

1ST & GREENFIELD (FRESHWATER PLAZA)

THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204

06/03/2024

DPD SUBMITTAL



T 414.220.9640
751 N. Jefferson St
Suite 200
Milwaukee, WI
53202

CONSULTANTS:

CAP PROJECT #: 221005

SHEET INDEX:

**OWNER:
KIN AT FRESHWATER, LLC.**

RULE ENTERPRISES
1023 SOUTH 26TH STREET
MILWAUKEE, WI 53204
TEL. (414) 810-2139

EMEM GROUP
315 WEST COURT STREET - SUITE 200
MILWAUKEE, WI 53212
TEL. (414) 465-2808

**CONSULTING ARCHITECT:
CONTINUUM ARCHITECTS + PLANNERS, S.C.**

751 NORTH JEFFERSON STREET - SUITE 200
MILWAUKEE, WI 53203
TEL. (414) 220-9640

**CONSULTING CIVIL ENGINEER:
THE SIGMA GROUP**

1300 WEST CANAL STREET
MILWAUKEE, WI 53233
TEL. (414) 643-4200

**CONSULTING STRUCTURAL ENGINEER:
PIERCE ENGINEERS, INC.**

181 NORTH BROADWAY
MILWAUKEE, WI 53202
TEL. (414) 278-6060

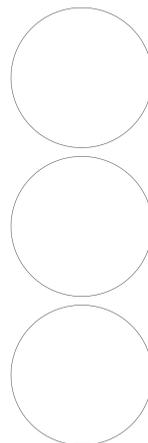
**LANDSCAPE ARCHITECT:
NEW EDEN LANDSCAPE ARCHITECTURE**

131 WEST SEEBOTH STREET - SUITE 240
MILWAUKEE, WI 53204
TEL. (414) 530-1080

T001	TITLE SHEET
C011	SITE SURVEY
C002	SITE PREPARATION AND EROSION CONTROL PLAN
C003	SOIL MANAGEMENT
C100	SITE DIMENSION PLAN
C200	GRADING PLAN
C201	DETAILED GRADING PLAN
C300	UTILITY PLAN
C400	EROSION CONTROL DETAILS
C401	SITE DETAILS
C402	STORM DETAILS
C403	STORM DETAILS
C500	SPECIFICATIONS
C501	SPECIFICATIONS

L000	SITE LANDSCAPE PLAN
L200	SITE LANDSCAPE DETAILS
L300	PLANTING PLAN
L301	PLANTING NOTES & DETAILS

A01	ARCHITECTURAL - DPD
A01	ARCHITECTURAL SITE PLAN
A02	NEW WORK PLAN - LEVELS 01 + 02
A03	NWE WORK PLAN - LEVELS 03 + 04
A04	NEW WORK PLAN - LEVELS 05 + ROOF
A05	EXTERIOR VIEWS
A06	EXTERIOR VIEWS
A07	EXTERIOR ELEVATIONS
A07.1	EXTERIOR ELEVATIONS & DOG FENCE
A07.2	GLAZING CALCULATIONS
A08	SOUTH FACADE DETAIL & WATER FEATURES
A09	SOUTH FACADE DETAIL & WATER FEATURES
A10	EXTERIOR ELEVATIONS
A11	EXTERIOR ELEVATIONS
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A13	WINDOW DETAILS AND DEPTH
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A16	EXTERIOR ELEMENTS



continuum
ARCHITECTS + PLANNERS

Programming
Campus + Master Planning
Interior Design
Sustainable Design
Historic Preservation/
Renovation
Project Management

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
SHEET TITLE
TITLE SHEET

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	T001



1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4
200 EAST GREENFIELD
MILWAUKEE, WI 53204

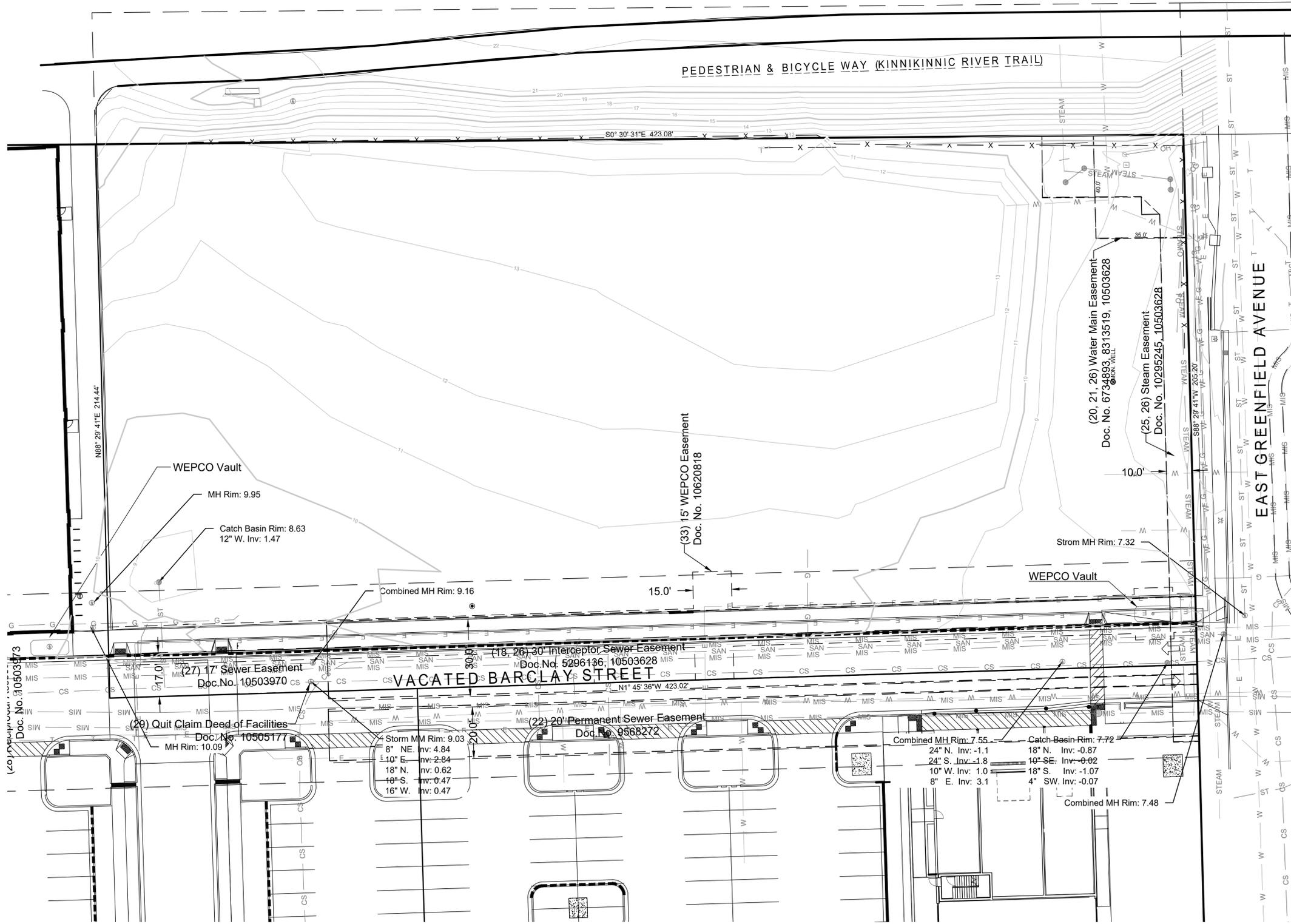
SITE SURVEY

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE
DESIGN DEVELOPMENT	03/08/2024
DPD SUBMITTAL	03/22/2024
DRT RESUBMITTAL	04/15/2024
DPD RESUBMITTAL	04/29/2024
50% CD	05/03/2024
DPD RESUBMITTAL	05/13/2024
DPD RESUBMITTAL	06/03/2024

NO. REVISION	DATE

PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.05.10
DRAWN BY:	KJB
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	C001



- LEGEND:**
- SECTION 1/4 SECTION LINE
 - PROPERTY LINE
 - EASEMENT
 - X-X- CHAIN LINK FENCE
 - O-O- GUARD RAIL
 - METAL FENCE
 - WOOD FENCE
 - ~ TREE LINE
 - OH OVERHEAD UTILITY LINE
 - E ELECTRIC
 - T TELEPHONE
 - FO FIBER OPTIC
 - CTV CABLE TV
 - SAN SANITARY SEWER
 - FS FORCE MAIN
 - ST STORM SEWER
 - W WATER MAIN
 - G GAS
 - 670 EXISTING CONTOUR
 - WET WETLAND
 - FP FLOODPLAIN
 - MIS MMSD SEWER
 - CS COMBINED SEWER
 - STEAM LINE
 - ⊕ UNKNOWN MANHOLE
 - ⊙ SANITARY MANHOLE
 - ⊙ STORM MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ MMSD MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ CLEANOUT
 - ⊙ CATCH BASIN
 - ⊙ CATCH BASIN (ROUND)
 - ⊙ ROOF DRAIN
 - ⊙ CULVERT END
 - ⊙ HYDRANT
 - ⊙ WATER VALVE
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - ⊙ ELECTRIC METER
 - ⊙ UTILITY PEDESTAL
 - ⊙ HANDHOLE
 - ⊙ VENT
 - ⊙ MONITORING WELL
 - ⊙ IRON PIPE FOUND/SET
 - ⊙ REBAR FOUND/SET
 - ⊙ CHISELED CROSS FOUND/SET
 - ⊙ PK NAIL FOUND/SET
 - ⊙ SPIKE/NAIL
 - ⊙ MONUMENT
 - ⊙ BENCHMARK
 - ⊙ SIGN
 - ⊙ PARKING METER
 - ⊙ FLAG POLE
 - ⊙ DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
 - ⊙ BUSH
 - ⊙ POST
 - ⊙ SOIL BORING
 - ⊙ TRAFFIC SIGNAL
 - ⊙ LIGHT POLE
 - ⊙ UTILITY POLE
 - ⊙ GUY WIRE
 - ⊙ GUY POLE

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON 11/02/23.

4. DATUM FOR THE PROJECT SURVEY IS WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983. BENCHMARK FOR THE PROJECT SURVEY IS A CONCRETE MONUMENT IN SOUTHEAST CORNER OF SECTION 32 WITH AN ELEVATION OF 3.54. ELEVATION DATUM FOR THE SURVEY IS CITY OF MILWAUKEE.

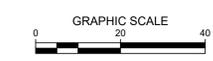
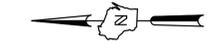
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WE STATE (REG 07/07/04)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



- LEGEND:**
- PROPOSED SILT FENCE
 - PROPOSED INLET PROTECTION
 - PROPOSED TRACKING PAD
 - PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - CURB REMOVAL
 - UTILITY REMOVAL
 - FENCE REMOVAL
 - SAWCUT
 - STRUCTURE REMOVAL
 - PAVEMENT REMOVAL

- GENERAL NOTES:**
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 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - SEE SHEET C401 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
 - DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4
200 EAST GREENFIELD
MILWAUKEE, WI 53204

SITE PREPARATION AND EROSION CONTROL PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE
DESIGN DEVELOPMENT	03/08/2024
DPD SUBMITTAL	03/22/2024
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DPD RESUBMITTAL	04/29/2024
50% CD	05/03/2024
DPD RESUBMITTAL	05/13/2024
DPD RESUBMITTAL	06/03/2024

NO. REVISION	DATE

PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.05.10
DRAWN BY:	KJB
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	C002

TO OBTAIN LOCATIONS OF ADJACENT UNDERGROUND FACILITIES BEFORE YOU DIG IN RECORD.

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

MS STATUTE 182.07(2)(97A) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE MILW. AREA 259-1181

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1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4
 200 EAST GREENFIELD
 MILWAUKEE, WI 53204

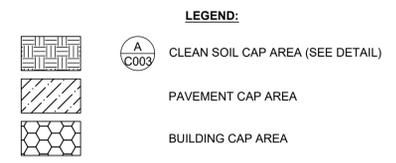
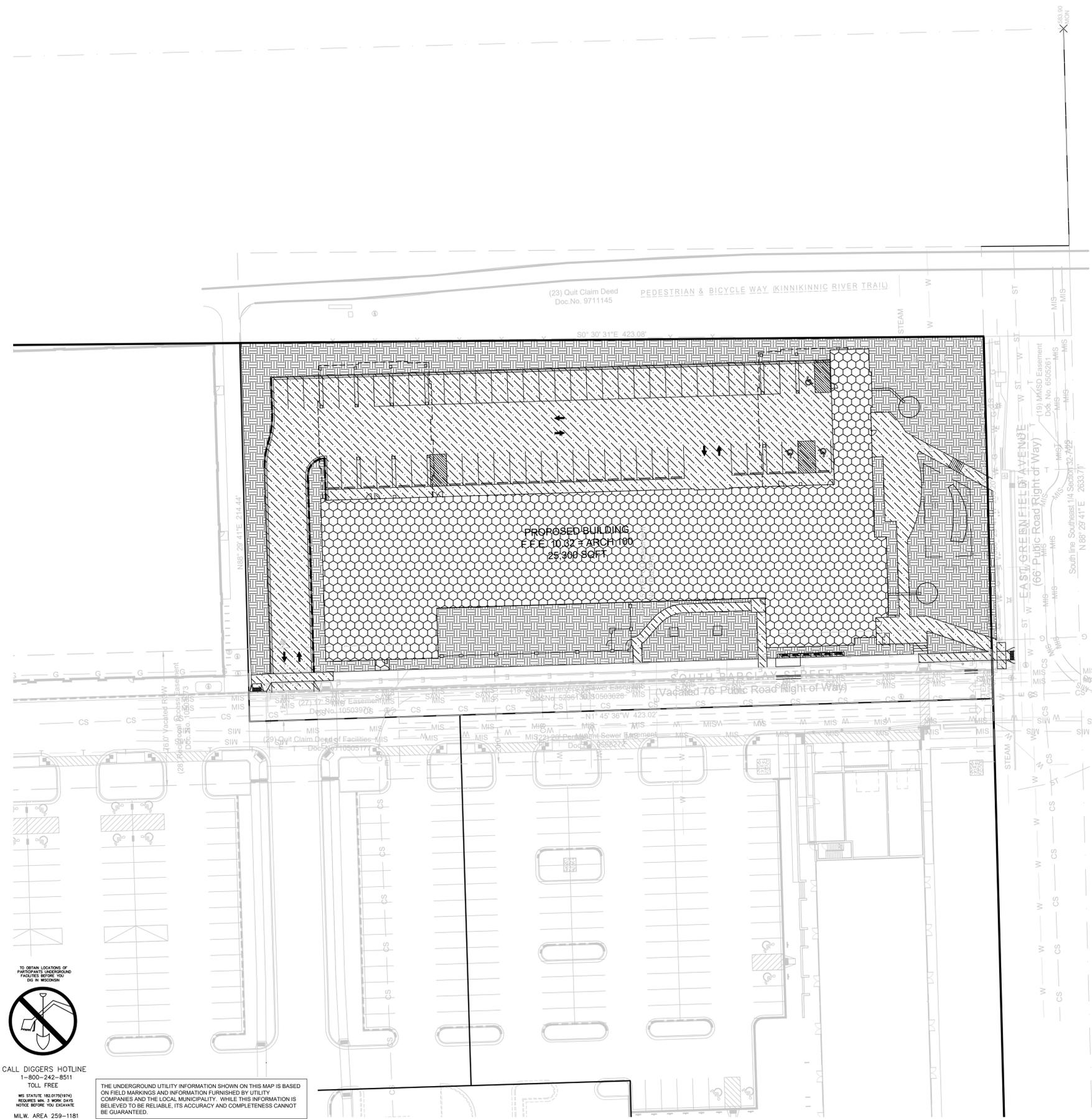
SOIL MANAGEMENT

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

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APPROVED BY:	---
SHEET NO:	C003



GENERAL NOTES:

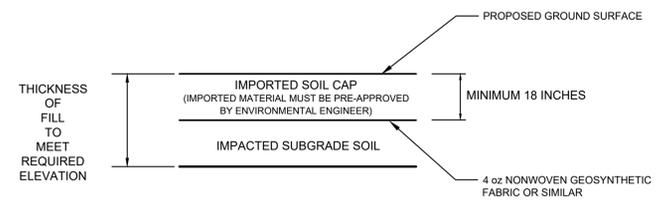
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- DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMP, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
- EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- SOIL OUTSIDE THE VERTICAL (GROUND SURFACE TO 6-INCHES) LIMITS OF SOIL IMPORTED AND PLACED IN 2017 MUST BE DISPOSED OF AT A LICENSED DISPOSAL FACILITY. ENVIRONMENTAL CONSULTANT WILL COORDINATE PROFILING OF EXCESS MATERIAL.
- GROUNDWATER GENERATED DURING EXCAVATION DEWATERING WILL REQUIRE PERMITTING PRIOR TO DISCHARGE TO SANITARY SEWER SYSTEM. COORDINATE MANAGEMENT PLAN WITH ENVIRONMENTAL CONSULTANT.
- TREES, BUSHES, OR PLANTS MAY NEED TO BE PLANTED WITHIN GREEN SPACE AREAS THAT WILL NECESSITATE ROOT BALLS PENETRATING THROUGH THE CLEAN SOIL CAP. THE ROOT STRUCTURES AND TREES, BRUSHES, OR PLANTS WILL PREVENT DIRECT CONTACT WITH UNDERLYING IMPACTED SOIL. THE CLEAN SOIL CAP SYSTEM SHOULD BE PLACED OVER ROOT BALLS / AROUND TREES, BUSHES, OR PLANTS TO MAINTAIN AN EFFECTIVE CAP OVER THE SITE. LANDSCAPING CONTRACTOR MUST BE MADE AWARE OF IMPACTED SOIL MANAGEMENT REQUIREMENTS AND MANAGE EXCAVATED SOIL MATERIAL APPROPRIATELY.
- ALL WORK SHALL BE CONSISTENT WITH SIGMA'S APPROVED SOIL MANAGEMENT PLAN.

CAP REQUIRED OVER ENVIRONMENTALLY IMPACTED SOIL PER WDNR CONTINUING OBLIGATIONS:

- CLEAN SOIL CAP, OR
- PAVEMENT CAP

ENVIRONMENTALLY IMPACTED AREA:

- IMPACTED SUBGRADE SOIL ASSUMED PRESENT WITHIN THIS AREA. SOIL MUST BE MANAGED IN ACCORDANCE WITH SOIL MANAGEMENT PLAN AND LOCAL, STATE, AND FEDERAL REGULATIONS. SUBGRADE MATERIAL MUST BE TRANSPORTED OFF-SITE TO A LICENSED LANDFILL FOR DISPOSAL.



NOTES:
 1. REFER TO SPECIFICATIONS ON SHEET C500.

