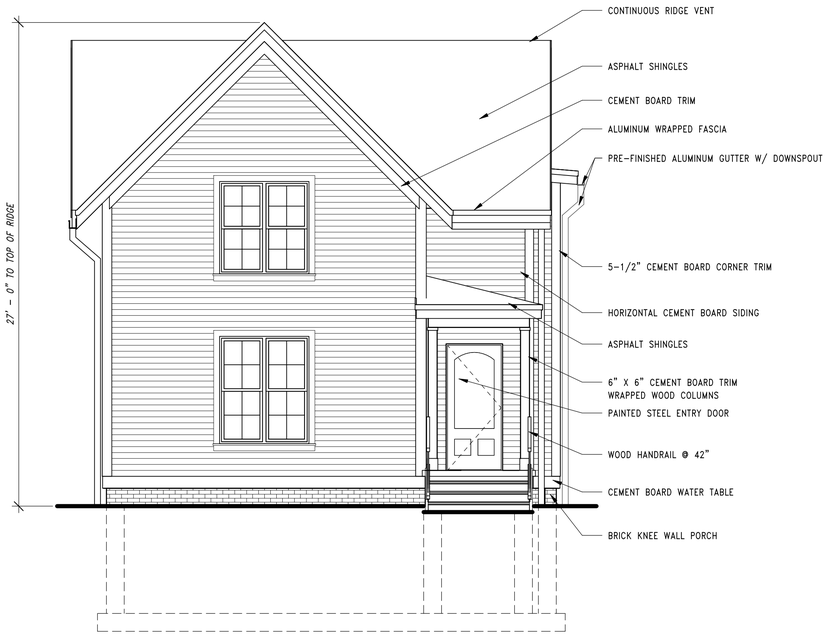
Revisions:

Sheet Name:
SINGLE FAMILY HOME - 1A EXTERIOR ELEVATIONS

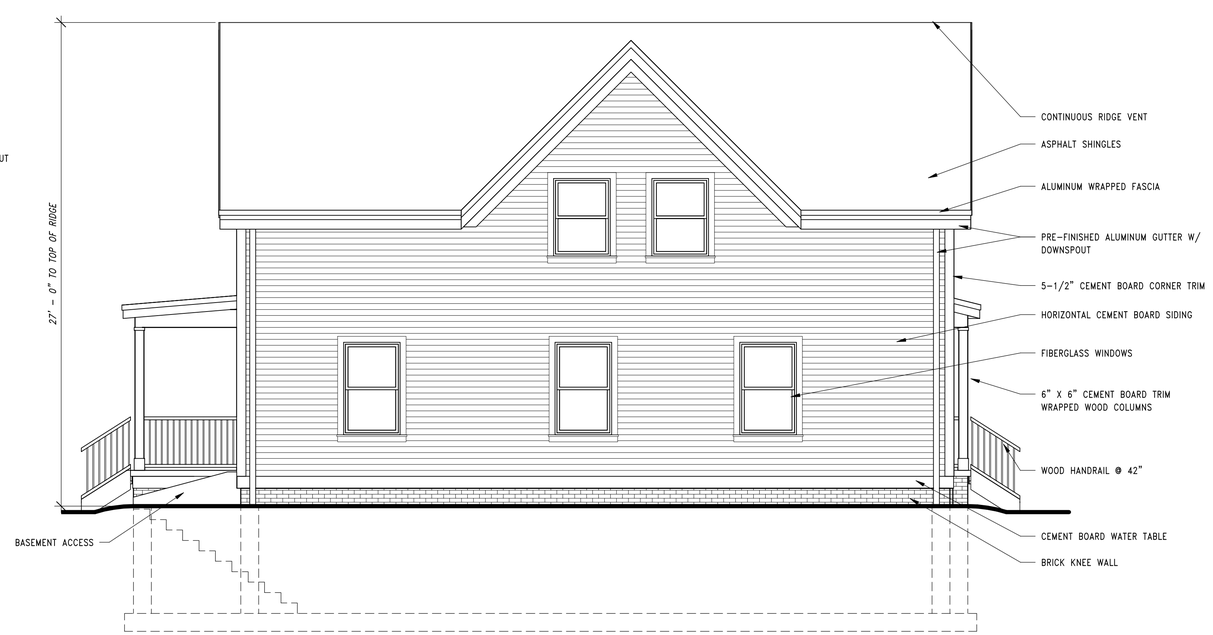
Date: 03/18/2021
Drawn By: EN
Project No.: 10031-06-03

