

2026 Green Infrastructure Upgrades

Trowbridge St. Elementary School, Site #368

1943 E. Trowbridge St., Milwaukee, WI 53207

JANUARY 6, 2026

100% CONSTRUCTION DOCUMENTS

MPS Project Number: 9066
SmithGroup Project Number: 00100131

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Prepared for:



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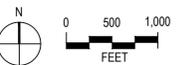
CONSTRUCTION BARRICADE NOTES

- WHERE FENCE OPENINGS EXIST OR ARE CREATED WHEN FENCING IS REMOVED, OR IN CONDITIONS WHERE A SEPARATION IS NEEDED BETWEEN AN AREA TO BE RECONSTRUCTED AND AN AREA TO REMAIN AND THERE IS NO EXISTING FENCING, A TEMPORARY 6 FOOT HIGH CHAIN LINK FENCE, SELF SUPPORTED, FREE STANDING SHALL BE USED AND MAINTAINED UNTIL THE PROJECT IS COMPLETE, OR FENCE FABRIC IS RE-INSTALLED.

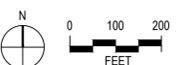
CONSTRUCTION BARRICADING SHALL BE MAINTAINED ON A DAILY BASIS TO ASSURE THAT AT THE END OF EACH WORK DAY THE SITE IS SECURED.



PROJECT VICINITY MAP



PROJECT LOCATION MAP



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2026 GREEN
INFRASTRUCTURE
UPGRADES
TROWBRIDGE K-8 SCHOOL



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ADDENDUM 2	1	1/22/2026
100% CONSTRUCTION DOCUMENTS		01/06/2026
SEALS AND SIGNATURES		