(A) SOIL CAP
 SCALE: NTS

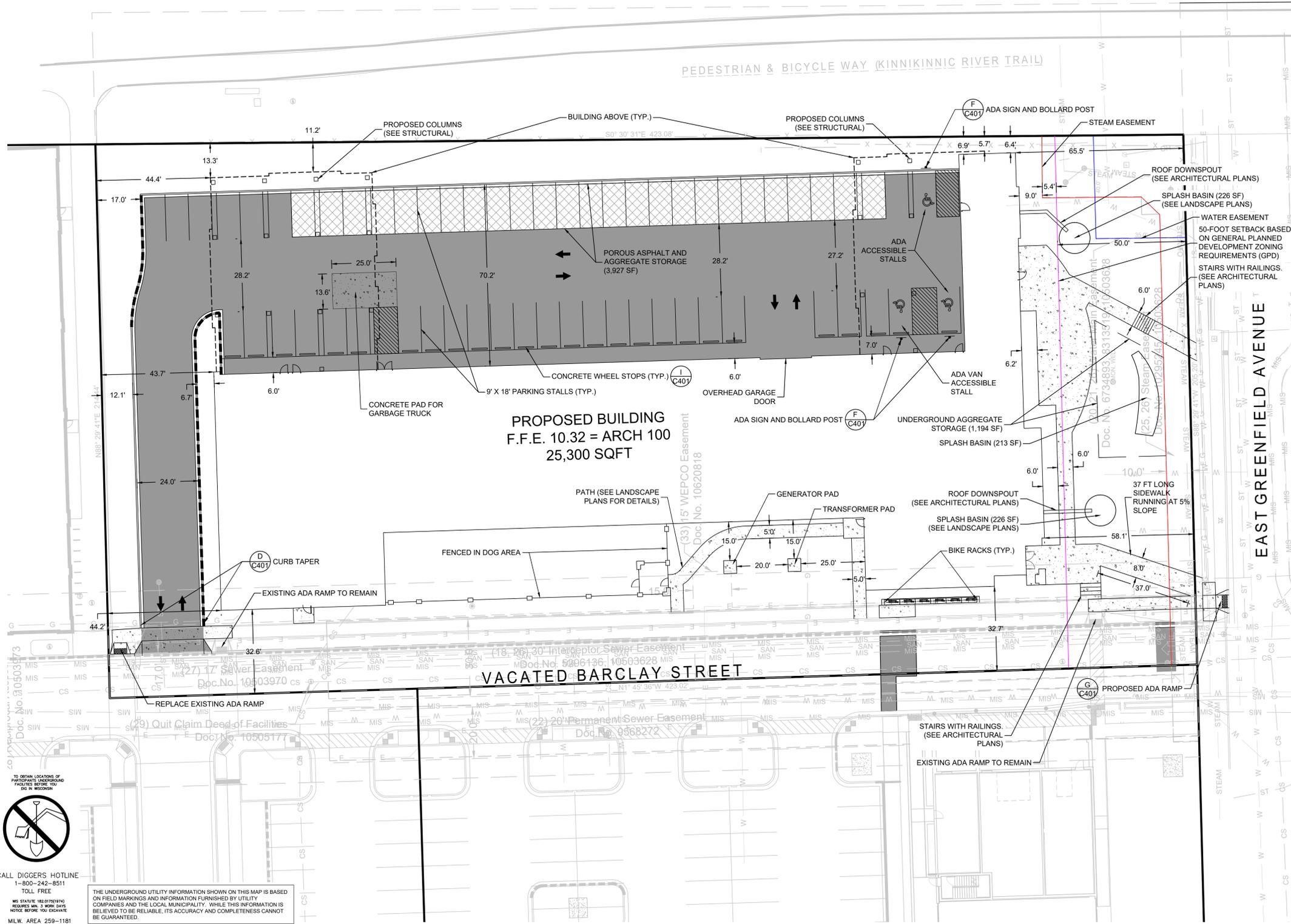
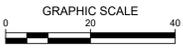


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 TOLL FREE
 WIS. STATUTE 182.07(2)(b) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

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SITE INFORMATION		
SITE AREA	88693	2.036 AC
SITE DISTURBED AREA	77488	1.779 AC
EXISTING IMPERVIOUS AREA	9276	0.213 AC 10.5 %
PROPOSED IMPERVIOUS AREA	50419	1.157 AC 56.8 %
TOTAL PARKING SPACES	59	
ADA PARKING SPACES	3	

THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



LEGEND:

	(B C401) 5' THICK CONCRETE WALK
	(C C401) ASPHALT SURFACE
	(E C401) POROUS PAVEMENT
	(H C401) CONCRETE PAVEMENT
	(A C401) CURB & GUTTER (ACCEPT)
	(A C401) CURB & GUTTER (REJECT)

- GENERAL NOTES:**
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 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
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SITE DIMENSION PLAN

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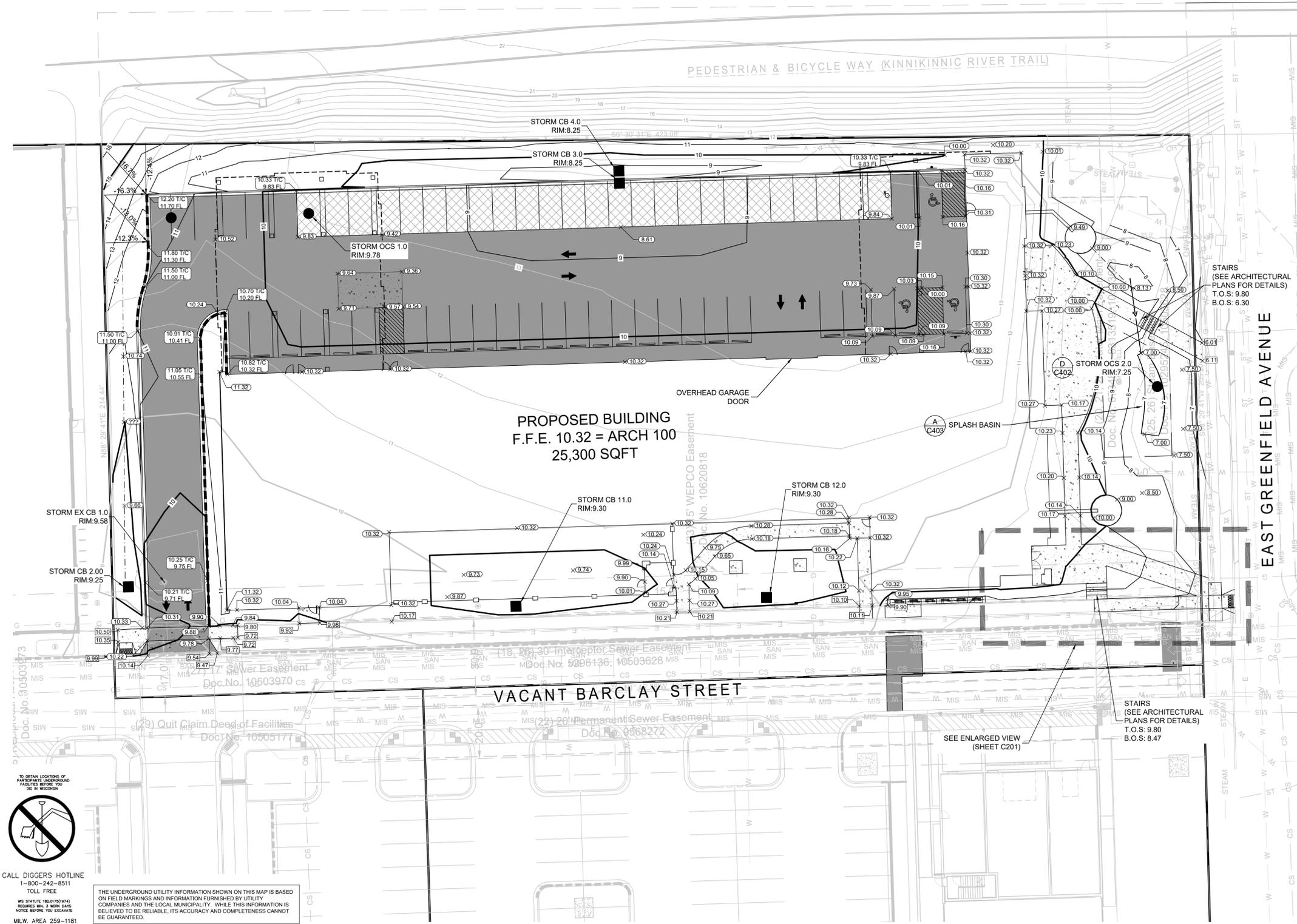
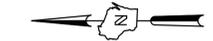
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CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 MS STATUTE 182.07(2)(97A)
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 MILW. AREA 259-1181

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- LEGEND:**
- (B C401) 5' THICK CONCRETE WALK
 - (C C401) ASPHALT SURFACE
 - (E C401) POROUS PAVEMENT
 - (A C401) CURB & GUTTER (ACCEPT)
 - (A C401) CURB & GUTTER (REJECT)
 - GRADE BREAK LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED CURB & GUTTER SPOT GRADE
 - T.C. TOP OF CURB GRADE
 - F.L. FLOW LINE CURB GRADE
 - PROPOSED SURFACE SPOT GRADE
 - PROPOSED TOP OF WALL AT FINISHED GRADE
 - PROPOSED BOTTOM OF WALL AT FINISHED GRADE
 - EXISTING SURFACE SPOT GRADE (MATCH)

1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4
200 EAST GREENFIELD
MILWAUKEE, WI 53204
GRADING PLAN

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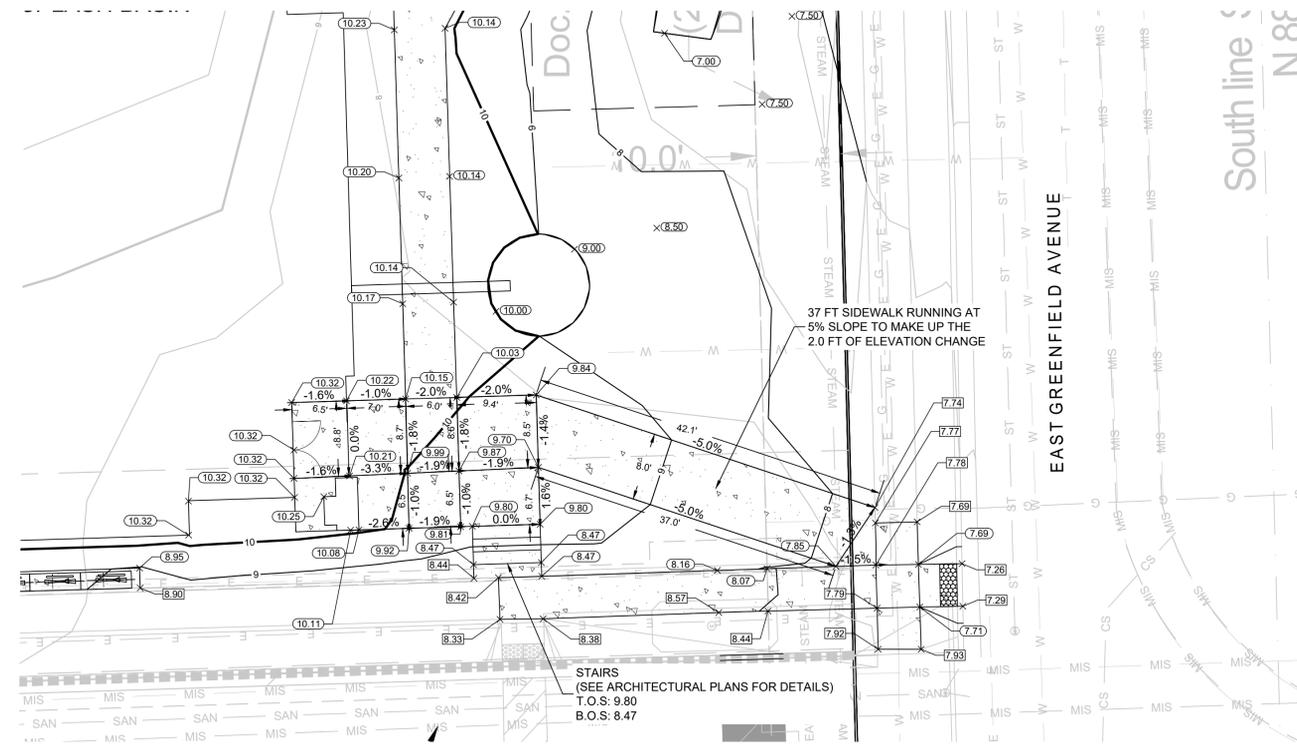
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DRAWN BY:	KJB
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	C200

TO OBTAIN LOCATIONS OF ADJACENT UNDERGROUND FACILITIES BEFORE YOU DIG IN MICHIGAN

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

MS STATUTE 182.07(2)(97A)
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	(E C401) POROUS PAVEMENT
	(A C401) CURB & GUTTER (ACCEPT)
	(A C401) CURB & GUTTER (REJECT)
	GRADE BREAK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED CURB & GUTTER SPOT GRADE
	T.C. TOP OF CURB GRADE
	FL. FLOW LINE CURB GRADE
	PROPOSED SURFACE SPOT GRADE
	PROPOSED TOP OF WALL AT FINISHED GRADE
	PROPOSED BOTTOM OF WALL AT FINISHED GRADE
	EXISTING SURFACE SPOT GRADE (MATCH)

1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4
200 EAST GREENFIELD
MILWAUKEE, WI 53204
DETAILED GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON-CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

ISSUANCE	DATE
DESIGN DEVELOPMENT	03/08/2024
DPD SUBMITTAL	03/22/2024
DRT RESUBMITTAL	04/15/2024
DPD RESUBMITTAL	04/29/2024
50% CD	05/03/2024
DPD RESUBMITTAL	05/13/2024
DPD RESUBMITTAL	06/03/2024

NO. REVISION	DATE

PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.05.10
DRAWN BY:	---
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	C201



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

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

MS STATUTE 182.07(2)(PM) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE MILW. AREA 259-1181

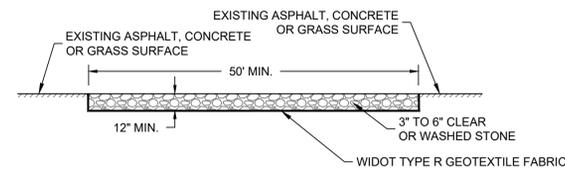
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. STRIP TOPSOIL FROM SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
5. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059; AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
6. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
7. INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER.
8. PERFORM FINAL GRADING AND INSTALL STONE BASES.
9. INSTALL PAVEMENTS.
10. PLACE TOPSOIL AND PERFORM LANDSCAPE INSTALLATION.
11. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
12. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

EROSION CONTROL NOTES:

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR218 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE DEWATERING, WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY OF MILWAUKEE, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY THE CITY OF MILWAUKEE OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.



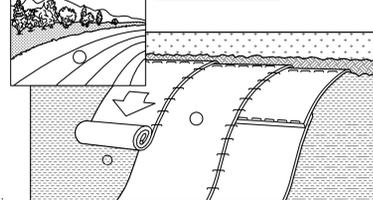
GENERAL NOTE:

1. STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057
2. AN APPROVED MANUFACTURED TRACKOUT CONTROL DEVICE SYSTEM CONFORMING TO WDNR TECHNICAL STANDARD #1057 MAY BE USED AS AN ALTERNATIVE TO A STONE TRACKING PAD

A CONSTRUCTION ENTRANCE - WDNR TS-1057

SCALE: NTS

SLOPE INSTALLATION

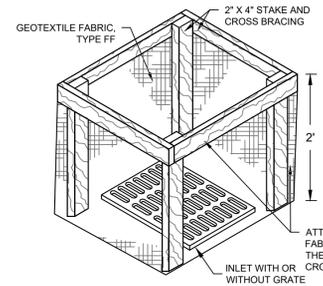
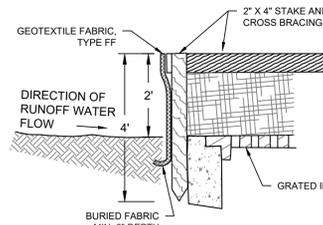


NOTES:

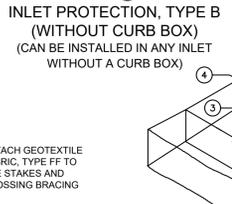
1. ECRMs (EROSION CONTROL REVEGATIVE MATS) SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.
2. THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.
3. TRMs (TURF-REINFORCEMENT MAT) SHALL BE INSTALLED IN CONJUNCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.
4. AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.
5. EROSION MATTING SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1052.
6. INSTALL PER MANUFACTURERS SPECIFICATIONS.
7. WHERE A TRM IS INSTALLED, THE TRM LOCATION SHALL BE AS-BUILT PRIOR TO PLACEMENT OF TOPSOIL AND ECRM PLACEMENT. PROVIDE AS-BUILT LOCATION TO THE ENGINEER.

B EROSION MATTING - WDNR TS-1052

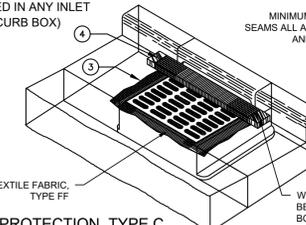
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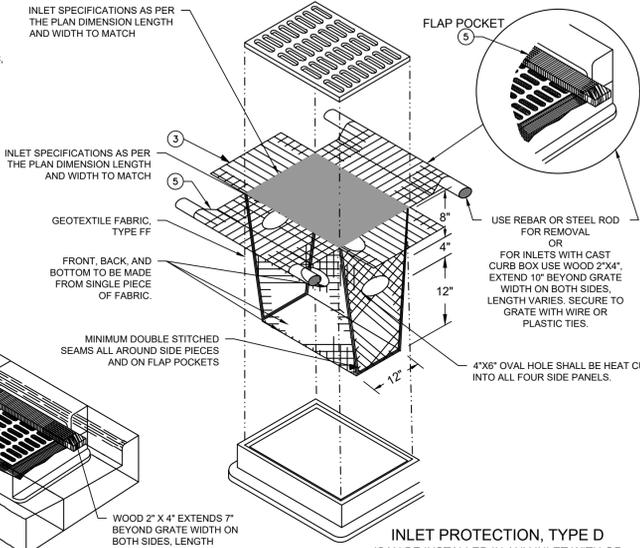
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B (WITHOUT CURB BOX) (CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D (CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX AS PER NOTE)

GENERAL NOTES:

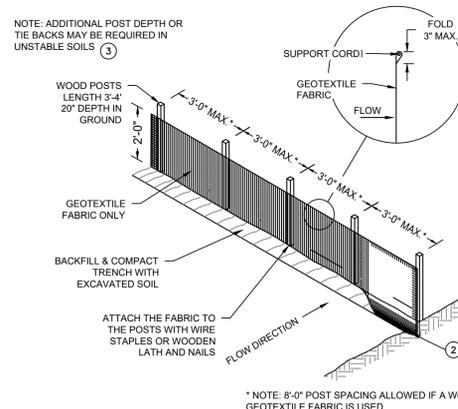
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

INSTALLATION NOTES:

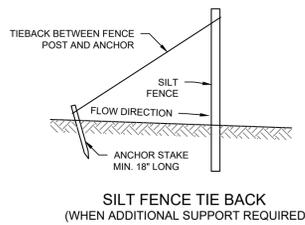
- TYPE B & C TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30". MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACES AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

C INLET PROTECTION - WDNR TS-1060

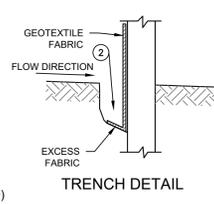
SCALE: NTS



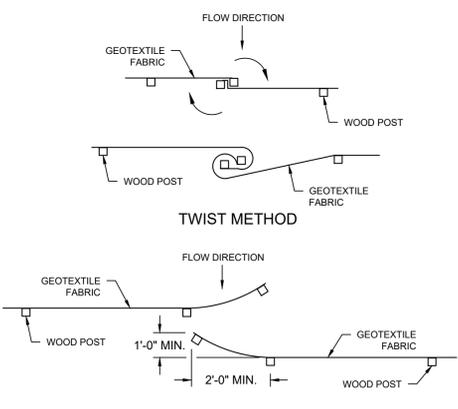
SILT FENCE



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



JOINING TWO LENGTHS OF SILT FENCE

- GENERAL NOTES
1. HORIZONTAL BRACE REQUIRED WITH 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/32" X 1-1/32" OF OAK OR HICKORY.
 4. WHERE SILT FENCE CROSSES A CULVERT, SILT FENCE SHALL BE DIVERTED OVER THE CULVERT OVER THE CULVERT TO NOT RESTRICT FLOW.
 5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
 6. SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056
 7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6