Sheet No.
A3.1

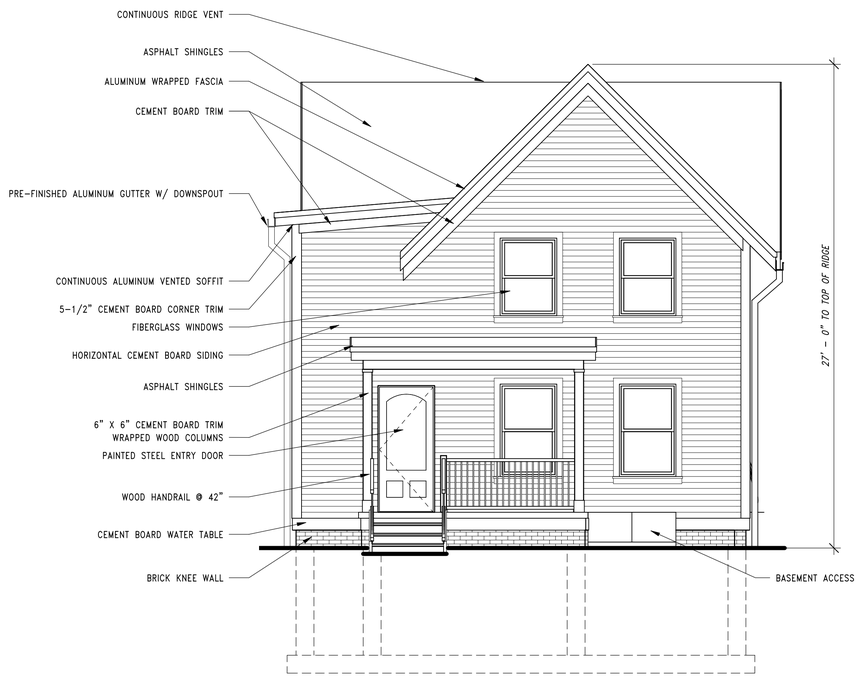
3/18/2021 4:19:05 PM
C:\Revit Project Local\R20-10031-06-03-McKinley Homes_CENTRAL_Emily_Neal.rvt



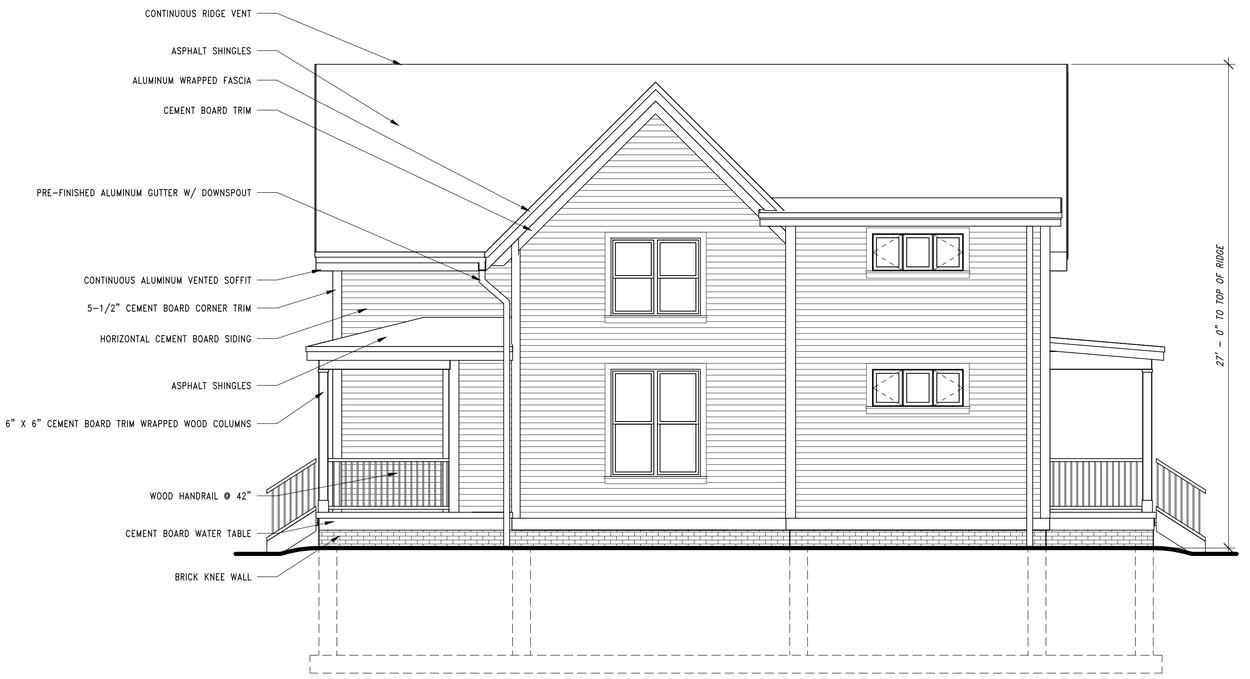
1 **HOUSE 2A - NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