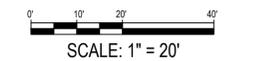
KEY PLAN

SITE # 368
1943 E TROWBRIDGE STREET
MILWAUKEE, WI 53207



DRAWING TITLE

OVERALL SITE PLAN



SCALE 00100131

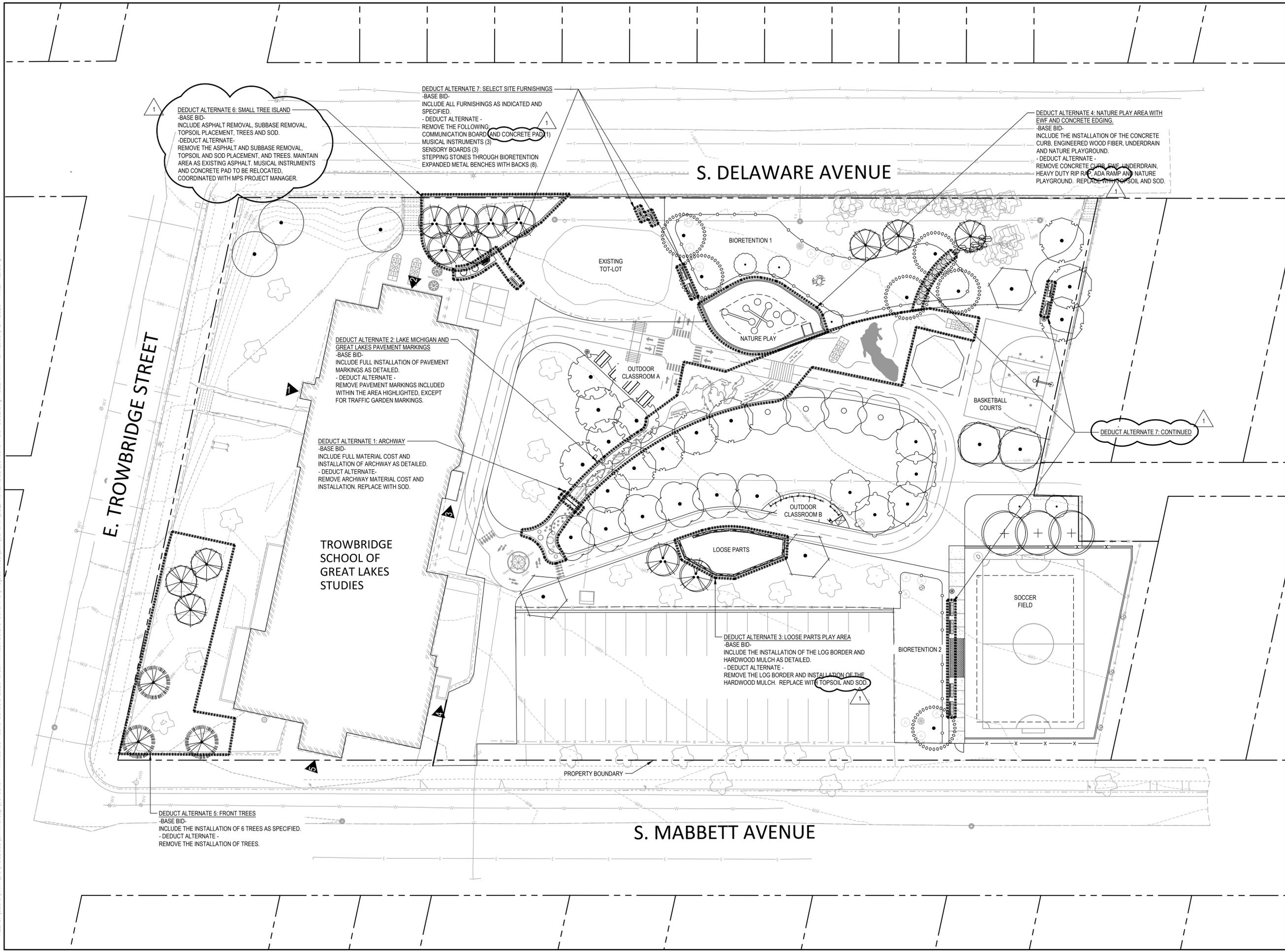
PROJECT NUMBER 9062, DIVISION 5

MPS PROJECT NUMBER

G002

DRAWING NUMBER

FILE: C:\Users\wkim\OneDrive\Documents\SmithGroup\00100131 - Milwaukee Public Schools 2026 Green Infrastructure Cohort 8\Project Files\BM_05_Civil\05_TROWBRIDGE\00100131-05-G002.dwg USER: wkim DATE: Jan, 21 2026 TIME: 12:58 pm



1
DEDUCT ALTERNATE 6: SMALL TREE ISLAND
-BASE BID-
INCLUDE ASPHALT REMOVAL, SUBBASE REMOVAL, TOPSOIL PLACEMENT, TREES AND SOD.
-DEDUCT ALTERNATE-
REMOVE THE ASPHALT AND SUBBASE REMOVAL, TOPSOIL AND SOD PLACEMENT, AND TREES. MAINTAIN AREA AS EXISTING ASPHALT. MUSICAL INSTRUMENTS AND CONCRETE PAD TO BE RELOCATED. COORDINATED WITH MPS PROJECT MANAGER.

1
DEDUCT ALTERNATE 7: SELECT SITE FURNISHINGS
-BASE BID-
INCLUDE ALL FURNISHINGS AS INDICATED AND SPECIFIED.
-DEDUCT ALTERNATE -
REMOVE THE FOLLOWING:
COMMUNICATION BOARD (AND CONCRETE PAD) (1)
MUSICAL INSTRUMENTS (3)
SENSORY BOARDS (3)
STEPPING STONES THROUGH BIORETENTION
EXPANDED METAL BENCHES WITH BACKS (8).

1
DEDUCT ALTERNATE 4: NATURE PLAY AREA WITH EWF AND CONCRETE EDGING.
-BASE BID-
INCLUDE THE INSTALLATION OF THE CONCRETE CURB, ENGINEERED WOOD FIBER, UNDERDRAIN AND NATURE PLAYGROUND.
-DEDUCT ALTERNATE -
REMOVE CONCRETE CURB, EWF, UNDERDRAIN, HEAVY DUTY RIP RAP, ADA RAMP AND NATURE PLAYGROUND. REPLACE WITH TOPSOIL AND SOD.

DEDUCT ALTERNATE 2: LAKE MICHIGAN AND GREAT LAKES PAVEMENT MARKINGS
-BASE BID-
INCLUDE FULL INSTALLATION OF PAVEMENT MARKINGS AS DETAILED.
-DEDUCT ALTERNATE -
REMOVE PAVEMENT MARKINGS INCLUDED WITHIN THE AREA HIGHLIGHTED, EXCEPT FOR TRAFFIC GARDEN MARKINGS.