1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4

200 EAST GREENFIELD
MILWAUKEE, WI 53204

EROSION CONTROL DETAILS

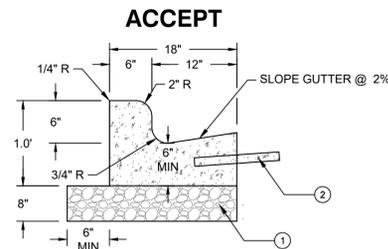
PRELIMINARY
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ISSUANCE	DATE
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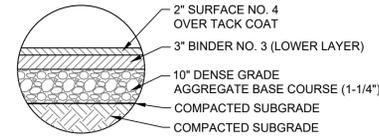
NO. REVISION	DATE
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PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.05.10
DRAWN BY:	KJB
CHECKED BY:	TPM
APPROVED BY:	----
SHEET NO:	----

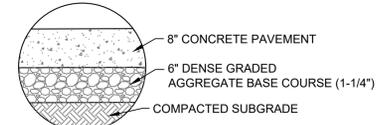
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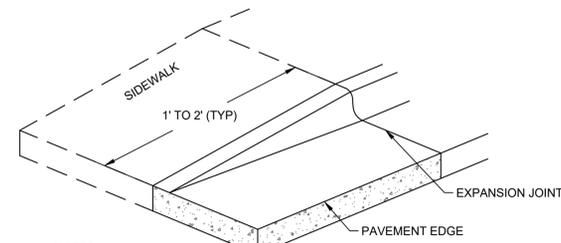
B CONCRETE SIDEWALK SECTION
SCALE: NTS



C ASPHALT PAVEMENT SECTION
SCALE: NTS



H CONCRETE PAVEMENT SECTION
SCALE: NTS

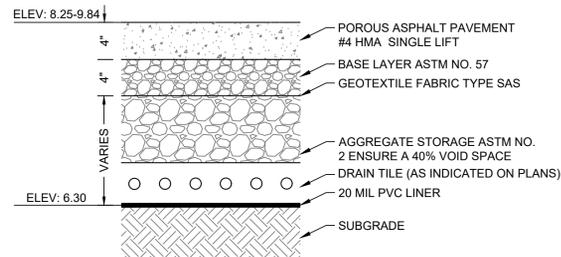


NOTES:
 IF SIDEWALK IS ADJACENT TO CURB TAPER, TAPER SHALL BE EXTENDED TO 10' TO MAINTAIN 5% MAX SLOPE ON WALK FOR ADA ACCESS

D CURB TAPER
SCALE: NTS

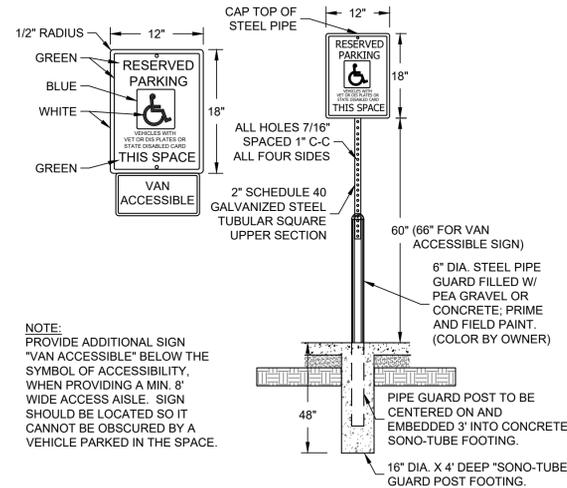
- NOTES:**
- 1-1/4" DENSE GRADED AGGREGATE BASE COURSE.
 - TIE-BAR IF ADJACENT TO CONCRETE (NO. 4 X 2'-0" DEFORMED TIE BARS SPACED AT 3'-0" C-C).
 - THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

A 18 INCH CONCRETE CURB AND GUTTER
SCALE: NTS



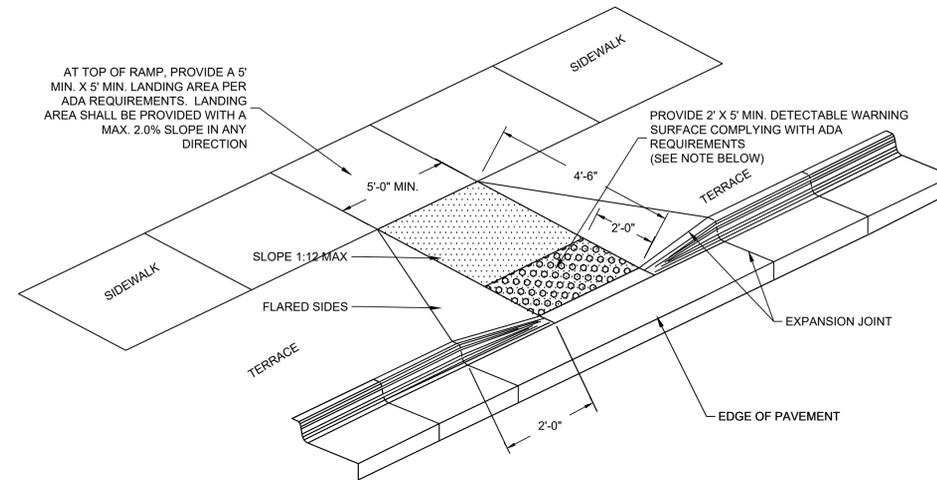
- NOTES:**
- PAVEMENT SURFACE PERCENT VOIDS SHOULD BE LESS THAN 25%.
 - JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 9, 89, OR 57 AGGREGATE.
 - AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES. AGGREGATE STORAGE RESERVOIR SHALL USE AN OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE.
 - UNDERDRAINS CAN BE LOCATED WITHIN OR BELOW THE AGGREGATE STORAGE RESERVOIR. UNDERDRAINS (OR EQUIVALENT) ARE REQUIRED IF THE AGGREGATE STORAGE RESERVOIR DRAIN DOWN TIME WILL EXCEED 72 HOURS. THE SLOPE OF THE SUBGRADE SHALL BE AS FLAT AS POSSIBLE BE NO GREATER THAN 2%.
 - POROUS PAVEMENT SHALL CONFORM TO THE WDNR TECHNICAL STANDARD # 1008

E POROUS PAVEMENT WITH LINER
SCALE: NTS



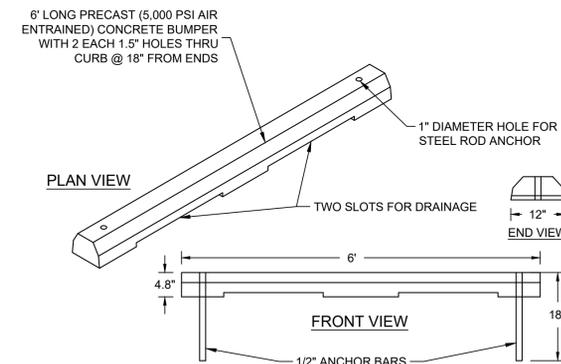
NOTE:
 PROVIDE ADDITIONAL SIGN "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY, WHEN PROVIDING A MIN. 8' WIDE ACCESS AISLE. SIGN SHOULD BE LOCATED SO IT CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

F ADA SIGN AND BOLLARD POST
SCALE: NTS



- NOTES:**
- CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
 - PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
 - DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

G ADA RAMP - TYPE 2
SCALE: NTS



I PRECAST CONCRETE WHEEL STOP
SCALE: NTS

1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4
200 EAST GREENFIELD
MILWAUKEE, WI 53204

SITE DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
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DPD SUBMITTAL	03/22/2024
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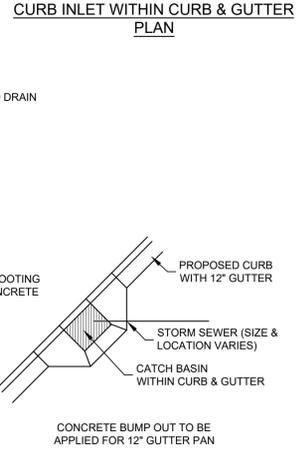
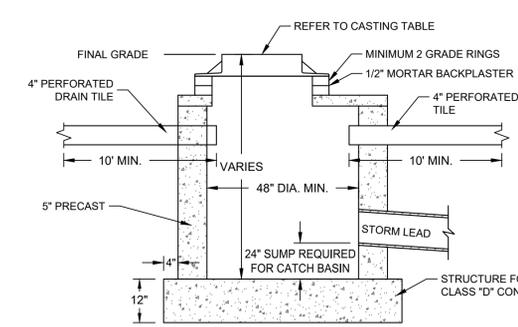
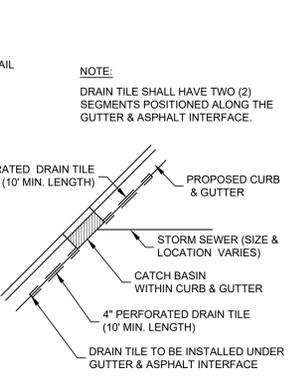
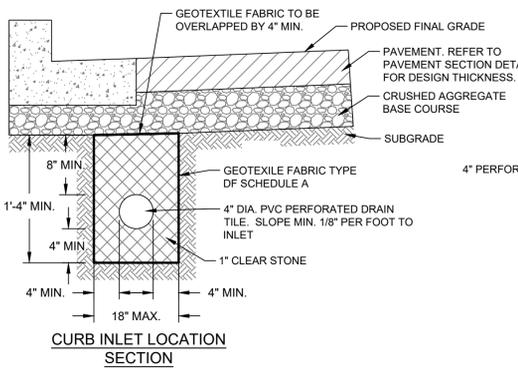
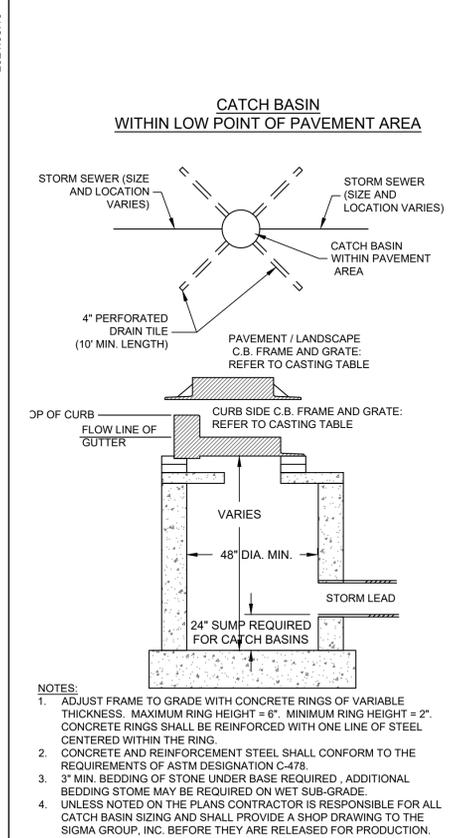
SHEET NO:
C401

PRELIMINARY NOT FOR CONSTRUCTION

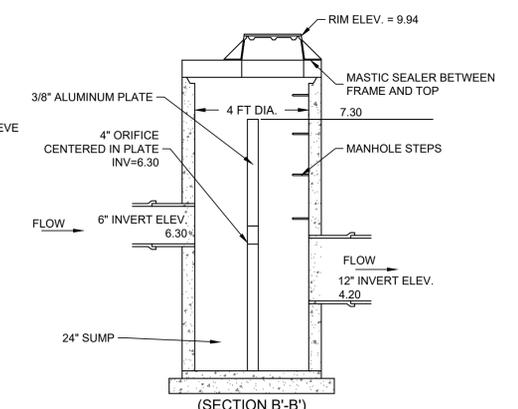
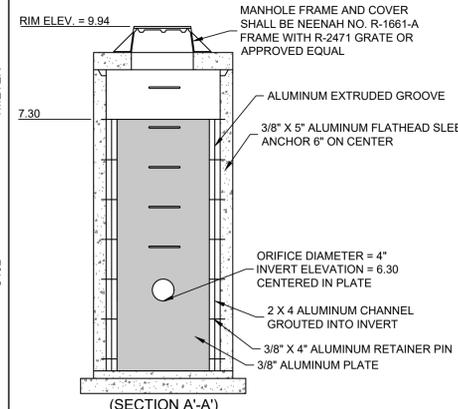
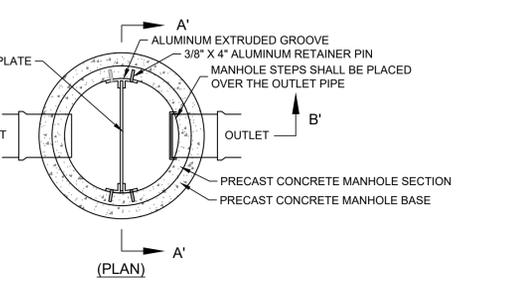
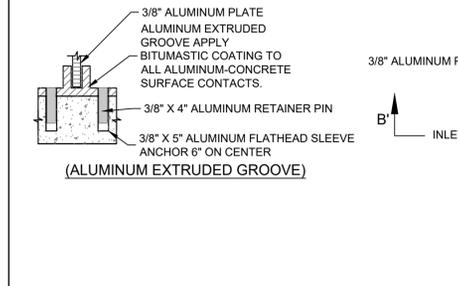
ISSUANCE	DATE
DESIGN DEVELOPMENT	03/08/2024
DPD SUBMITTAL	03/22/2024
DRT RESUBMITTAL	04/15/2024
DPD RESUBMITTAL	04/29/2024
50% CD	05/03/2024
DPD RESUBMITTAL	05/13/2024
DPD RESUBMITTAL	06/03/2024

NO. REVISION	DATE
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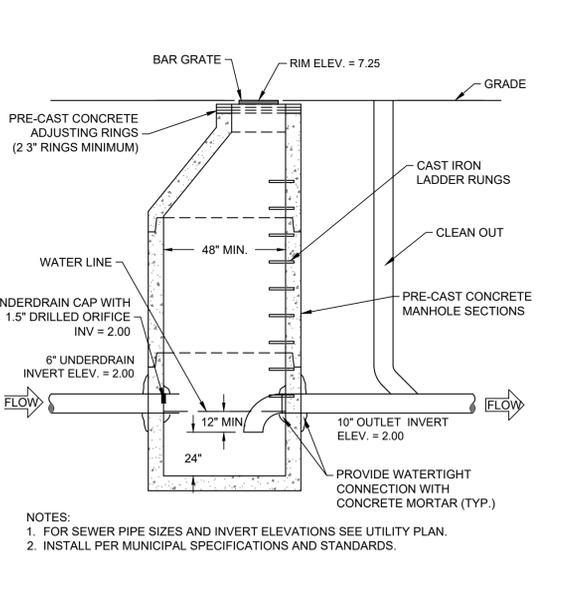
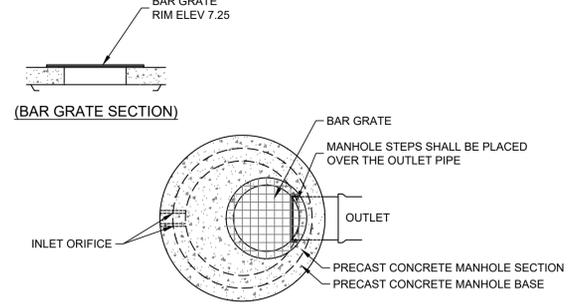
PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.05.10
DRAWN BY:	KJB
CHECKED BY:	TPM
APPROVED BY:	----
SHEET NO:	----



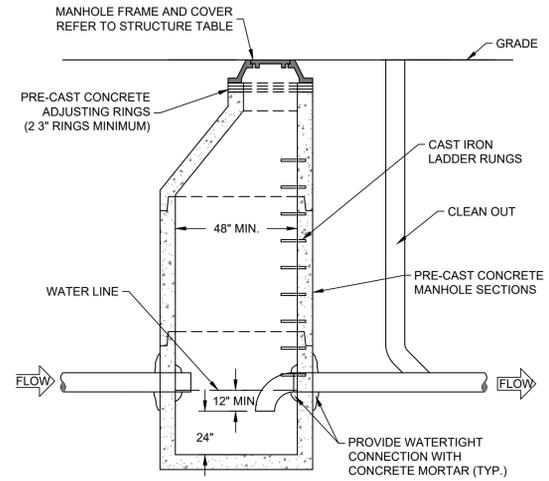
A INLET AND CATCH BASIN
SCALE: NTS



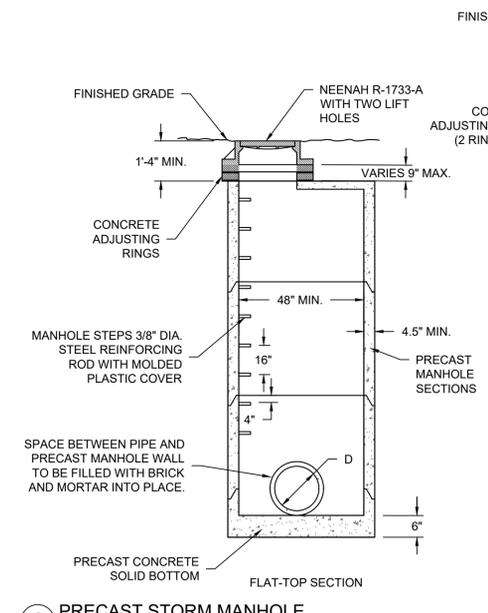
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SCALE: NTS



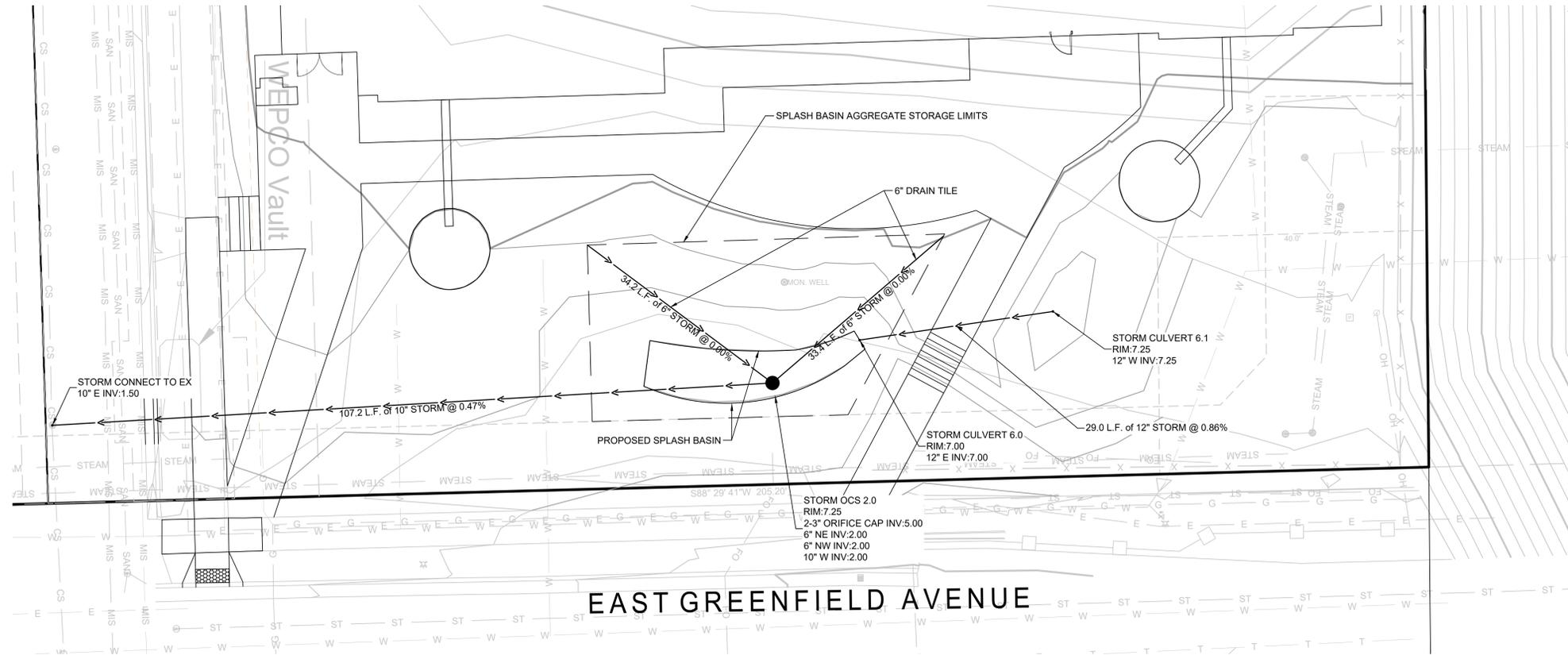
F TRAPPED OUTLET CONTROL STRUCTURE 2.0
SCALE: NTS



E TRAPPED MANHOLE WITH CLEANOUT
SCALE: NTS



C PRECAST STORM MANHOLE
SCALE: NTS



1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4
200 EAST GREENFIELD
MILWAUKEE, WI 53204