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



3 **HOUSE 2A - SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



4 **HOUSE 2A - WEST ELEVATION**
SCALE: 1/4" = 1'-0"

Quorum Architects, Inc.
3112 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION
QUORUM ARCHITECTS, INC.

MCKINLEY SINGLE FAMILY HOMES

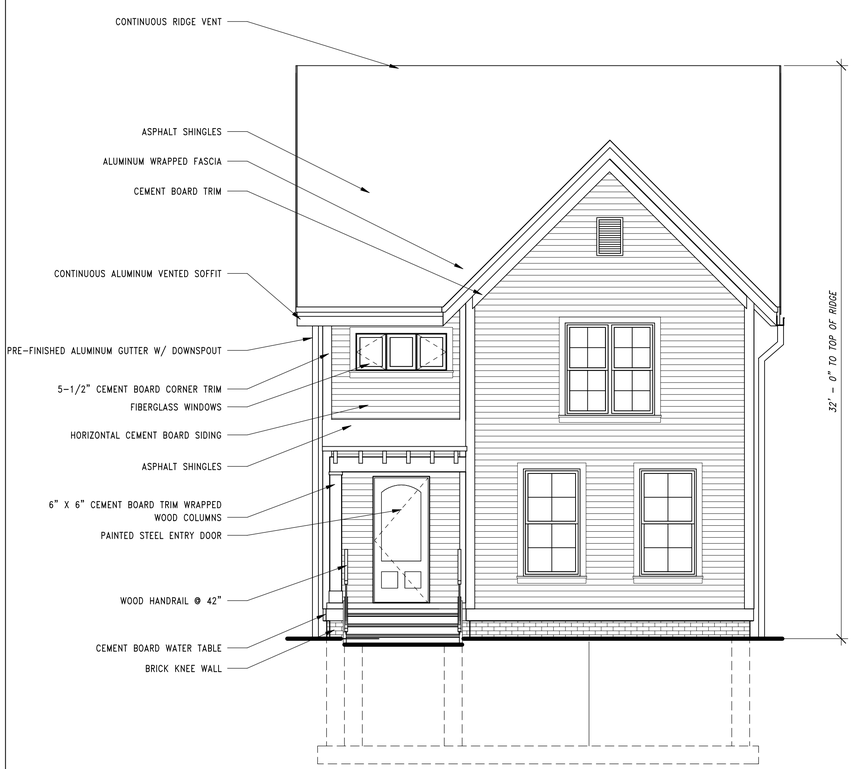
VLIET STREET

Revisions:

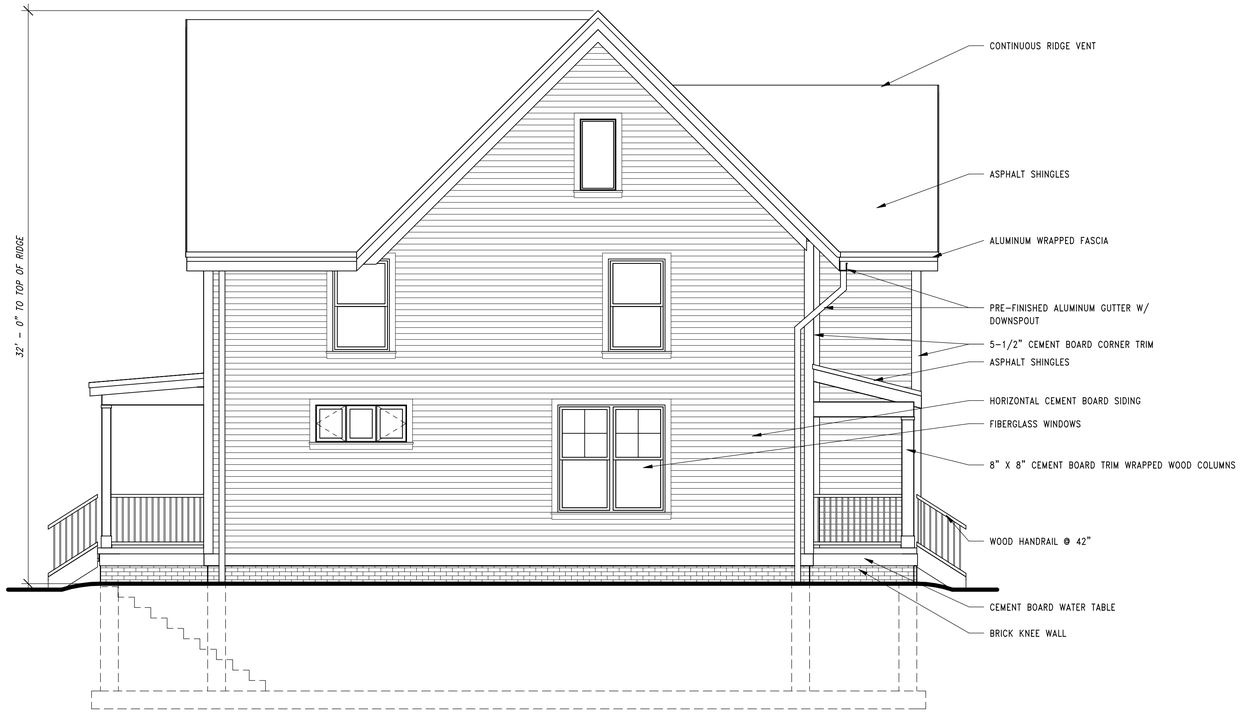
Sheet Name:
SINGLE FAMILY HOME - 2A EXTERIOR ELEVATIONS

Date: 03/18/2021
Drawn By: EN
Project No.: 10031-06-03
Sheet No.
A3.2

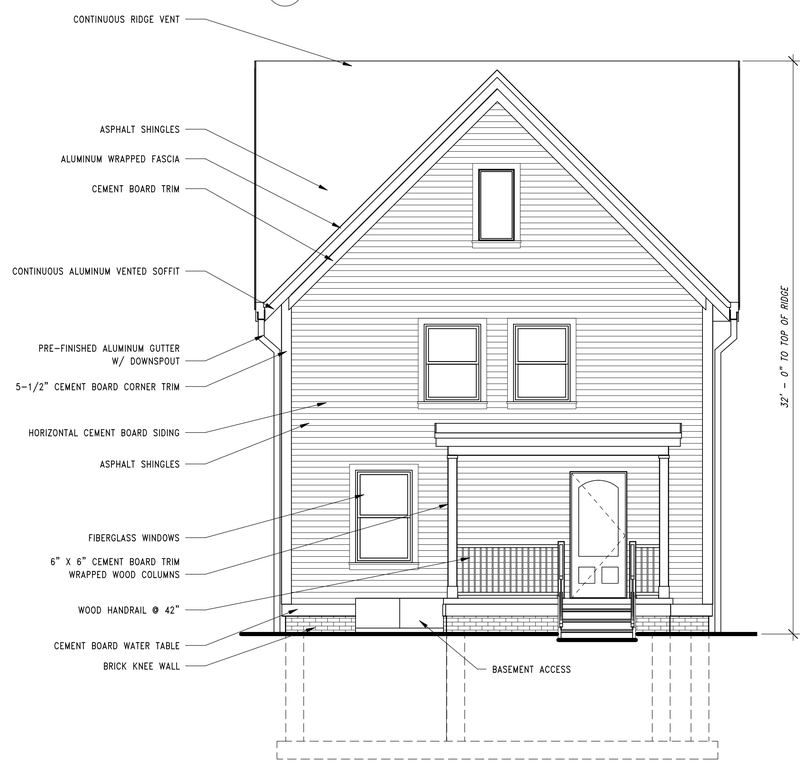
3/18/2021 4:19:08 PM
C:\Revit Project Local\R20-10031-06-03-McKinley Homes_CENTRAL_Emily_Neal.rvt