DEDUCT ALTERNATE 1: ARCHWAY
-BASE BID-
INCLUDE FULL MATERIAL COST AND INSTALLATION OF ARCHWAY AS DETAILED.
-DEDUCT ALTERNATE-
REMOVE ARCHWAY MATERIAL COST AND INSTALLATION. REPLACE WITH SOD.

1
DEDUCT ALTERNATE 3: LOOSE PARTS PLAY AREA
-BASE BID-
INCLUDE THE INSTALLATION OF THE LOG BORDER AND HARDWOOD MULCH AS DETAILED.
-DEDUCT ALTERNATE -
REMOVE THE LOG BORDER AND INSTALLATION OF THE HARDWOOD MULCH. REPLACE WITH TOPSOIL AND SOD.

DEDUCT ALTERNATE 5: FRONT TREES
-BASE BID-
INCLUDE THE INSTALLATION OF 6 TREES AS SPECIFIED.
-DEDUCT ALTERNATE -
REMOVE THE INSTALLATION OF TREES.

1
DEDUCT ALTERNATE 7: CONTINUED

GENERAL NOTES

- PRIOR TO START OF PROJECT WORK, VERIFY ALL SITE CONDITIONS AND SUBMIT A PROJECT SCHEDULE AND LIST OF SUBCONTRACTORS TO MPS PROJECT MANAGER FOR REVIEW AND COMMENT. PRESENT AT THE OWNER'S PRE-CONSTRUCTION MEETING. DO NOT BEGIN PRIOR TO THE 'PRE-CONSTRUCTION MEETING' AND WRITTEN AUTHORIZATION TO PROCEED IS ISSUED BY THE OWNER.
- NOTIFY THE ENGINEER IN WRITING OF ANY IDENTIFIED DISCREPANCIES WITHIN THE CONSTRUCTION DOCUMENTS PRIOR TO THE START OF WORK. DURING PERFORMANCE OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK. IN ALL CASES WHERE A CONFLICT MAY OCCUR, THE OWNER SHALL BE NOTIFIED AND WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- PRIOR TO THE COMMENCEMENT OF WORK, VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
- TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND

- ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, WALLS, DRIVES, CURBS, ETC. CONTRACTOR TO REPAIR DAMAGES DUE TO CONSTRUCTION IN-KIND AT NO COST TO THE OWNER.
- SECURE ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
- ESTABLISH AND MAINTAIN SITE SECURITY UNTIL PROJECT ACCEPTANCE.
- USE DIMENSIONS SHOWN ON DRAWINGS FOR LAYOUT OF THE WORK. DO NOT USE SCALE DIMENSIONS FROM PLANS, SECTIONS OR DETAILS ON THE DRAWINGS.
- DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF THIS PROJECT.
- PREPARE ALL SUBGRADES AND PROVIDE PROOF OF ALL REQUIRED SOIL COMPACTION TO THE OWNER.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES, REGULATIONS, AND

- ORDINANCES
 - COORDINATE WORK OF SUBCONTRACTORS AND ALL OTHER CONTRACTORS TO ENSURE ORDERLY AND EFFICIENT COMPLETIONS OF ALL WORK.
 - REFER TO LANDSCAPE PLANS FOR LAWN AND PLANTING LOCATIONS. ELECTRONIC FILES WILL BE PROVIDED TO THE CONTRACTOR FOR USE DURING CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO SIGN SMITHGROUP'S 'ELECTRONIC DATA / DIGITAL FILES USER AGREEMENT' TO OBTAIN AND USE THE FILES. ONLY FILES WITH THE CLASSIFICATION 'MASTER,' AS NOTED BY THE ABBREVIATION 'MST' IN THE FILE NAME, ARE INCORPORATED INTO THE CONTRACT DOCUMENTS. DATA CONTAINED IN A MASTER FILE IS INTENDED TO COMPLEMENT AND SUPPLEMENT BUT NOT SUPERSEDE OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN AN ELECTRONIC FILE, OTHER CONTRACT DOCUMENTS, AND/OR FIELD CONDITIONS.
- ALL FILES NOT DESIGNATED WITH THE ABBREVIATION MST IN THE FILE NAME ARE PROVIDED AS REFERENCE FOR CONVENIENCE AND INFORMATIONAL PURPOSES ONLY, INCLUDING ANY FILE THAT IS AN ATTACHMENT OR XREF TO A MASTER FILE. REFERENCE FILES HAVE NO CONTRACTUAL RELEVANCE AND ARE USED SOLELY AT THE CONTRACTOR'S OWN RISK, AS THE INFORMATION CONTAINED WITHIN MAY BE INCOMPLETE, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS, OR MAY BE DIAGRAMMATIC IN NATURE.
- THE FOLLOWING MASTER FILES ARE SPECIFICALLY INCORPORATED INTO THE CONTRACT DOCUMENT: 00100131-D5-C-LAYO.DWG