STORM DETAILS

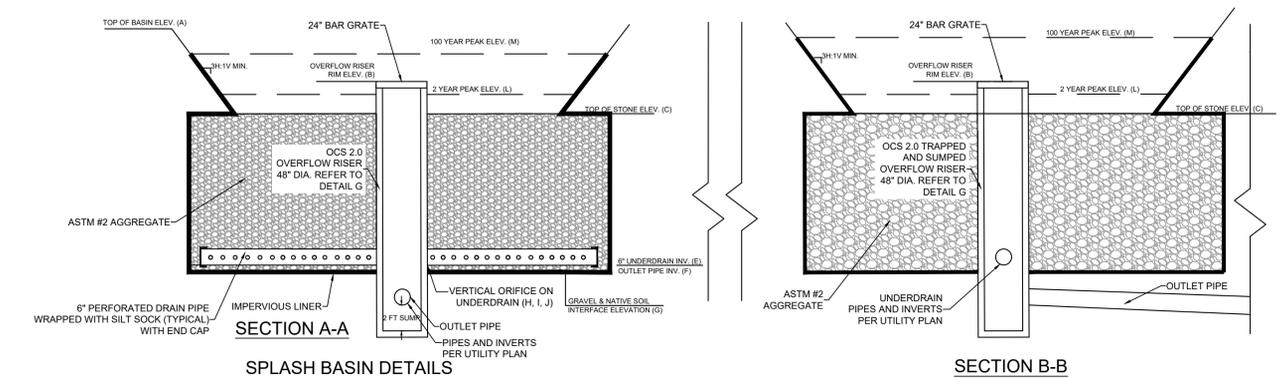
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

ISSUANCE	DATE
DESIGN DEVELOPMENT	03/08/2024
DPD SUBMITTAL	03/22/2024
DRT RESUBMITTAL	04/15/2024
DPD RESUBMITTAL	04/29/2024
50% CD	05/03/2024
DPD RESUBMITTAL	05/13/2024
DPD RESUBMITTAL	06/03/2024

NO. REVISION	DATE
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PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.05.10
DRAWN BY:	---
CHECKED BY:	TPM
APPROVED BY:	---

SHEET NO: **C403**



BASIN	(A)	(B)	(C)	(E)	(F)	(G)	(H)	(I)	(J)	(L)	(M)	
SPLASH BASIN	7.0	7.25	7.0	2.00	10"	2.00	1.75	N/A	N/A	N/A	3.50	7.28

A SPLASH BASIN
 SCALE: NTS

GENERAL:

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
- CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

- EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
- MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
- SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
- UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
- DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
- PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
- LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
- PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
- LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
- EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
- FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
- REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
- STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
- STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
- REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
- SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
- REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

STORM DRAINAGE:

- ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
- ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
- PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
- REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
- CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
- FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
- MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
- MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
- SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(1)(H) AND 382.36(7)(D).
- PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
- CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
- MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
- CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.
- AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)(4) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

SANITARY SEWERAGE:

- ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
- ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
- PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
- MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
- MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
- SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(1)(H) AND 382.36(7)(D).
- PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D2321 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS
- PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
- CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
- MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
- AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)(4) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AAND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

EARTH MOVING:

- ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PROVIDED REPORTS. IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
- CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
- CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
- THE SITE IS KNOWN TO CONTAIN ENVIRONMENTALLY CONTAMINATED SOILS. REFER TO THE REMEDIAL ACTION PLAN PREPARED BY THE SIGMA GROUP, INC. FOR DETAILS. SOILS SHALL BE MANAGED IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN. ANY SOILS OR MATERIAL HAULED OFF SITE SHALL BE DISPOSED OF IN A LEGAL FASHION.
- OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.
- FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
- SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.
- UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.
- AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1'-14" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
- ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
- BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 449; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
- PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
- SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKWEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
- PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIERED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED. THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED NOT THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
- DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINTILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINTILES SHALL BE 0.5%.
- CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
- ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
- EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION.
- WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPEEN TO COMPETENT BEARING SOIL AND THE FOOTING LOWERED OR AN OVEREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL TREATMENT REQUIRES WIDENING THE DEEPEEN EXCAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
- A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557)
- UTILITY TRENCHES FOR SEWER AND WATER SHALL CONFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE MOISTURE CONDITIONED TO BE WITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.
- UTILITY BEDDING PLACEMENT: CONFORM TO SECTION 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. BEDDING MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
- COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR EACH LIFT WITHIN 200 LINEAR FEET OF TRENCH, WHICHEVER IS LESS.
- AGGREGATE BASE COURSE BENEATH PAVEMENTS SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
- GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
- TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
- FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.
- BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
- PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS.
- UTILITY TRENCH BACKFILL TESTING: ONE TEST FOR EACH 200 CUBIC YARDS OF FILL BACKFILL PLACED OR ONE TEST PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT; WHICHEVER IS LESS.
- FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
- WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.



1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4

200 EAST GREENFIELD MILWAUKEE, WI 53204

SPECIFICATIONS

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
DESIGN DEVELOPMENT	03/08/2024
DPD SUBMITTAL	03/22/2024
DRT RESUBMITTAL	04/15/2024
DPD RESUBMITTAL	04/29/2024
50% CD	05/03/2024
DPD RESUBMITTAL	05/13/2024
DPD RESUBMITTAL	06/03/2024

NO. REVISION	DATE
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PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.05.10
DRAWN BY:	KJB
CHECKED BY:	TPM
APPROVED BY:	----

SHEET NO: C500

CONCRETE PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
4. CONCRETE GRADE: GRADE A, GRADE A-2, OR A-FA CONFORMING TO SECTION 501.3.1.3 OF THE WISDOT STANDARD SPECIFICATIONS
5. AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.
11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.
13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.
14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS
17. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
19. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.
20. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
21. CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.
22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.
23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.
25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).
26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).
27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.
29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
30. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.
31. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.
32. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

ASPHALTIC PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LT FOR REGULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS. ASPHALTIC BINDER SHALL BE 58-28 S UNLESS NOTED.
9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLodge OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4 INCH FOR BINDER COURSE AND PLUS 1/4 INCH FOR SURFACE COURSE, NO MINUS.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: 1/4 INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.

POROUS PAVEMENT:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND WISCONSIN ASPHALT PAVEMENT ASSOCIATION (WAPA) POROUS ASPHALT PAVEMENTS TECHNICAL BULLETIN.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS AS MODIFIED BY THE WAPA POROUS ASPHALT PAVEMENTS TECHNICAL BULLETIN.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS AS MODIFIED BY THE WAPA POROUS ASPHALT PAVEMENTS TECHNICAL BULLETIN.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
8. POROUS ASPHALT: POROUS ASPHALT MIXES SHALL BE COMPATIBLE WITH WISDOT-APPROVED WARM-MIX ASPHALT TECHNOLOGIES. ASPHALTIC BINDER SHALL BE GRADE 28 IN ACCORDANCE WITH WAPA POROUS ASPHALTIC TECHNICAL BULLETIN.
9. AGGREGATE STORAGE RESERVOIR: USE A WASHED OR OPEN-GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 50% PASSING THE NO. 200 SIEVE. PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29 STANDARD TEST METHOD FOR BULK DENSITY AND VOIDS IN AGGREGATE. COMPLY WITH SOUNDNESS, WEAR, AND FRACTURE REQUIREMENTS LISTED IN WISCONSIN DOT STANDARD SPECIFICATION SECTION 301.2.4.5 - AGGREGATE BASE PHYSICAL PROPERTIES.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS AS MODIFIED BY THE WAPA POROUS ASPHALT PAVEMENTS TECHNICAL BULLETIN.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS. THE SLOPE OF THE SUBGRADE SHALL BE AS FLAT AS POSSIBLE BUT NO GREATER THAN 2%.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLodge OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS AS MODIFIED BY THE WAPA POROUS PAVEMENTS TECHNICAL BULLETIN. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH POROUS ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS AS MODIFIED BY THE WAPA POROUS ASPHALT PAVEMENTS TECHNICAL BULLETIN. POROUS ASPHALT SHOULD BE COMPACTED WITH TWO TO FOUR PASSES OF A 10-TON ROLLER.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT FOR AT LEAST 24 HOURS. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4 INCH FOR BINDER COURSE AND PLUS 1/4 INCH FOR SURFACE COURSE, NO MINUS.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: 1/4 INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.



1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4
200 EAST GREENFIELD
MILWAUKEE, WI 53204

SPECIFICATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE
DESIGN DEVELOPMENT	03/08/2024
DPD SUBMITTAL	03/22/2024
DRT RESUBMITTAL	04/15/2024
DPD RESUBMITTAL	04/29/2024
50% CD	05/03/2024
DPD RESUBMITTAL	05/13/2024
DPD RESUBMITTAL	06/03/2024

NO. REVISION	DATE

PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.05.10
DRAWN BY:	KJB
CHECKED BY:	TJM
APPROVED BY:	----

SHEET NO: **C501**



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LANDSCAPE ARCHITECTURE

131 W. Seeboth Street, Suite 240
Milwaukee, WI 53204
Tel: (414) 530-1080 www.newedenlandscape.com

1st and Greenfield
(Freshwater Plaza)
Lot 4 - 200 East
Greenfield

200 E. Greenfield Avenue,
Milwaukee, WI 53204

Site Landscape Plan

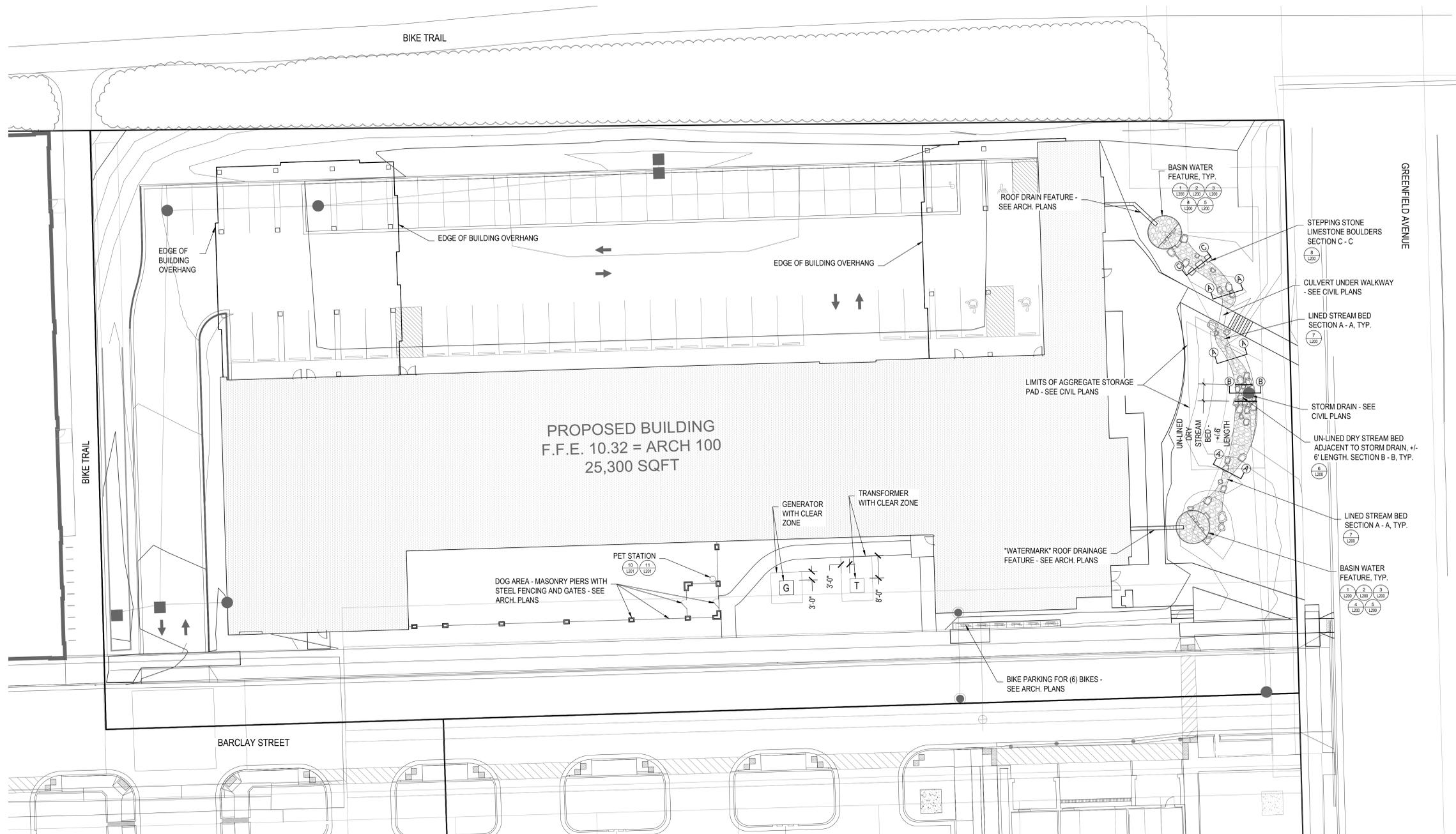
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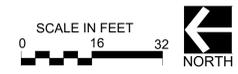
REVISIONS:

PROJECT NO.: 23013-SIG-GR
SCALE: VARIES
DATE: 06-03-2024
DRWN BY: JO CHKD BY: RS
SHEET:

L100



1 SITE LANDSCAPE PLAN
L100 SCALE: 1" = 16'-0"



THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



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MISC. REPORTS: JO CHKD
MILWAUKEE AREA 259-1181



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1st and Greenfield
(Freshwater Plaza)
Lot 4 - 200 East
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200 E. Greenfield Avenue,
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Planting Plan

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REVISIONS:

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SCALE: VARIES

DATE: 06-03-2024

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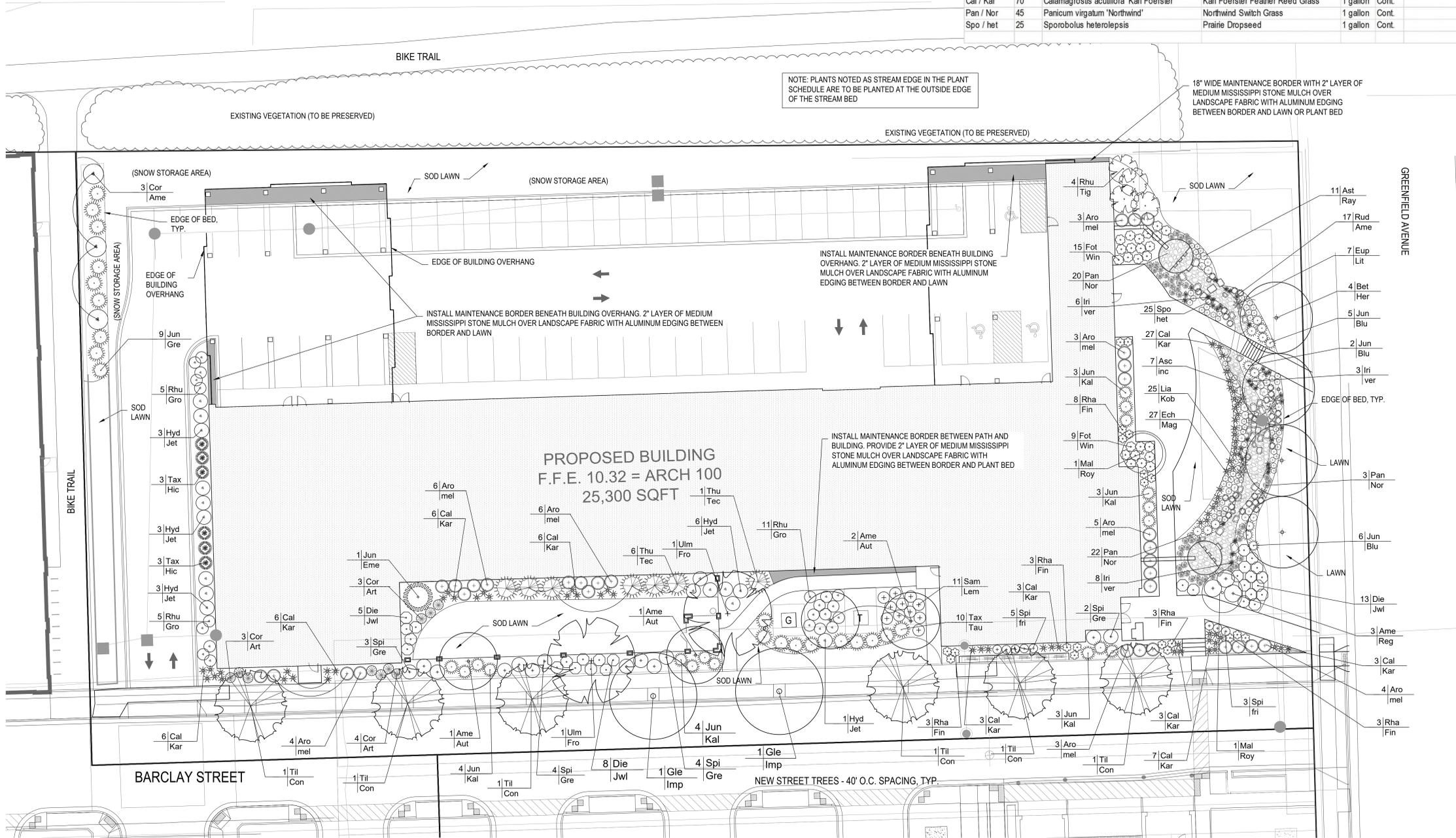
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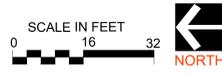
PLANT SCHEDULE:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
Deciduous Trees						
Ame / Aut	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1 1/2"-2"	BB	multi-stem
Bet / Her	4	Betula nigra 'Cully'	Heritage River Birch	2 1/2"-3"	BB	
Gle / Imp	2	Gleditsia triacanthos 'Impcole' PP 1605	Imperial Honeylocust	2 1/2"-3"	BB	
Mal / Roy	2	Malus 'JFS-KW5'	Royal Raindrops Crabapple	1 1/2"-2"	BB	
Til / Con	6	Tilia heterophylla 'Continental Appeal'	Continental Appeal White Basswood	2 1/2"-3"	BB	
Ulm / Fro	2	Ulmus 'Frontier'	Frontier Elm	2 1/2"-3"	BB	
Evergreen Trees						
Jun / Eme	1	Juniperus virginiana 'J.N. Select Green'	Emerald Feather Juniper	6' - 7' ht	BB	
Evergreen Shrubs						
Jun / Kal	17	Juniperus chinensis 'Pfitzeriana Kallay'	Kallays Compact Juniper	3 gallon	Cont.	
Jun / Blu	13	Juniperus sabinna 'Blue Forest'	Blue Forest Juniper	3 gallon	Cont.	
Jun / Gre	9	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 gallon	Cont.	
Tax / Hic	6	Taxus x media 'Hicksii'	Hicks Yew	4' - 5' ht	Cont.	
Tax / Tau	10	Taxus x media 'Tauntonii'	Taunton Yew	5 gallon	Cont.	
Thu / Tec	7	Thuja occidentalis 'Bail John' PP15,850	Technito Arborvitae	5' - 6' ht	BB	

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
Deciduous Shrubs						
Ame / Reg	3	Amelanchier alnifolia 'Regent'	Regent Saskatoon Serviceberry	24" - 30"	Cont.	
Aro / mel	34	Aronia melanocarpa	Black Chokeberry	24" - 30"	Cont.	
Cor / Art	10	Cornus stolonifera 'Farrow' PP18,523	Arctic Fire Dogwood	18" - 24"	Cont.	
Cor / Ame	3	Corylus americana	American Filbert	30" - 36"	Cont.	
Die / Jwl	26	Diervilla lonicera 'Jewell'	Jewell Bush-honeysuckle	18" - 24"	Cont.	
Fot / Win	24	Fothergilla gardenii 'Windy City'	Windy City Fothergilla	30" - 36"	Cont.	
Hyd / Jet	16	Hydrangea quercifolia 'PillHG-1' PP25,319	Jetstream Oakleaf Hydrangea	3 gallon	Cont.	
Rha / Fin	20	Rhamnus frangula 'Fine Line Ron Williams'	Fine Line Buckthorn	4' ht	Cont.	
Rhu / Gro	21	Rhus aromatica 'Gro-low'	Gro-low Sumac	3 gallon	Cont.	
Rhu / Tig	4	Rhus typhina 'Baltiger'	Tiger Eyes Cutleaf Staghorn Sumac	2 gallon	Cont.	
Sam / Lem	11	Sambucus racemosa 'SMNSRD4' PPAF	Lemony Lace Elderberry	2 gallon	Cont.	
Spi / Gre	13	Spiraea x cinerea 'Grefsheim'	Grefsheim Spirea	3 gallon	Cont.	
Spi / fri	8	Spiraea fritschiana	Fritsch Spirea	2 gallon	Cont.	
Perennials						
Asc / inc	7	Asclepias incarnata	Red Milkweed	1 gallon	Cont.	
Ast / Ray	11	Aster oblongifolius 'Raydon's Favorite'	Raydon's Favorite Aromatic Aster	1 gallon	Cont.	
Ech / Mag	27	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gallon	Cont.	
Eup / Lit	7	Eupatorium purpureum 'Little Joe'	Little Joe Joe-Pye Weed	1 gallon	Cont.	
Iri / ver	20	Isis versicolor	Blue Flag Iris	1 gallon	Cont.	stream edge
Lia / Kob	25	Liatis spicata 'Kobold'	Kobold Spike Blazing Star	1 gallon	Cont.	
Rud / Ame	17	Rudbeckia fulgida 'American Goldrush'	American Goldrush Black Eyed Susan	1 gallon	Cont.	
Ornamental Grasses						
Cal / Kar	70	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.	
Pan / Nor	45	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gallon	Cont.	
Spo / het	25	Sporobolus heterolepis	Prairie Dropseed	1 gallon	Cont.	