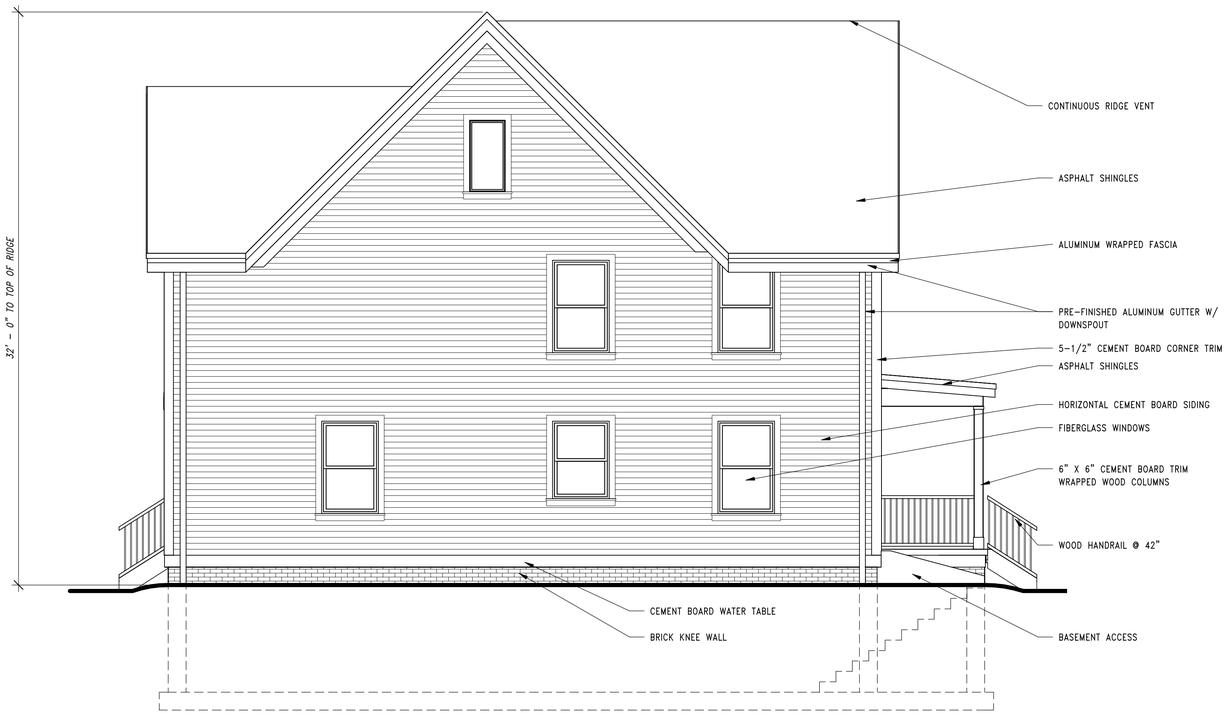
1 **HOUSE 3A - NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



2 **HOUSE 3A - EAST ELEVATION**
SCALE: 1/4" = 1'-0"



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



4 **HOUSE 3A - WEST ELEVATION**
SCALE: 1/4" = 1'-0"

Quorum Architects, Inc.
3112 West Highland Blvd
Milwaukee, Wisconsin 53208
Phone: 414.265.9265
Fax: 414.265.9465
www.quorumarchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION
QUORUM ARCHITECTS, INC.

MCKINLEY SINGLE FAMILY HOMES

VLIET STREET

Revisions:

Sheet Name:
SINGLE FAMILY HOME - 3A EXTERIOR ELEVATIONS

Date: 03/18/2021
Drawn By: EN
Project No.: 10031-06-03
Sheet No.
A3.3

3/18/2021 4:19:11 PM
C:\Revit Project Local\R20-10031-06-03-McKinley Homes_CENTRAL_Emily_Neal.rvt

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

McKinley School Renovation

2001 West Vliet Street
Milwaukee, WI 53208

Rendered Exterior Elevations

Quorum Architects, Inc.

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

4 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"

McKinley School Renovation

2001 West Vliet Street
Milwaukee, WI 53208

Rendered Exterior Elevations

Quorum Architects, Inc.

5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

6 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

McKinley School Renovation

2001 West Vliet Street
Milwaukee, WI 53208

Rendered Exterior Elevations

Quorum Architects, Inc.