KEYED NOTES

- A CONCRETE PAD FOR MUSICAL INSTRUMENTS. INSTRUMENTS ARE SURFACE MOUNTED. CONFIRM PLACEMENT WITH OWNER PRIOR TO FINAL INSTALLATION. MUSICAL INSTRUMENTS FURNISHED AND INSTALLED BY CONTRACTOR.
- B CONCRETE PAD FOR COMMUNICATION BOARD. COMMUNICATION BOARD IS SURFACE MOUNTED. CONFIRM PLACEMENT WITH OWNER PRIOR TO FINAL INSTALLATION. COMMUNICATION BOARD IS FURNISHED AND INSTALLED BY CONTRACTOR.
- C COMBINATION OF RAIN SOUND WHEEL PANEL, PERISCOPE PANEL AND HOURGLASS PANEL. INSTALL PER MANUFACTURER'S INSTRUCTIONS. FURNISHED AND INSTALLED BY THE CONTRACTOR.
- D OUTDOOR CLASSROOM A WITH FOUR RELOCATED PICNIC TABLES.
- E ENTRY ARCH
- F PAVEMENT MARKINGS
- G BIORETENTION BASIN 1, REFER TO GRADING PLAN, SHEET CG100.
- H TYPICAL CONCRETE CURB
- I DELEGATED DESIGN: NATURE PLAYGROUND (MIDDLE SIZE). COMPONENTS MUST COMPLY WITH PLAYGROUND RELATED ASTM AND CSPC SAFETY GUIDELINES AND REGULATIONS.
- J CONCRETE SEATWALL
- K OUTDOOR CLASSROOM B. CONCRETE PAVEMENT WITH CONCRETE SEATWALL AND WOOD BENCHES.
- L DESIGNATED AREA FOR LOOSE PARTS PLAY. LOOSE PARTS OWNER PROVIDED AND INSTALLED
- M ASPHALT CURB
- N BIORETENTION BASIN 2. REFER TO GRADING PLAN, SHEET CG100.
- O RELOCATED BOULDERS
- P APPROXIMATE LOCATION OF GAGA BALL, OWNER PROVIDED OWNER INSTALLED.
- Q HALF BASKETBALL COURTS, NEW BASKETBALL POLES AND HOOP ASSEMBLY AND PAVEMENT MARKINGS
- R 12' HEIGHT CHAIN LINK FENCE ON 12" WIDE CONCRETE CURB
- S SOCCER FIELD (70' X 45')
- T 6' HEIGHT CHAIN LINK GATE CONNECT EXISTING 6' MESH TO GATE POST. GATE CENTRAL TO 5' WALK ZONE.
- U 12' HEIGHT CHAIN LINK FENCE
- V EDGE CONDITION BETWEEN EXISTING AND NEW ASPHALT
- W THICKENED EDGE CONCRETE PAVEMENT

LEGEND

- PROPERTY LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ENGINEERED WOOD FIBER
- SYNTHETIC TURF
- PAVERS
- EXISTING BUILDING ENTRANCE
- APPROXIMATE EDGE OF PLAY EQUIPMENT
- ROPE FENCE
- STEPPING STONES
- WOOD BENCH (3)
- EXPANDED METAL BENCH (8)
- EXISTING EXPANDED METAL PICNIC TABLES RELOCATED AND MOUNTED TO ASPHALT (4)
- ADA RAMP AT ENGINEERED WOOD FIBER AREA (1)
- 30' X 48" COMPANION SEATING AREA
- MUSICAL INSTRUMENTS
- TRASH RECEPTACLE (3)
- BASKETBALL HOOP (1)
- LOG BORDER

S. DELAWARE AVENUE

E. TROWBRIDGE STREET

TROWBRIDGE SCHOOL OF GREAT LAKES STUDIES

S. MABBETT AVENUE

2026 GREEN INFRASTRUCTURE UPGRADES

TROWBRIDGE K-8 SCHOOL

Owner:



SMITHGROUP

247 W. FRESHWATER WAY
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MILWAUKEE, WI 53204
414.615.9570
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ISSUED FOR _____ REV _____ DATE _____

100% CONSTRUCTION DOCUMENTS 01/06/2026
SEALS AND SIGNATURES _____

KEY PLAN

SITE # 368
1943 E TROWBRIDGE STREET
MILWAUKEE, WI 53207



DRAWING TITLE

SITE LAYOUT

SCALE: 1" = 20'

SCALE 00100131

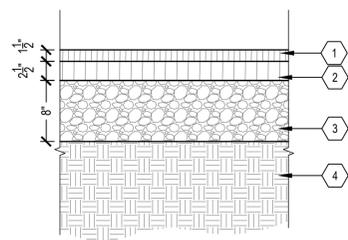
PROJECT NUMBER 9062, DIVISION 5

MPS PROJECT NUMBER

CS100

DRAWING NUMBER

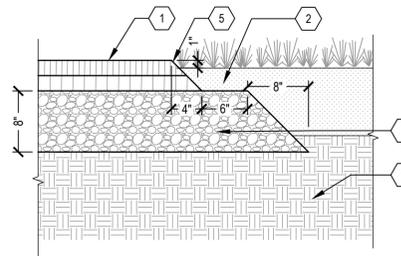
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- 1 UPPER LAYER
 - 2 LOWER LAYER
 - 3 DENSE GRADED BASE
 - 4 COMPACTED SUBGRADE
- NOTES:
 1. REFER TO DETAIL FOR EDGE CONDITION BETWEEN ASPHALT AND LANDSCAPE.
 2. REFER TO DETAIL FOR EDGE CONDITION BETWEEN EXISTING AND NEW ASPHALT.

1 ASPHALT PAVEMENT

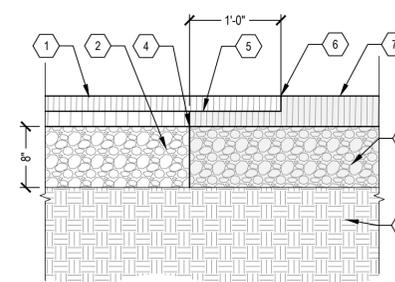
SCALE: 1" = 1'



- 1 ASPHALT PAVEMENT OR EXISTING ASPHALT TO REMAIN
- 2 PLANTING SOIL
- 3 DENSE GRADED BASE
- 4 COMPACTED SUBGRADE
- 5 COMPACT EDGE OF ASPHALT OR SAWCUT EDGE

2 EDGE CONDITION BETWEEN ASPHALT AND LANDSCAPE TYP.

SCALE: 1" = 1'

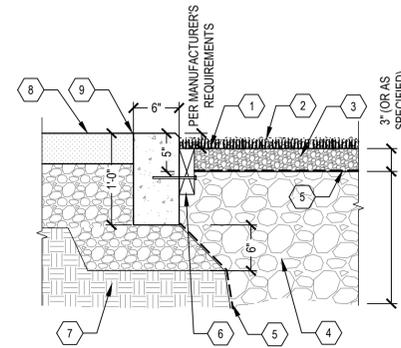


- 1 ASPHALT PAVEMENT
- 2 DENSE GRADED BASE
- 3 COMPACTED SUBGRADE
- 4 FULL DEPTH SAWCUT
- 5 TACK COAT
- 6 SAWCUT TO ESTABLISH VERTICAL JOINT. JOINT TO BE SEALED WITH HOT CRACK SEALER.
- 7 EXISTING ASPHALT, THICKNESS VARIES
- 8 EXISTING BASE COURSE

NOTES:
 1. PROVIDE GREATER OF EXISTING MATERIAL DEPTHS VERIFIED IN FIELD OR AS INDICATED ABOVE

3 EDGE CONDITION BETWEEN EXISTING AND NEW ASPHALT

SCALE: 1" = 1'

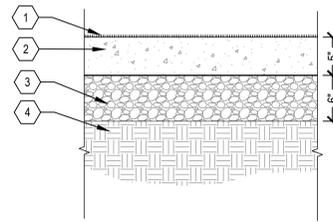


- 1 SYNTHETIC TURF
- 2 2" TURF INFILL MATERIAL
- 3 CHOKER STONE
- 4 DRAINAGE AGGREGATE
- 5 GEOTEXTILE FABRIC, TYPE DF
- 6 EDGE RESTRAINT INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR AS DETAILED
- 7 COMPACTED SUBGRADE
- 8 ADJACENT PAVEMENT OR LAWN, VARIES, SEE PLAN
- 9 CONCRETE CURB

NOTE:
 DETAIL IS FOR REFERENCE ONLY. FOLLOW MANUFACTURER'S INSTRUCTION FOR TURF INSTALLATION.