1 PLANTING PLAN
SCALE: 1" = 16'-0"



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NO OTHER LOCATIONS OF PLANTINGS OR MATERIALS TO BE SHOWN ON THIS PLAN.

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NO DRAINAGE INFORMATION SHOWN ON THIS PLAN.

M.L.R. AREA 259-1181



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Planting Notes & Details

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REVISIONS:

PROJECT NO.: 23013-SIG-GR

SCALE: VARIES

DATE: 06-03-2024

DRWN BY: JO CHKD BY: RS

SHEET:

L301

PLANT INSTALLATION NOTES:

LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.

ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND ADDITIONAL INFORMATION PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION.

ROUGH GRADING AND DRAINAGE CONSTRUCTION IS TO BE COMPLETED PRIOR TO LANDSCAPE CONTRACTOR'S WORK. VERIFY ALL EXISTING SITE AND GRADING CONDITIONS PRIOR TO CONSTRUCTION.

ALL AREAS DISTURBED BY GRADING OR SITE CONSTRUCTION SHALL BE FINE GRADED, PLANTED, OR SEED. SEE PLAN FOR SEED LOCATIONS. SEE NOTES FOR SPECIFIED SEED MIXES AND INSTALLATION PROCEDURES.

NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "V" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

PLANT TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO THE ADJUSTMENT OF PLANTS.

CONTRACTOR SHALL VERIFY PLANT QUANTITIES SHOWN ON THE PLAN AND PROVIDE A LIST TO THE CLIENT IDENTIFYING THE SPECIES AND SIZES TO BE USED THROUGHOUT THE PROJECT. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SUBSTANDARD PLANTING MATERIAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE IMMEDIATELY.

PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.

PROPOSED PLANT MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE STAKING OF PLANT MATERIAL PRIOR TO DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR. SEE LANDSCAPE SUBMITTALS SECTION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO THE ADJUSTMENT OF PLANTS.

SOIL PREPARATION - COMPACTED SOIL CONDITIONS: IF COMPACTED SOIL CONDITIONS ARE ENCOUNTERED OR HAVE DEVELOPED DURING THE CONSTRUCTION PROCESS IN THE PLANTED AREAS CONTRACTOR SHALL FIRST TILL AND HARROW SOIL AND SUBGRADE TO A DEPTH OF EIGHT (8) INCHES. SEE NOTE BELOW FOR ACCEPTABLE SUBGRADE CONDITIONS. **CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IF COMPACTED SOILS OR UNACCEPTABLE SUBGRADE IS ENCOUNTERED.**

SOIL PREPARATION - PLANTING SOIL DEPTH AND ACCEPTABLE SUBGRADE CONDITIONS:

ALL IN GROUND PLANTING BEDS SHALL RECEIVE A BLENDED TOPSOIL MIX TO A DEPTH OF EIGHTEEN (18) INCHES OVER CLEAN ACCEPTABLE SUBGRADE. TURF GRASS AREAS SHALL RECEIVE A BLENDED TOPSOIL MIX TO A DEPTH OF SIX (6) INCHES OVER CLEAN ACCEPTABLE SUBGRADE. ACCEPTABLE CLEAN SUBGRADE IS SUBSOIL THAT DOES NOT HAVE FOREIGN MATERIALS INCLUDING DEBRIS AND EXCESSIVE AGGREGATE FROM CONSTRUCTION ACTIVITIES. IF COMPACTED SUBGRADE IS ENCOUNTERED, TILL AND HARROW COMPACTED SUBGRADE TO A DEPTH OF EIGHT (8) INCHES. IF SUBGRADE IS NOT ACCEPTABLE, CONTRACTOR SHALL EXCAVATE AND REMOVE UNACCEPTABLE SUBGRADE A MINIMUM OF TWELVE (12) INCHES IN DEPTH AND REPLACE WITH CLEAN FILL. NOTIFY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH WORK IF COMPACTED OR UNACCEPTABLE SUBGRADE IS ENCOUNTERED. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS FOR A MINIMUM OF TEN (10) FEET. ROTO-TIL BLENDED TOPSOIL INTO PLANTING BEDS.

PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 6 OZ. PER SHRUB.

ALL MIXED PLANTING BEDS WITH PERENNIALS, SHRUBS, AND TREES SHALL RECEIVE A TWO (2) INCH TO (3) THREE INCH LAYER OF SHREDDED HARDWOOD MULCH. DO NOT ALLOW MULCH TO TOUCH STEMS OR TRUNKS OF PERENNIALS, SHRUBS OR SHRUBS. ALL SHRUBS AND TREES PLANTED SINGLY SHALL RECEIVE A THREE (3) INCH LAYER OF SHREDDED HARDWOOD MULCH. **NO LANDSCAPE FABRIC OR WEED BARRIER IS TO BE INSTALLED OVER PLANT BEDS OR OVER SHRUBS AND TREES PLANTED SINGLY.**

UNLESS OTHERWISE SHOWN, ALL PERENNIALS AND SHRUBS TO BE PLANTED IN A TRIANGULAR ARRANGEMENT. FOR PLANTS NOT SHOWN INDIVIDUALLY, REFER TO SPACING SHOWN IN THE PLANT SCHEDULE AND DETAILS.

LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME THE GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

MAINTENANCE BORDER - INSTALL MAINTENANCE BORDER BETWEEN THE FOUNDATION OF THE BUILDING AND TURF GRASS AREAS AND WHERE NOTED ON THE PLAN. BORDER TO CONSIST OF 2.5 INCH LAYER OF MEDIUM MISSISSIPPI STONE OVER LANDSCAPE FABRIC AND EDGED WITH COMMERCIAL GRADE, PERMALOC 3/8" X 4" ALUMINUM BED EDGING IN MILL FINISH, OR APPROVED EQUAL. INSTALL EDGING PER SUPPLIER'S SPECIFICATIONS.

PLANT BED EDGING - EDGE BEDS WITH COMMERCIAL GRADE, PERMALOC 3/8" X 4" ALUMINUM BED EDGING IN MILL FINISH, OR APPROVED EQUAL. INSTALL EDGING PER SUPPLIER'S SPECIFICATIONS.

UNLESS NOTED OTHERWISE, DO NOT STAKE DECIDUOUS TREES LESS THAN OR EQUAL TO 3-INCHES CALIPER DIAMETER AT BREAST HEIGHT (DBH) AND EVERGREEN TREES LESS THAN OR EQUAL TO 6 FEET IN HEIGHT.

SOD INSTALLATION:

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, TREES, SHRUB, AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

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.

LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH. SPREAD PLANTING SOIL TO A DEPTH OF 4 INCHES. FINISH GRADE TOPSOIL TO PLUS OR MINUS 1/2 INCH OF FINISH ELEVATIONS.

APPLY GRANULAR STARTER LAWN FERTILIZER DIRECTLY TO THE SURFACE OF THE FINISH GRADE. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. DO NOT CREATE MUDDY SOIL.

LAY SOD WITHIN 24 HOURS OF HARVESTING. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES.

SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1 1/2 INCHES BELOW SOD.

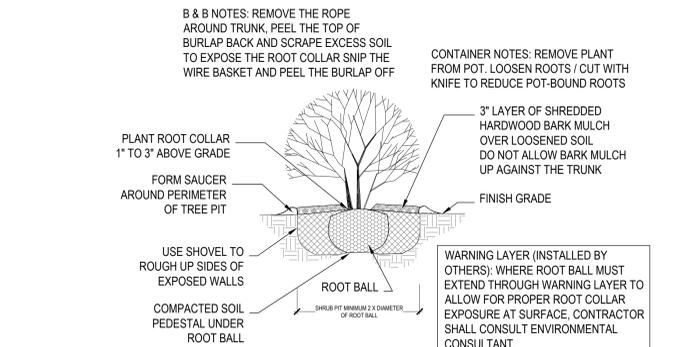
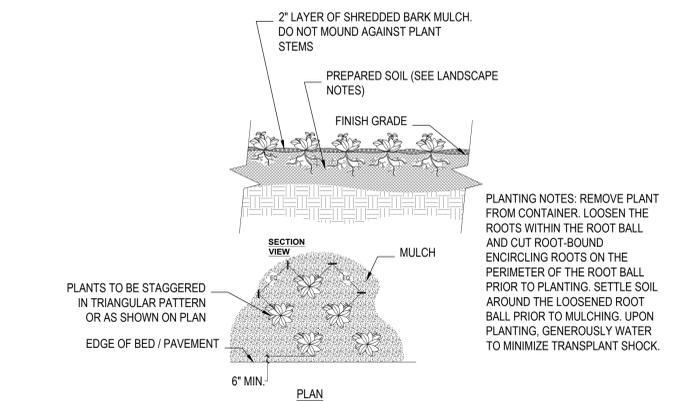
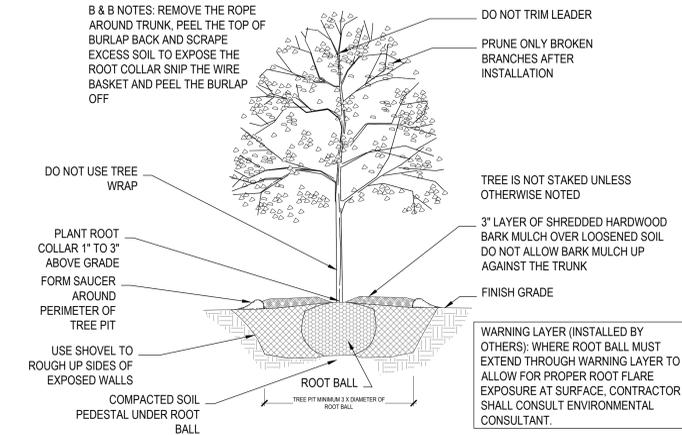
MAINTENANCE:

LANDSCAPE INSTALLER TO PROVIDE 60 DAY INITIAL MAINTENANCE PERIOD AT CONCLUSION OF LANDSCAPE INSTALLATION. INSTALLER IS RESPONSIBLE FOR WATERING SEED/SOD AND PLANTINGS AS WELL AS WEEDING, MOWING, AND CLEANING UP THE EDGING.

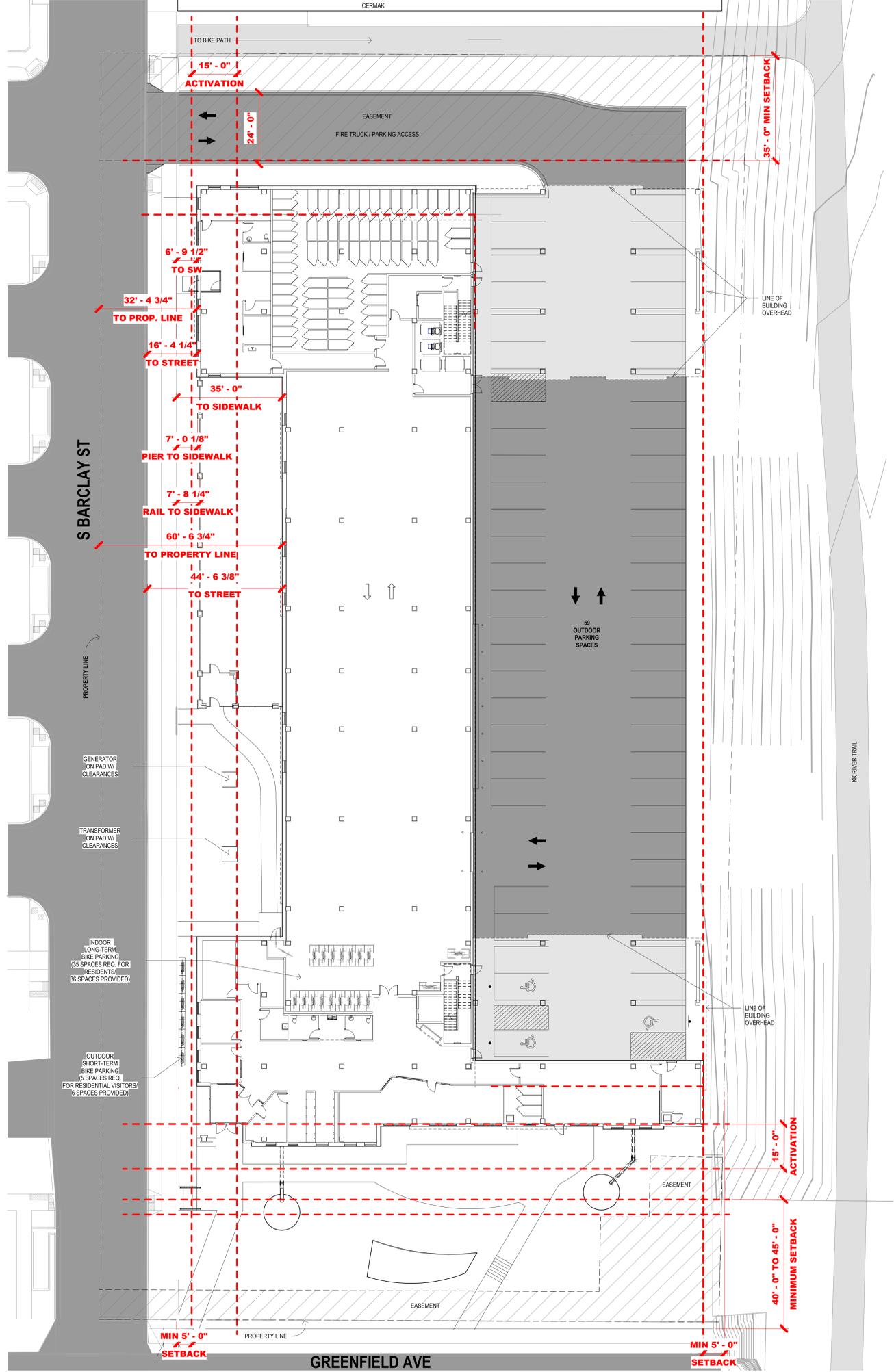
LANDSCAPE SUBMITTALS:

PROVIDE INFORMATION SUBMITTALS FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS PRIOR TO CONSTRUCTION;

- PLANT SPECIES, SIZES AND QUANTITIES AND ANY PROPOSED SUBSTITUTIONS
- FERTILIZER AND OTHER SOIL AMENDMENTS
- SHREDDED HARDWOOD MULCH
- STONE MULCH FOR MAINTENANCE BORDER
- ALUMINUM EDGING
- TURF GRASS SOD AND SUPPLIER
- BOULDERS AND STONE COBBLE FOR STREAM BED & BASIN WATER FEATURE
- BOULDERS FOR STEPPING STONES
- PET STATION



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2 SITE CONSTRAINTS
 Scale: 1/16" = 1'-0"
 0' 1' 2' 4' 6'



1 ARCHITECTURAL SITE
 Scale: 1/16" = 1'-0"
 0' 1' 2' 4' 6'

CONSULTANTS:

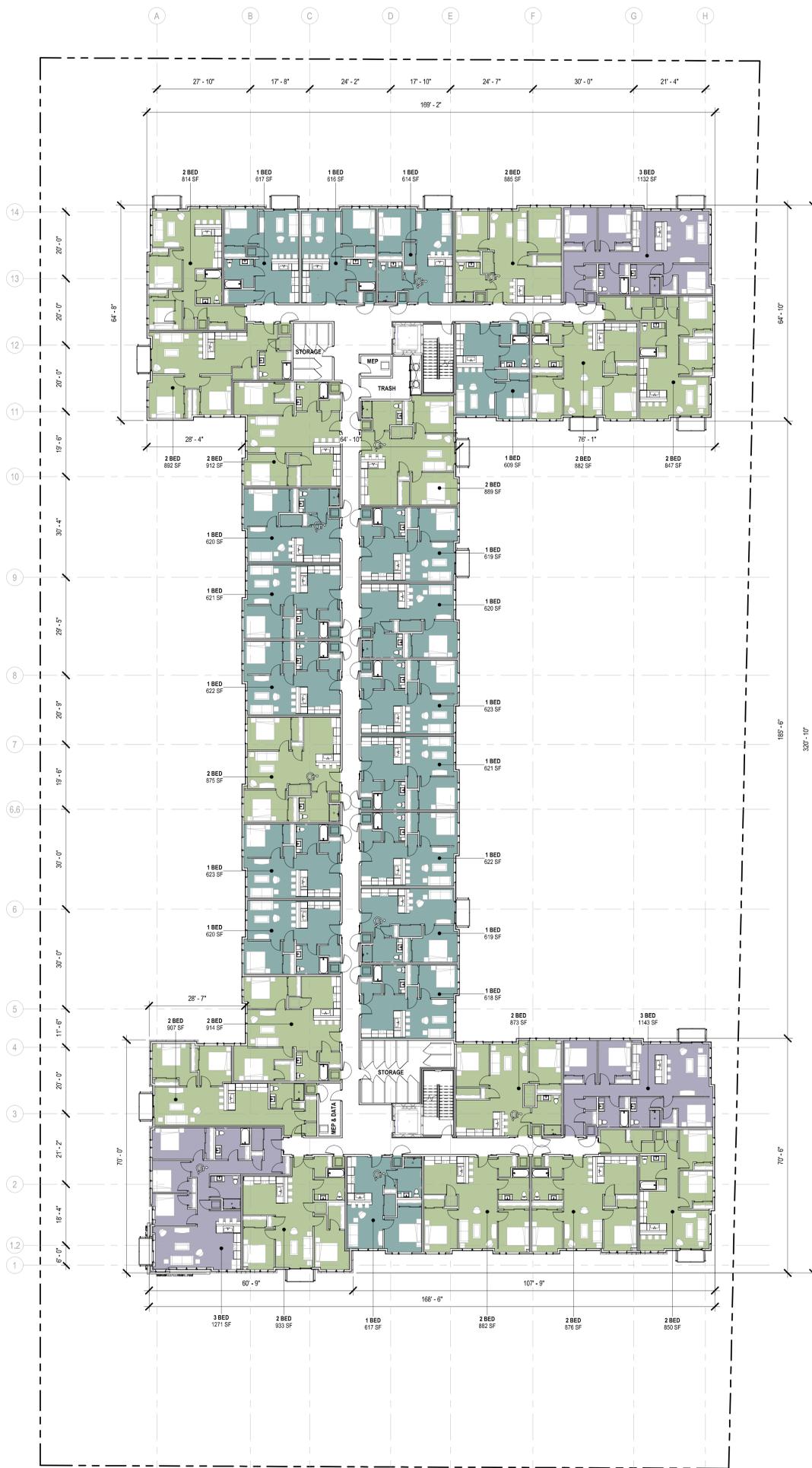
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1ST & GREENFIELD (FRESHWATER PLAZA)
 THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
 SHEET TITLE
ARCHITECTURAL SITE PLAN

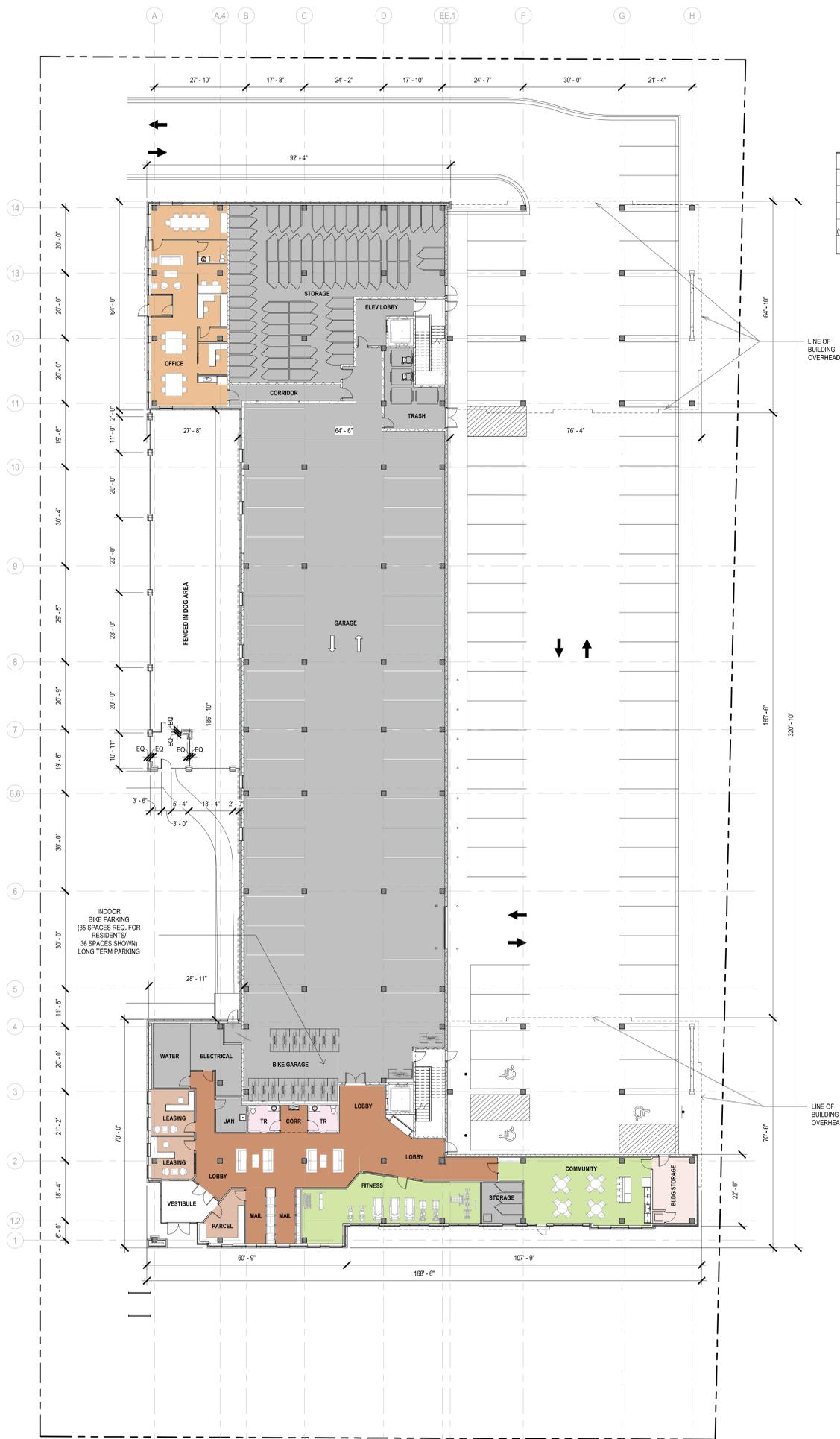
REVISIONS:

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SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A01

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2 NEW WORK PLAN - LEVEL 02
Scale: 1/16" = 1'-0"



1 NEW WORK PLAN - LEVEL 01
Scale: 1/16" = 1'-0"



GROSS FLOOR AREA (SF)	
LEVEL 01	25,360 SF
LEVEL 02	33,880 SF
LEVEL 03	33,880 SF
LEVEL 04	33,450 SF
LEVEL 05	33,450 SF
TOTAL	159,620 SF

PARKING TYPE	COUNT
INDOOR PARKING	35 STALLS
OUTDOOR PARKING	59 STALLS
TOTAL	94 STALLS

UNIT TYPE	UNIT COUNT				TOTALS
	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	
1 BED (600-650 SF)	17 UNITS	17 UNITS	17 UNITS	18 UNITS	69 UNITS
2 BED (850-900 SF)	15 UNITS	15 UNITS	16 UNITS	15 UNITS	61 UNITS
3 BED (1100-1150 SF)	3 UNITS	3 UNITS	2 UNITS	2 UNITS	10 UNITS
TOTALS	35 UNITS	35 UNITS	35 UNITS	35 UNITS	140 UNITS

140 STORAGE LOCKERS PROVIDED PER WHEDA REQUIREMENTS

T 414.220.9640
751 N. Jefferson St
Suite 200
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53202

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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204

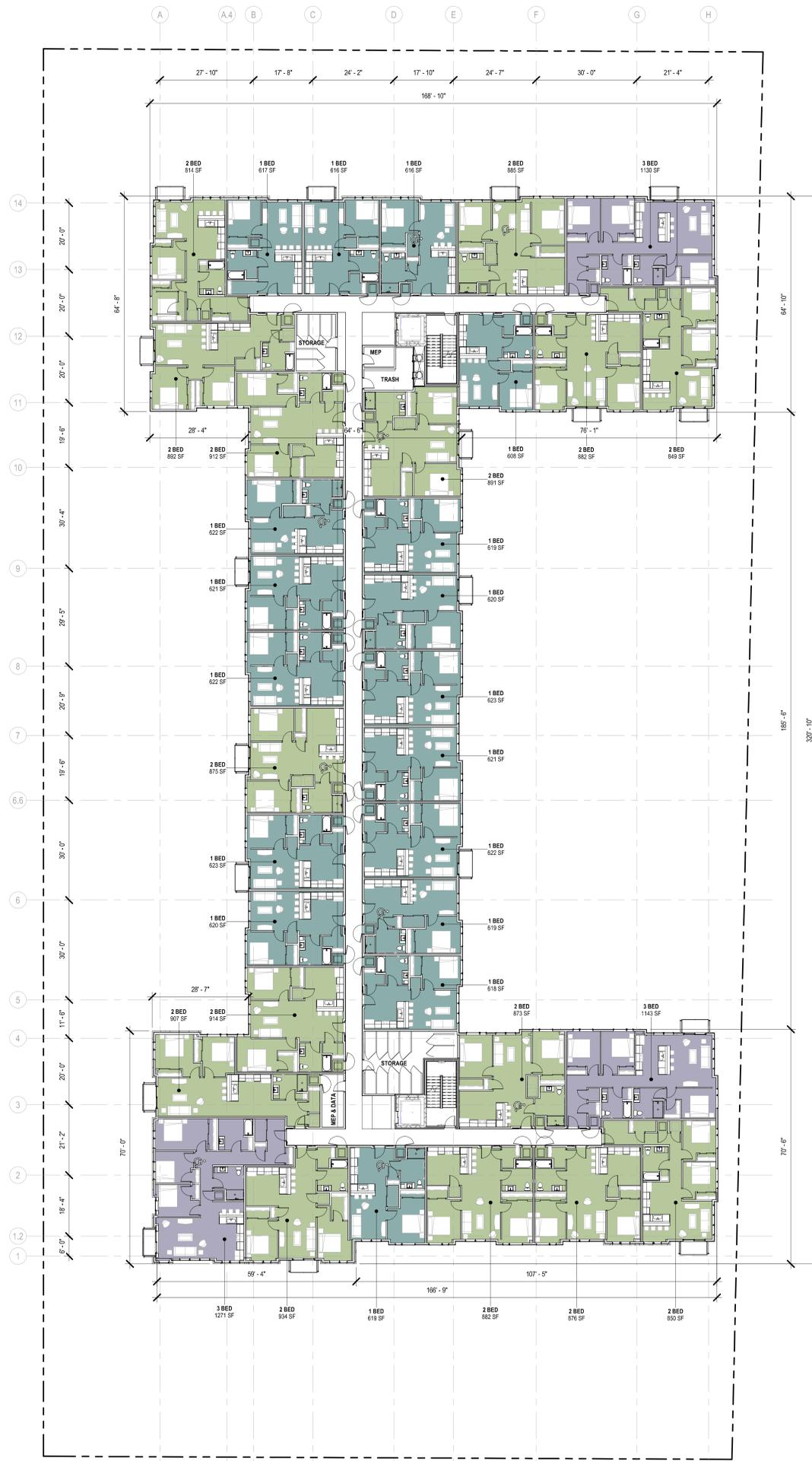
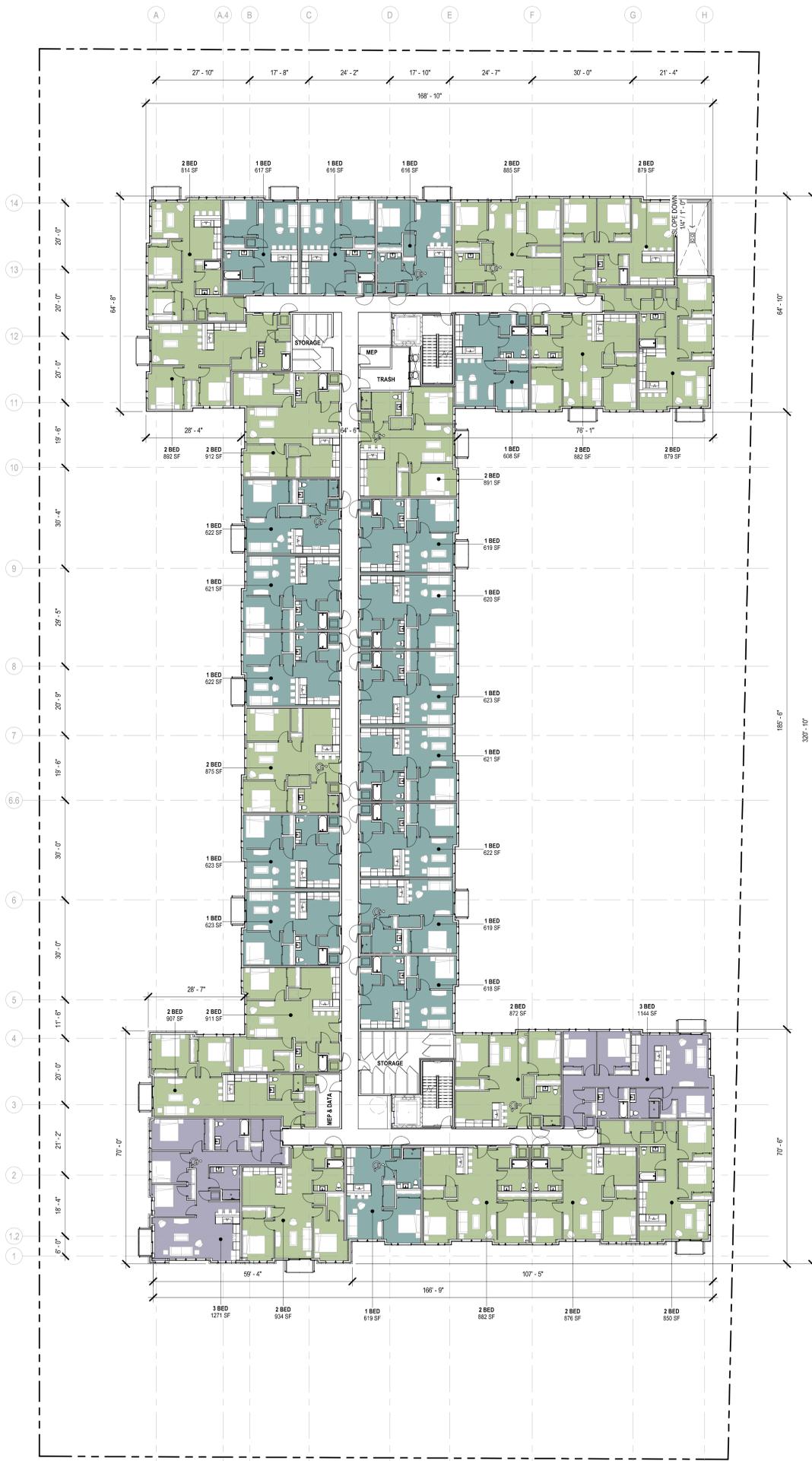
REVISIONS:

NO.	DATE	DESCRIPTION

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A02

SHEET TITLE:
NEW WORK PLAN - LEVELS 01 + 02

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GROSS FLOOR AREA (SF)	
LEVEL 01	25,360 SF
LEVEL 02	33,680 SF
LEVEL 03	33,680 SF
LEVEL 04	33,450 SF
LEVEL 05	33,450 SF
TOTAL	159,620 SF

PARKING TYPE		COUNT
INDOOR PARKING	35 STALLS	
OUTDOOR PARKING	59 STALLS	
TOTAL	94 STALLS	

UNIT COUNT					
UNIT TYPE	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	TOTALS
1 BED (600-650 SF)	17 UNITS	17 UNITS	17 UNITS	18 UNITS	69 UNITS
2 BED (850-900 SF)	15 UNITS	15 UNITS	16 UNITS	15 UNITS	61 UNITS
3 BED (1100-1150 SF)	3 UNITS	3 UNITS	2 UNITS	2 UNITS	10 UNITS
TOTALS	35 UNITS	35 UNITS	35 UNITS	35 UNITS	140 UNITS

140 STORAGE LOCKERS PROVIDED PER WHEDA REQUIREMENTS

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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
SHEET TITLE: **NWE WORK PLAN - LEVELS 03 + 04**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A03

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2 VIEW - LOOKING NORTH



1 VIEW - LOOKING NORTHEAST



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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
SHEET TITLE: EXTERIOR VIEWS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A05



2 VIEW - LOOKING EAST



1 VIEW - LOOKING SOUTHEAST



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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
SHEET TITLE: EXTERIOR VIEWS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A06



EXAMPLE OF BRICK ACCENT
(SEE EXTERIOR ELEVATIONS & CORRESPONDING KEY NOTE 8)



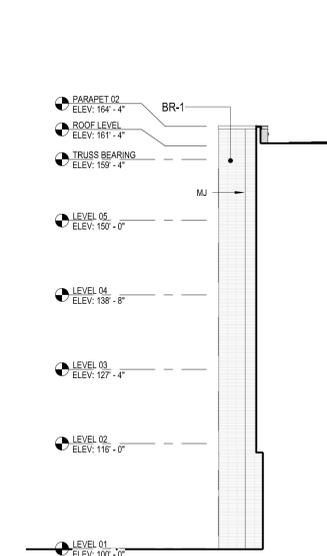
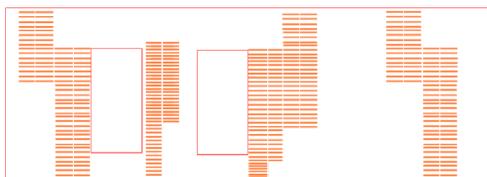
4 WEST ELEVATION F4
Scale: 3/32" = 1'-0"



3 WEST ELEVATION F6 - F2
Scale: 3/32" = 1'-0"



EXAMPLE OF BRICK ACCENT PATTERN
(SEE EXTERIOR ELEVATIONS & CORRESPONDING KEY NOTE 11)



2 SOUTHEAST ELEVATION F1.1
Scale: 3/32" = 1'-0"



1 SOUTH ELEVATION F1
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL KEY NOTES

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

- BUILDING WALL SIGN - TYPE A SIGN (PER ZONING CODE 295-407-2-b-2-a) WITH INDIVIDUAL CHANNEL LETTERS BACKLIT TO 1 FC. BUILDING NAME/LOGO TBD BY OWNER. FINAL SIGN DESIGN TBA BY OGD.
- TYPE OA - INSIGHT LIGHTING #65X MO 35K DL EXA-6" 48" DIM TW WITH REMOTE POWER SUPPLIES TO LIGHT SIGNAGE AT ENTRY ON TWO ELEVATIONS. QUANTITY (6) 4" UNITS WITH REMOTE POWER SUPPLIES.
- TYPE OB-10 - BETA CALCO #830260-40-AG-08 MOUNTS DIRECTLY OVER 2" X 4" J-BOX BY OTHERS. LINE VOLTAGE. A SINGLE LIGHT ON THE SOUTH FACADE MOUNTS NEXT TO SIGNAGE AND ILLUMINATES COLUMN ON SOUTH FACADE SENDING LIGHT UPWARD. 10-DEGREE BEAM HIDDEN BEHIND THE SIGNAGE BOARD.
- TYPE OB-71 - BETA CALCO #830252-40-AG-08 MOUNTS DIRECTLY OVER 2" X 4" J-BOX BY OTHERS. LINE VOLTAGE. A SINGLE LIGHT ON THE EAST FACADE MOUNTS NEXT TO SIGNAGE AND ILLUMINATES COLUMN ON EAST FACADE SENDING LIGHT DOWNWARD. 71-DEGREE BEAM, HIDDEN BEHIND THE SIGNAGE BOARD.
- GENERATOR
- TWO BRICK COURSE INSET
- VERTICAL STACKING PATTERN OF MASONRY ARTICULATION - PULL OUT SINGLE BRICK AFTER EVERY TWO COURSES AS SHOWN. 1/4" INCH OFFSET MAX.
- VERTICAL STACKING PATTERN OF MASONRY ARTICULATION - PULL OUT EVERY ALTERNATE BRICK AS SHOWN. 1/4" INCH OFFSET MAX.