4 SYNTHETIC TURF

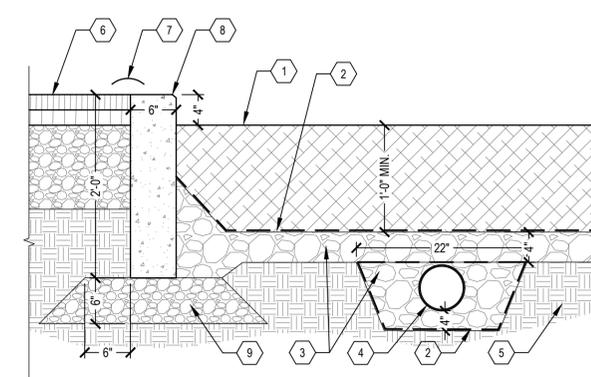
SCALE: 1" = 1'



- 1 MEDIUM BROOM FINISH
 - 2 CAST-IN-PLACE CONCRETE WITH FIBER OR EPOXY COATED MESH
 - 3 DENSE GRADED BASE
 - 4 COMPACTED SUBGRADE
- NOTES:
 1. REFER TO DETAIL FOR CONCRETE CONTROL JOINT.
 2. REFER TO DETAIL FOR CONCRETE EXPANSION JOINT.

5 CONCRETE PAVEMENT

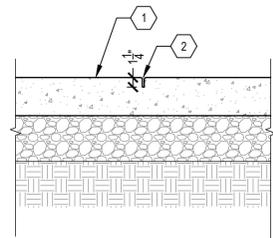
SCALE: 1" = 1'



- 1 ENGINEERED WOOD FIBER SURFACING, FULLY COMPACTED TO 12 INCH MINIMUM DEPTH, POST SETTLEMENT
- 2 GEOTEXTILE FABRIC
- 3 DRAINAGE AGGREGATE
- 4 6" PERFORATED PVC, SLOPED PER PLANS
- 5 COMPACTED SUBGRADE
- 6 ADJACENT PAVEMENT OR LANDSCAPE, VARIES, SEE LAYOUT.
- 7 MAINTAINING A FLUSH TRANSITION BETWEEN SURFACES
- 8 CONCRETE CURB
- 9 DENSE GRADED BASE

6 ENGINEERED WOOD FIBER

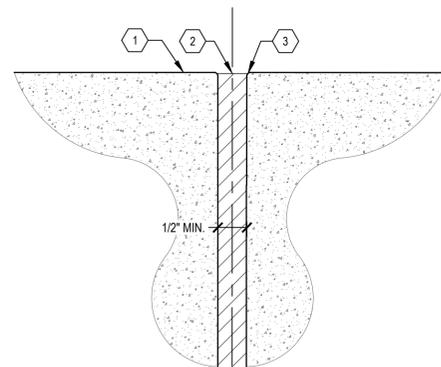
SCALE: 1" = 1'



- 1 CONCRETE PAVEMENT
 - 2 TOOL JOINT: TOOL TO 1-1/4" DEPTH OF PAVEMENT WITH 1/4" RADIUS EDGER
- SAWCUT JOINT: CUT TO 1/2 TO 3/4 DEPTH OF PAVEMENT AFTER FINISHING WHILE CONCRETE IS GREEN.

7 CONCRETE CONTROL JOINT

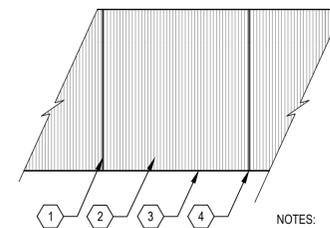
SCALE: 1" = 1'



- 1 TOP OF PAVEMENT
 - 2 EXPANSION JOINT MATERIAL. PREFORMED EXPANSION JOINT FILLER SHALL COMPLY WITH ASTM D1751 (NONEXTRUDING AND RESILIENT BITUMINOUS TYPES).
 - 3 1/2" RADIUS
- GENERAL NOTES:
 1. EXPANSION JOINTS SHALL BE LOCATED WHERE CONCRETE PAVEMENT ADJOINS BUILDING FACE AND WALLS, ALL FIXED OBJECTS, AND AS SHOWN ON THE PLANS.