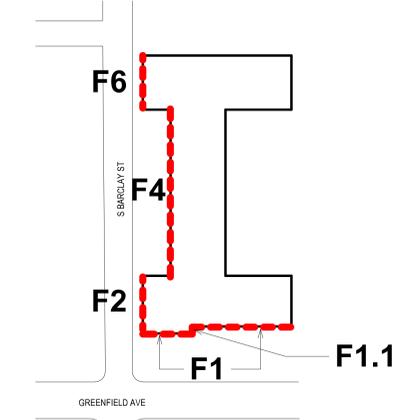
EXTERIOR MATERIAL LEGEND

- MP-1 METAL PANEL - VERTICAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS. B.O.D. PAC-CLAD FLUSH WALL PANEL! COLOR - SLATE GRAY (PAC-CLAD STANDARD COLORS)
- MP-2 METAL PANEL - HORIZONTAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS. B.O.D. PAC-CLAD FLUSH WALL PANEL! COLOR - BONE WHITE (PAC-CLAD STANDARD COLORS)
- MP-3 METAL PANEL - HORIZONTAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS. B.O.D. PAC-CLAD FLUSH WALL PANEL! COLOR - BONE WHITE (PAC-CLAD STANDARD COLORS)
- FC-1 FIBER CEMENT PANEL - VERTICAL ORIENTATION, COLOR: ARTIC WHITE
- FC-2 FIBER CEMENT PANEL - SMOOTH PANEL W/ PREFINISHED METAL TRIM TO MATCH W/ EXPOSED FASTENERS B.O.D. MFR JAMES HARDIE COLLECTION. COLOR: PEARL GRAY
- CMU MASONRY - SMOOTH FACED CMU BLOCK. COLOR: TBD
- BR-1 FULL DEPTH CONCRETE UNIT VENEER MASONRY - STACKED BOND MASONRY UNIT, 2-1/4" X 15-5/8" X 3-5/8" B.O.D. ALLURE BY ECHELON MASONRY. COLOR: ALABASTER. SMOOTH

EXTERIOR MATERIAL LEGEND - GLAZED BRICK

BR-2 GLAZED BLOCK - GLAZED MASONRY UNITS, 3-5/8" X 16" X 3-5/8" OR 7-5/8" X 16" X 3-5/8", BASES OF DESIGN SPECTRA GLAZE CMU

- A BR-2.0 PACIFIC BLUE - HORIZONTAL STACK BOND
- B BR-2.1 DEEP ASTRAL - VERTICAL STACK BOND
- C BR-2.2 LIGHT KINGSTON - VERTICAL STACK BOND
- D BR-2.3 DEEP KINGSTON - VERTICAL STACK BOND
- E BR-2.4 LIGHT IRIS - VERTICAL STACK BOND



KEY PLAN



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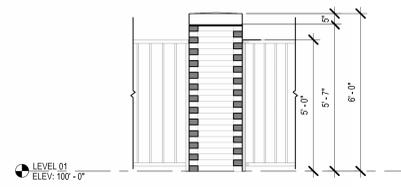
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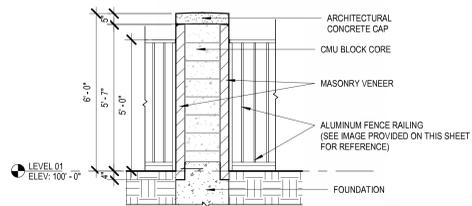
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204

SHEET TITLE: EXTERIOR ELEVATIONS

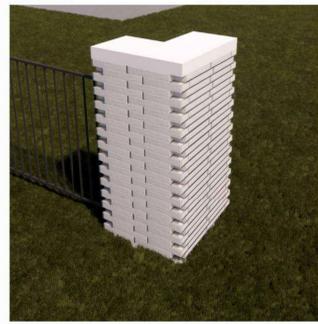
SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A07



4 TYPICAL PIER ELEVATION



2 TYPICAL PIER SECTION



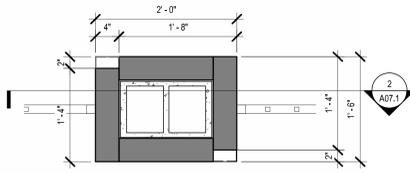
CORNER PIER



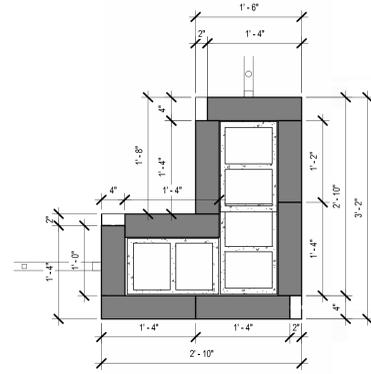
PIERS ALONG THE BARCLAY STREET



ALUMINUM FENCE RAILING
INSTALLED BETWEEN BRICK PIERS



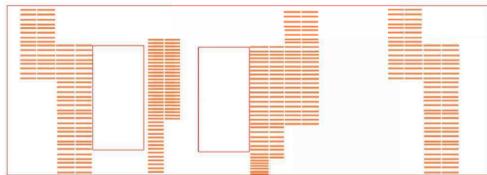
3 TYPICAL PIER PLAN



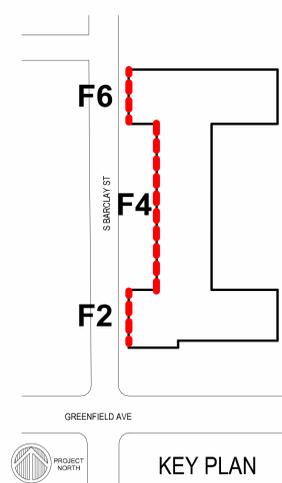
1 CORNER PIER PLAN



EXAMPLE OF BRICK ACCENT PATTERN
(SEE EXTERIOR ELEVATIONS & CORRESPONDING KEY NOTE 11)



EXTERIOR ELEVATION KEY NOTES
SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.



KEY PLAN

EXTERIOR MATERIAL LEGEND	
	MP-1 METAL PANEL - VERTICAL ORIENTATION, 12" O.C. METAL PANELS IW CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - SLATE GRAY (PAC-CLAD STANDARD COLORS)
	MP-2 METAL PANEL - HORIZONTAL ORIENTATION, 12" O.C. METAL PANELS IW CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - GRAPHITE (PAC-CLAD STANDARD COLORS)
	MP-3 METAL PANEL - HORIZONTAL ORIENTATION, 12" O.C. METAL PANELS IW CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - BONE WHITE (PAC-CLAD STANDARD COLORS)
	FC-1 FIBER CEMENT PANEL VERTICAL BOARD SMOOTH PANEL IW PREFINISHED METAL TRIM TO MATCH IW EXPOSED FASTENERS B.O.D. MFR JAMES HARDIE COLLECTION, COLOR: ARTIC WHITE
	FC-3 FIBER CEMENT PANEL SMOOTH PANEL IW PREFINISHED METAL TRIM TO MATCH IW EXPOSED FASTENERS B.O.D. MFR JAMES HARDIE COLLECTION, COLOR: PEARL GRAY
	CMU MASONRY SMOOTH-FACED CMU BLOCK COLOR: TBD
	BR-1 FULL DEPTH CONCRETE UNIT VENEER MASONRY STACKED BOND MASONRY UNIT, 2-1/4" x 15-5/8" x 3-5/8" B.O.D. ALLURE BY ECHELON MASONRY, COLOR: ALABASTER, SMOOTH

EXTERIOR MATERIAL LEGEND - GLAZED BRICK	
BR-2 GLAZED BLOCK GLAZED MASONRY UNITS, 3-5/8" x 16" x 3-5/8" OR 7-5/8" x 16" x 3-5/8" H, BASIS OF DESIGN SPECTRA GLAZE CMU	
	A BR-2.0 PACIFIC BLUE - HORIZONTAL STACK BOND
	B BR-2.1 DEEP ASTRAL - VERTICAL STACK BOND
	C BR-2.2 LIGHT KINGSTON - VERTICAL STACK BOND
	D BR-2.3 DEEP KINGSTON - VERTICAL STACK BOND
	E BR-2.4 LIGHT IRIS - VERTICAL STACK BOND



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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWING AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
SHEET TITLE
EXTERIOR ELEVATIONS & DOG FENCE

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A07.1



THE DOG PARK IS FENCED OFF WITH DECORATIVE FENCING CONSISTING OF:
- MASONRY PIERS MATCHING THE BUILDING MASONRY
- ALUMINUM VERTICAL METAL RAILING

1 VIEW - LOOKING EAST

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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204

REVISIONS:

SCALE VARIES

PROJECT NUMBER 221005

SET TYPE DPD SUBMITTAL

DATE ISSUED 06/03/2024

SHEET NUMBER **A07.2**

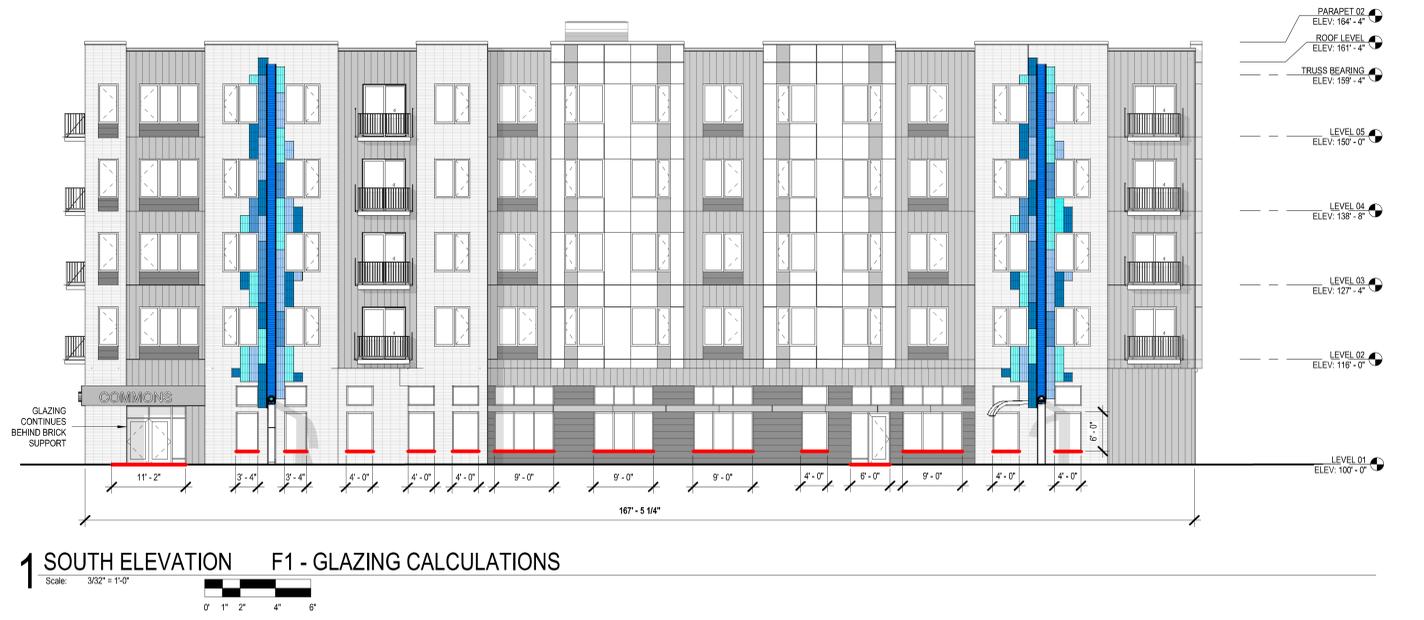
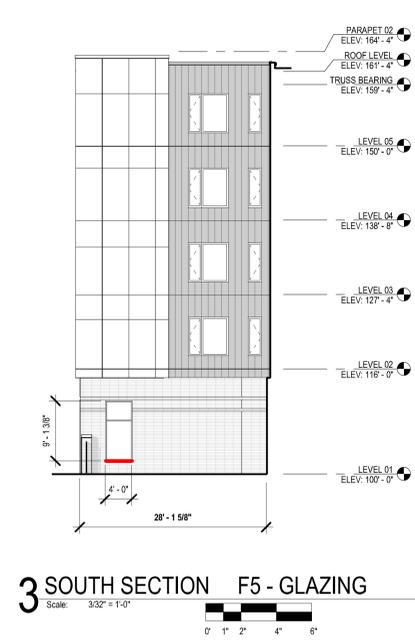
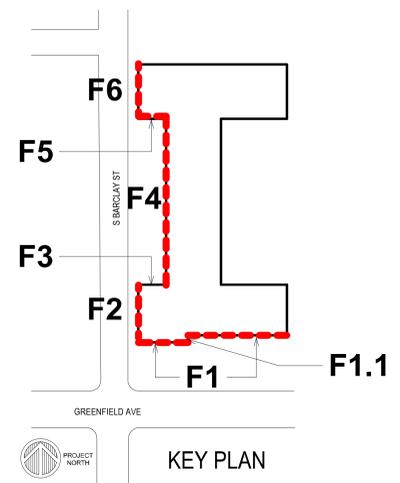
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GLAZING CALCULATION LEGEND

LINEAL LENGTH OF CLEAR GLAZED WINDOW OPENING
 $X'-X''$

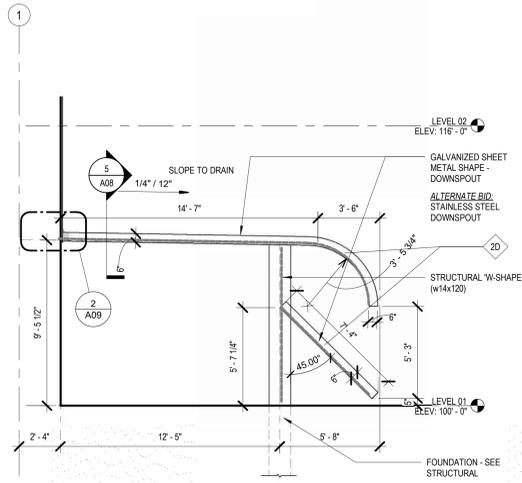
LINEAL LENGTH OF FROSTED GLAZED WINDOW OPENING
 $X'-X''$

NOTE: ALL WINDOW OPENINGS USED IN CALCULATIONS ARE 6'-0" MINIMUM IN HEIGHT

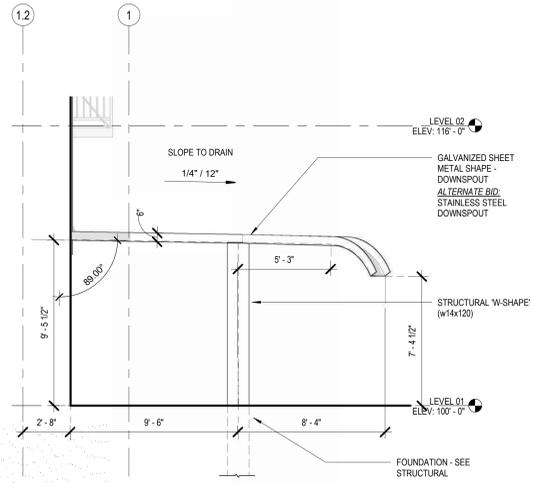


GLAZING CALCULATIONS

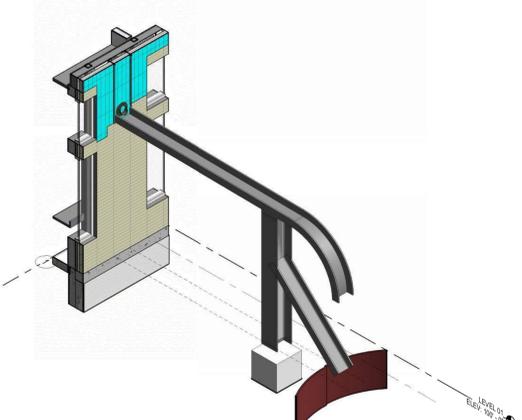
<p>SOUTH ELEVATION (F1): TOTAL LINEAL FRONTAGE = 167' - 5 1/4" CUMULATIVE LINEAL LENGTH OF CLEAR GLAZING = 83' - 10" = 50.07% CUMULATIVE LINEAL LENGTH OF FROSTED GLAZING = NONE</p> <p>SOUTH ELEVATION (F1.1): TOTAL LINEAL FRONTAGE = 6' - 7" CUMULATIVE LINEAL LENGTH OF CLEAR GLAZING = NONE CUMULATIVE LINEAL LENGTH OF FROSTED GLAZING = NONE</p> <p>TOTAL SOUTH ELEVATION CLEAR GLAZING CALCULATION = 48.17% TOTAL SOUTH ELEVATION FROSTED GLAZING CALCULATION = NONE</p>	<p>WEST ELEVATION (F2 & F6): TOTAL LINEAL FRONTAGE = 64' - 0" + 70' - 0" = 134' - 0" CUMULATIVE LINEAL LENGTH OF CLEAR GLAZING = 67' - 2" = 50.12% CUMULATIVE LINEAL LENGTH OF FROSTED GLAZING = NONE</p> <p>WEST ELEVATION (F4): TOTAL LINEAL FRONTAGE = 186' - 10" CUMULATIVE LINEAL LENGTH OF CLEAR GLAZING = NONE CUMULATIVE LINEAL LENGTH OF FROSTED GLAZING = 24' - 0" = 12.85%</p> <p>WEST ELEVATION (F3): TOTAL LINEAL FRONTAGE = 28' - 1 5/8" CUMULATIVE LINEAL LENGTH OF CLEAR GLAZING = NONE CUMULATIVE LENGTH OF FROSTED GLAZING = NONE</p> <p>WEST ELEVATION (F5): TOTAL LINEAL FRONTAGE = 28' - 1 5/8" CUMULATIVE LINEAL LENGTH OF CLEAR GLAZING = 4' - 0" = 14.22% CUMULATIVE LENGTH OF FROSTED GLAZING = NONE</p> <p>TOTAL WEST ELEVATION CLEAR GLAZING CALCULATION = 18.87 % TOTAL WEST ELEVATION FROSTED GLAZING CALCULATION = 6.36%</p>
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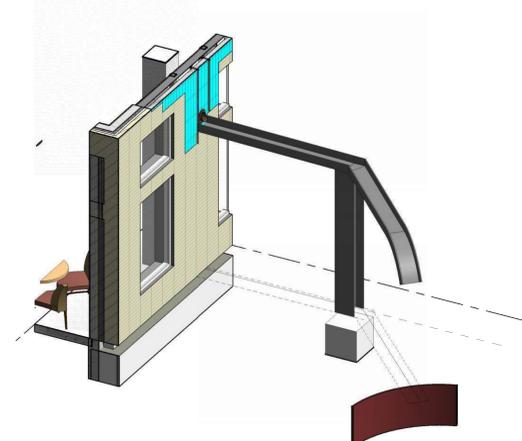
7 SW DOWNSPOUT ELEVATION
Scale: 1/4" = 1'-0"



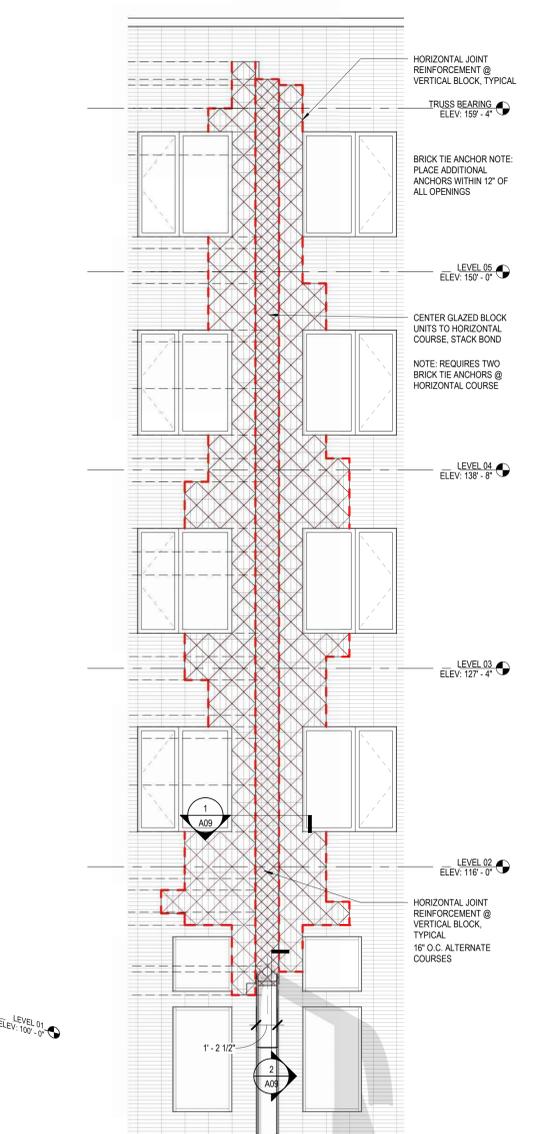
6 SE DOWNSPOUT - ELEVATION
Scale: 1/4" = 1'-0"