8 CONCRETE EXPANSION JOINT

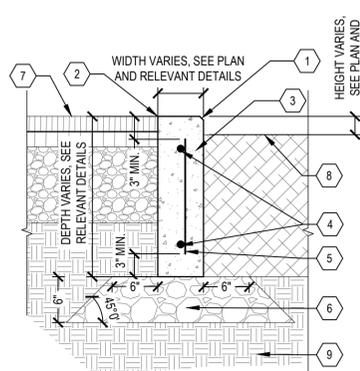
NOT TO SCALE



- 1 CONTROL JOINT
 - 2 MEDIUM BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW
 - 3 TOOLED EDGE FINISH (TYP)
 - 4 EXPANSION JOINT (AS REQUIRED)
- NOTES:
 1. SEE PLAN FOR JOINTING PATTERN

9 CONCRETE FINISHING

SCALE: 1" = 1'

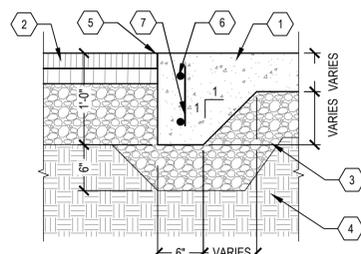


- 1 1/2" CHAMFER AT 45° WHEN NOT FLUSH WITH ADJACENT PAVEMENT
- 2 FLUSH WITH ADJACENT PAVEMENT
- 3 CONCRETE CURB
- 4 #4 HORIZONTAL REBAR EPOXY COATED, CONTINUOUS CENTERED IN CURB WIDTH. WRAP REBAR AROUND CORNERS OF CURB.
- 5 #4 REBAR EPOXY COATED AT 18" O.C.
- 6 DENSE GRADED BASE
- 7 ADJACENT PAVEMENT, VARIES, SEE PLAN AND RELEVANT DETAILS
- 8 ADJACENT MATERIAL, VARIES, SEE PLAN AND RELEVANT DETAILS
- 9 COMPACTED SUBGRADE

GENERAL NOTES:
 1. LIGHTLY BROOM CURB SURFACE WITH GRAIN PERPENDICULAR TO DIRECTION OF TRAFFIC
 2. ADD CONTROL JOINTS A MIN. EVERY 10 FEET

10 TYPICAL CONCRETE CURB DETAIL

SCALE: 1" = 1'



- 1 CONCRETE PAVEMENT
- 2 ADJACENT PAVEMENT OR SURFACING, SEE LAYOUT PLAN
- 3 DENSE GRADED BASE
- 4 COMPACTED SUBGRADE
- 5 1/2" CHAMFER AT 45° WHEN NOT FLUSH WITH ADJACENT PAVEMENT SURFACE. CHAMFER EDGE AGAINST SYNTHETIC TURF.
- 6 #4 HORIZONTAL REBAR EPOXY COATED, CONTINUOUS CENTERED IN THICKENED EDGE. WRAP REBAR AROUND CORNERS OF EDGE.
- 7 #4 L SHAPE REBAR EPOXY COATED AT 18" O.C., EXTENDING MIN. 12" INTO CONCRETE SLAB

NOTES:
 1. TRANSITIONS BETWEEN THICKENED EDGE CONCRETE PAVEMENT AND CURBS SHALL HAVE CONTINUOUS REBAR.

11 THICKENED EDGE CONCRETE PAVEMENT

SCALE: 1" = 1'

2026 GREEN INFRASTRUCTURE UPGRADES

TROWBRIDGE K-8 SCHOOL

Owner:



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5032 W. FOREST HOME AVE. #5
 MILWAUKEE, WI 53219
 414-622-0103

ISSUED FOR _____ REV _____ DATE _____

100% CONSTRUCTION DOCUMENTS 01/06/2026
 SEALS AND SIGNATURES

KEY PLAN

SITE # 368
 1943 E TROWBRIDGE STREET
 MILWAUKEE, WI 53207

DRAWING TITLE

SITE DETAILS

SCALE 00100131

PROJECT NUMBER 9062, DIVISION 5

MPS PROJECT NUMBER CS500

DRAWING NUMBER