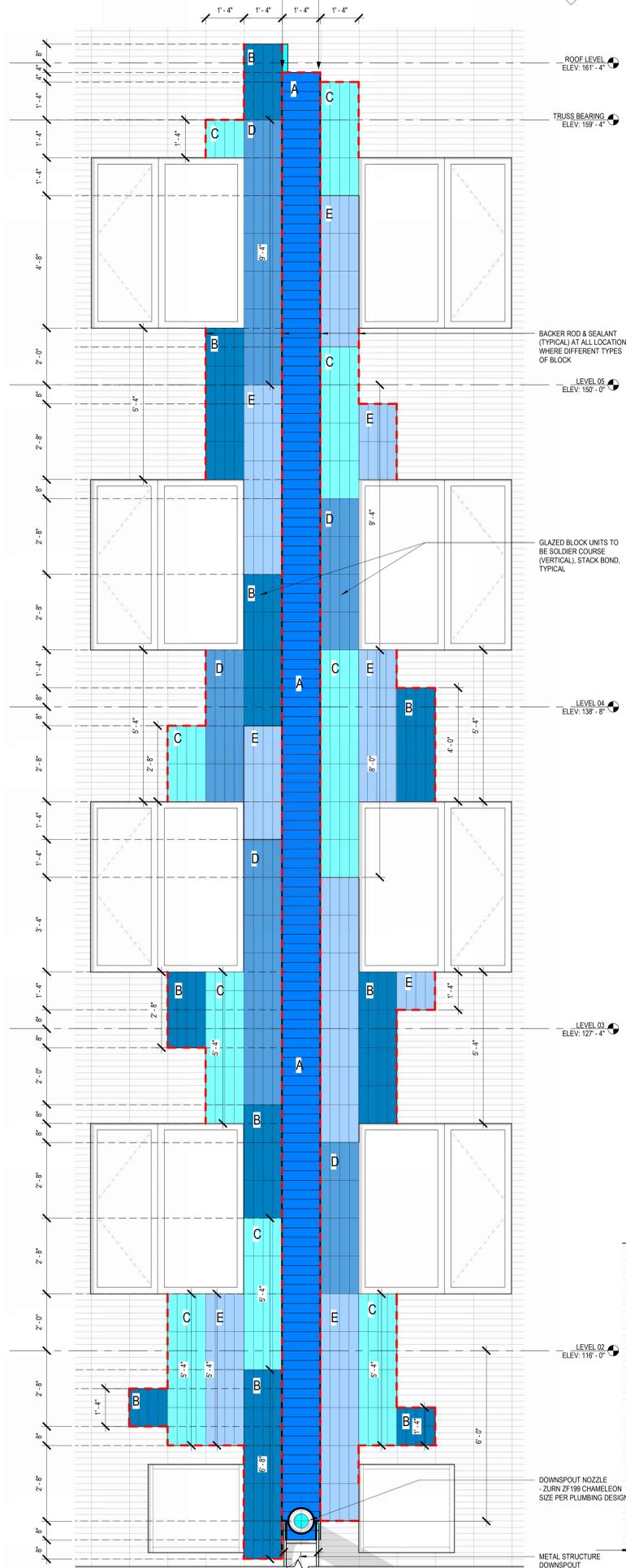
4 SW DOWNSPOUT
Scale: 1/4" = 1'-0"



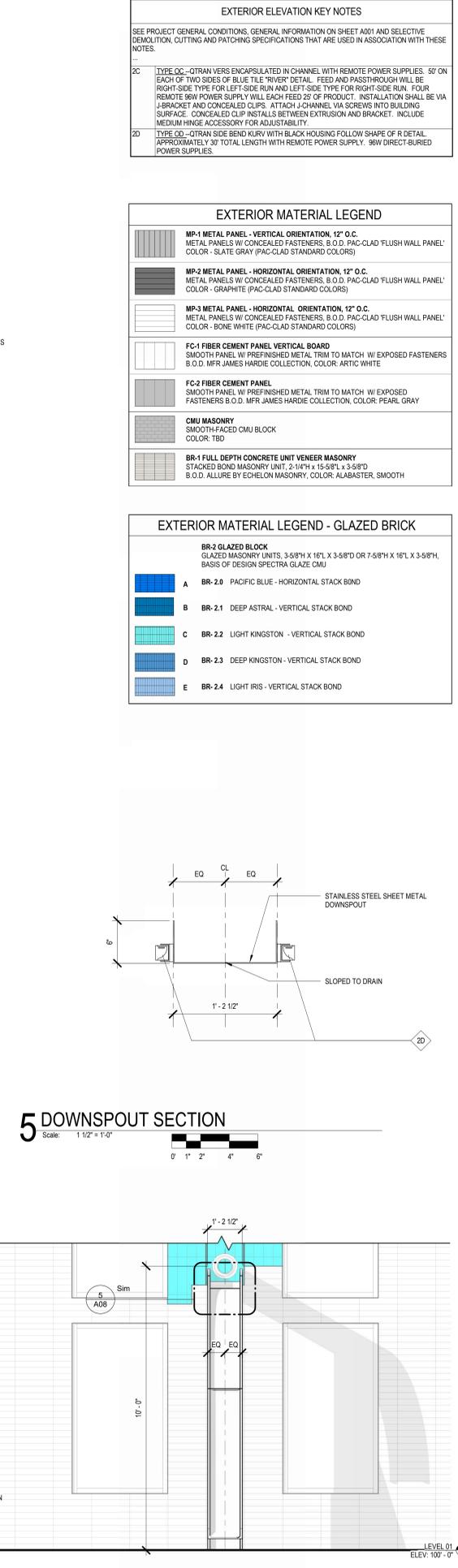
3 SE DOWNSPOUT
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION - BRICK ANCHORS
Scale: 1/4" = 1'-0"



1B SOUTH ELEVATION - RIVER DETAIL - UPPER PORTION
Scale: 1/2" = 1'-0"



1A SOUTH ELEVATION - RIVER DETAIL - LOWER PORTION
Scale: 1/2" = 1'-0"

EXTERIOR ELEVATION KEY NOTES

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

2C TYPE OC - TRAN VERS ENCAPSULATED IN CHANNEL WITH REMOTE POWER SUPPLIES. 50' ON EACH OF TWO SIDES OF BLUE TILE 'RIVER' DETAIL. FEED AND PASSTHROUGH WILL BE RIGHT-SIDE TYPE FOR LEFT-SIDE RUN AND LEFT-SIDE TYPE FOR RIGHT-SIDE RUN. FOUR REMOTE 90W POWER SUPPLY WILL EACH FEED 25' OF PRODUCT. INSTALLATION SHALL BE VIA J-BRACKET AND CONCEALED CLIPS. ATTACH J-CHANNEL VIA SCREWS INTO BUILDING SURFACE. CONCEALED CLIP INSTALLS BETWEEN EXTRUSION AND BRACKET. INCLUDE MEDIUM HINGE ACCESSORY FOR ADJUSTABILITY.

2D TYPE OC - TRAN SIDE BEND KURV WITH BLACK HOUSING FOLLOW SHAPE OF R DETAIL. APPROXIMATELY 30' TOTAL LENGTH WITH REMOTE POWER SUPPLY. 96W DIRECT-BURIED POWER SUPPLIES.

EXTERIOR MATERIAL LEGEND

MP-1 METAL PANEL - VERTICAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - SLATE GRAY (PAC-CLAD STANDARD COLORS)

MP-2 METAL PANEL - HORIZONTAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - GRAPHITE (PAC-CLAD STANDARD COLORS)

MP-3 METAL PANEL - HORIZONTAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - BONE WHITE (PAC-CLAD STANDARD COLORS)

FC-1 FIBER CEMENT PANEL VERTICAL BOARD SMOOTH PANEL W/ PREFINISHED METAL TRIM TO MATCH W/ EXPOSED FASTENERS B.O.D. MFR JAMES HARDIE COLLECTION, COLOR: ARTIC WHITE

FC-2 FIBER CEMENT PANEL SMOOTH PANEL W/ PREFINISHED METAL TRIM TO MATCH W/ EXPOSED FASTENERS B.O.D. MFR JAMES HARDIE COLLECTION, COLOR: PEARL GRAY

CMU MASONRY SMOOTH-FACED CMU BLOCK COLOR: TBD

BR-1 FULL DEPTH CONCRETE UNIT VENEER MASONRY STACKED BOND MASONRY UNIT, 2-1/4" X 15-5/8" X 3-5/8" B.O.D. ALLURE BY ECHELON MASONRY, COLOR: ALABASTER, SMOOTH

EXTERIOR MATERIAL LEGEND - GLAZED BRICK

BR-2 GLAZED BLOCK GLAZED MASONRY UNITS, 3-5/8" H X 16" X 3-5/8" D OR 7-5/8" H X 16" X 3-5/8" D. BASIS OF DESIGN SPECTRA GLAZE CMU

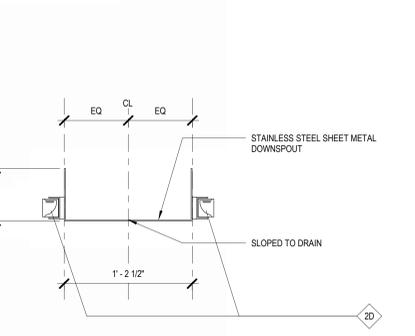
A BR-2.0 PACIFIC BLUE - HORIZONTAL STACK BOND

B BR-2.1 DEEP ASTRAL - VERTICAL STACK BOND

C BR-2.2 LIGHT KINGSTON - VERTICAL STACK BOND

D BR-2.3 DEEP KINGSTON - VERTICAL STACK BOND

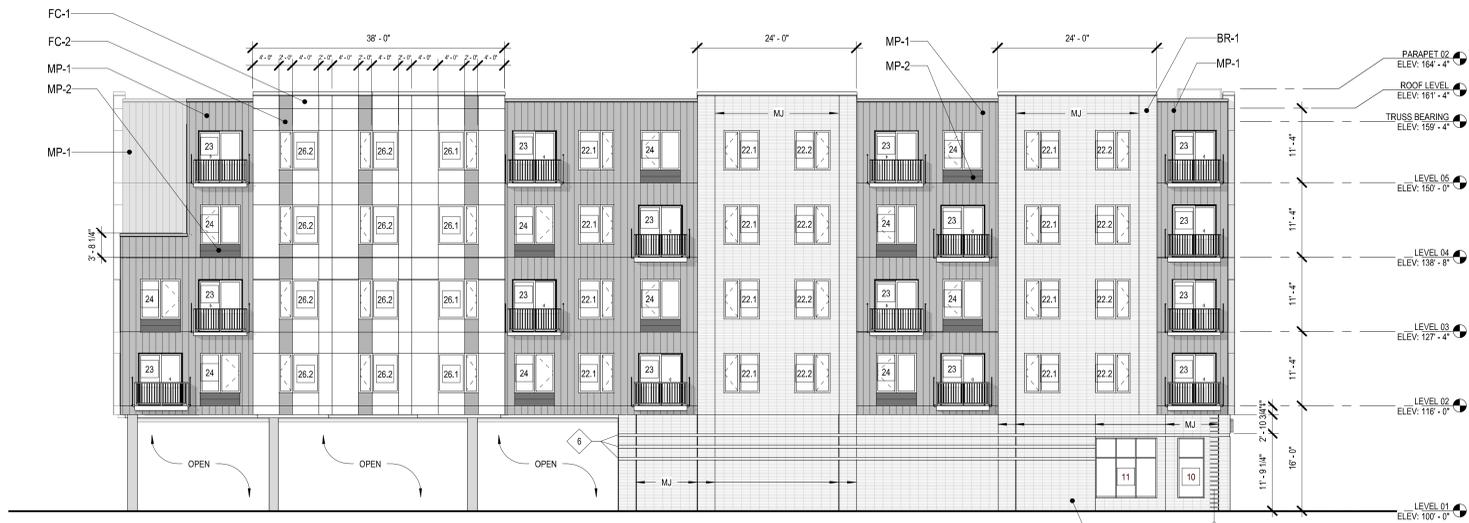
E BR-2.4 LIGHT IRIS - VERTICAL STACK BOND



5 DOWNSPOUT SECTION
Scale: 1/2" = 1'-0"

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A08



3 NORTH ELEVATION F7
Scale: 3/32" = 1'-0"

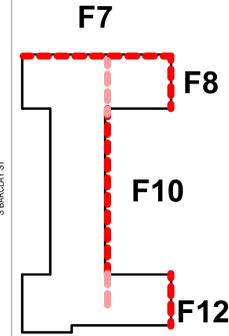


EXTERIOR ELEVATION KEY NOTES

- SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.
- 6 TWO BRICK COURSE INSET
- 7 WALLMOUNT GAS METERS
- 8 VERTICAL STACKING PATTERN OF MASONRY ARTICULATION. PULL OUT SINGLE BRICK AFTER EVERY TWO COURSES AS SHOWN, 1/4 INCH OFFSET MAX.
- 9 MECHANICAL INTAKE LOUVER. SEE SHEET A16 FOR PRODUCT INFORMATION.
- 10 MECHANICAL EXHAUST FAN.

EXTERIOR MATERIAL LEGEND

- MP-1 METAL PANEL - VERTICAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - SLATE GRAY (PAC-CLAD STANDARD COLORS)
- MP-2 METAL PANEL - HORIZONTAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - GRAPHITE (PAC-CLAD STANDARD COLORS)
- MP-3 METAL PANEL - HORIZONTAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - BONE WHITE (PAC-CLAD STANDARD COLORS)
- FC-1 FIBER CEMENT PANEL VERTICAL BOARD SMOOTH PANEL W/ PREFINISHED METAL TRIM TO MATCH W/ EXPOSED FASTENERS B.O.D. MFR. JAMES HARDIE COLLECTION. COLOR: ARTIC WHITE
- FC-2 FIBER CEMENT PANEL SMOOTH PANEL W/ PREFINISHED METAL TRIM TO MATCH W/ EXPOSED FASTENERS B.O.D. MFR. JAMES HARDIE COLLECTION. COLOR: PEARL GRAY
- CMU MASONRY SMOOTH-FACED CMU BLOCK COLOR: T&D
- BR-1 FULL DEPTH CONCRETE UNIT VENEER MASONRY STACKED BOND MASONRY UNIT, 2-1/4" H x 15-SIPR x 5-SIPR B.O.D. ALLURE BY ECHELON MASONRY. COLOR: ALABASTER SMOOTH



KEY PLAN

EXTERIOR MATERIAL LEGEND - GLAZED BRICK

- BR-2 GLAZED BLOCK GLAZED MASONRY UNITS, 3-5/8" H x 16" L x 3-5/8" D OR 7-5/8" H x 16" L x 3-5/8" H, BASIS OF DESIGN SPECTRA GLAZE CMU
- A BR-2.0 PACIFIC BLUE - HORIZONTAL STACK BOND
- B BR-2.1 DEEP ASTRAL - VERTICAL STACK BOND
- C BR-2.2 LIGHT KINGSTON - VERTICAL STACK BOND
- D BR-2.3 DEEP KINGSTON - VERTICAL STACK BOND
- E BR-2.4 LIGHT IRIS - VERTICAL STACK BOND



2 EAST ELEVATION F10
Scale: 3/32" = 1'-0"



1 EAST ELEVATION F12 - F8
Scale: 3/32" = 1'-0"



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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT MAP AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A10



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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204

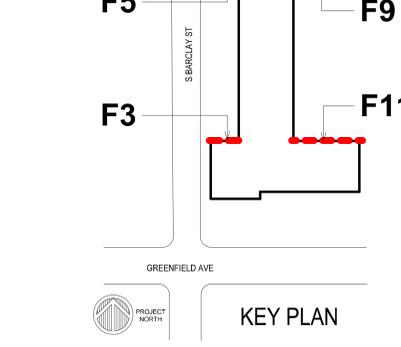
SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A11

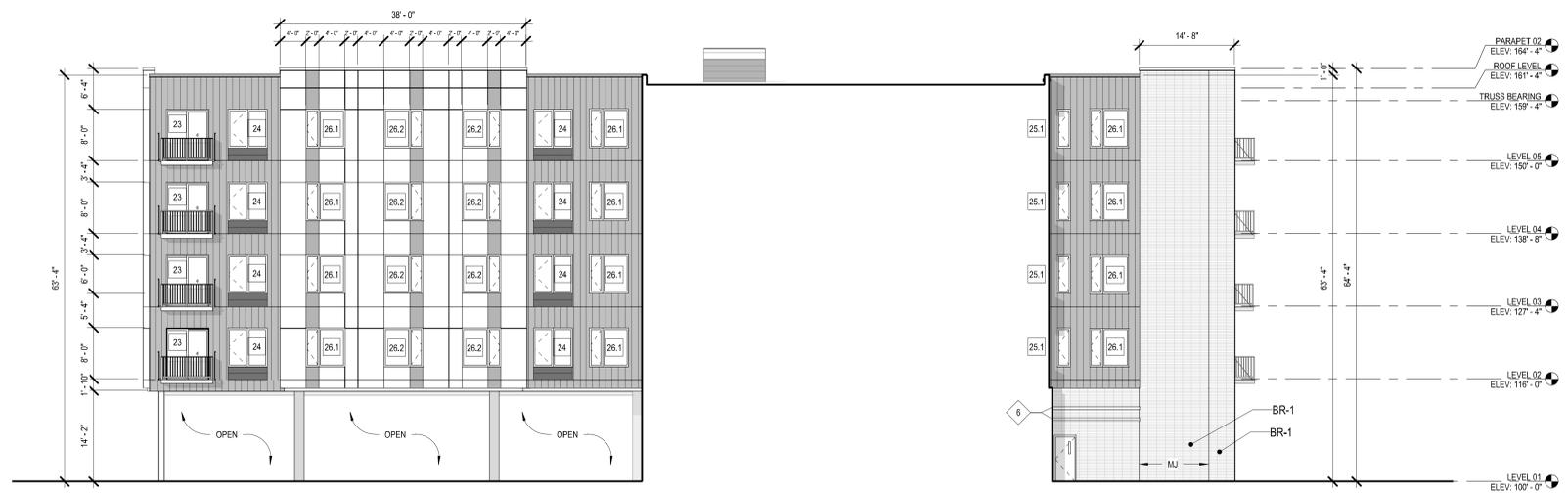
EXTERIOR ELEVATION KEY NOTES	
SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.	
6	TWO BRICK COURSING INSET

EXTERIOR MATERIAL LEGEND	
	MP-1 METAL PANEL - VERTICAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - SLATE GRAY (PAC-CLAD STANDARD COLORS)
	MP-2 METAL PANEL - HORIZONTAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - GRAPHITE (PAC-CLAD STANDARD COLORS)
	MP-3 METAL PANEL - HORIZONTAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - BONE WHITE (PAC-CLAD STANDARD COLORS)
	FC-1 FIBER CEMENT PANEL VERTICAL BOARD SMOOTH PANEL W/ PREFINISHED METAL TRIM TO MATCH W/ EXPOSED FASTENERS B.O.D. MFR. JAMES HARDIE COLLECTION, COLOR: ARTIC WHITE
	FC-2 FIBER CEMENT PANEL SMOOTH PANEL W/ PREFINISHED METAL TRIM TO MATCH W/ EXPOSED FASTENERS B.O.D. MFR. JAMES HARDIE COLLECTION, COLOR: PEARL GRAY
	CMU MASONRY SMOOTH-FACED CMU BLOCK COLOR: TBD
	BR-1 FULL DEPTH CONCRETE UNIT VENEER MASONRY STACKED BOND MASONRY UNIT, 2-1/4" X 15-5/8" X 3-5/8" B.O.D. ALLURE BY ECHELON MASONRY, COLOR: ALABASTER, SMOOTH

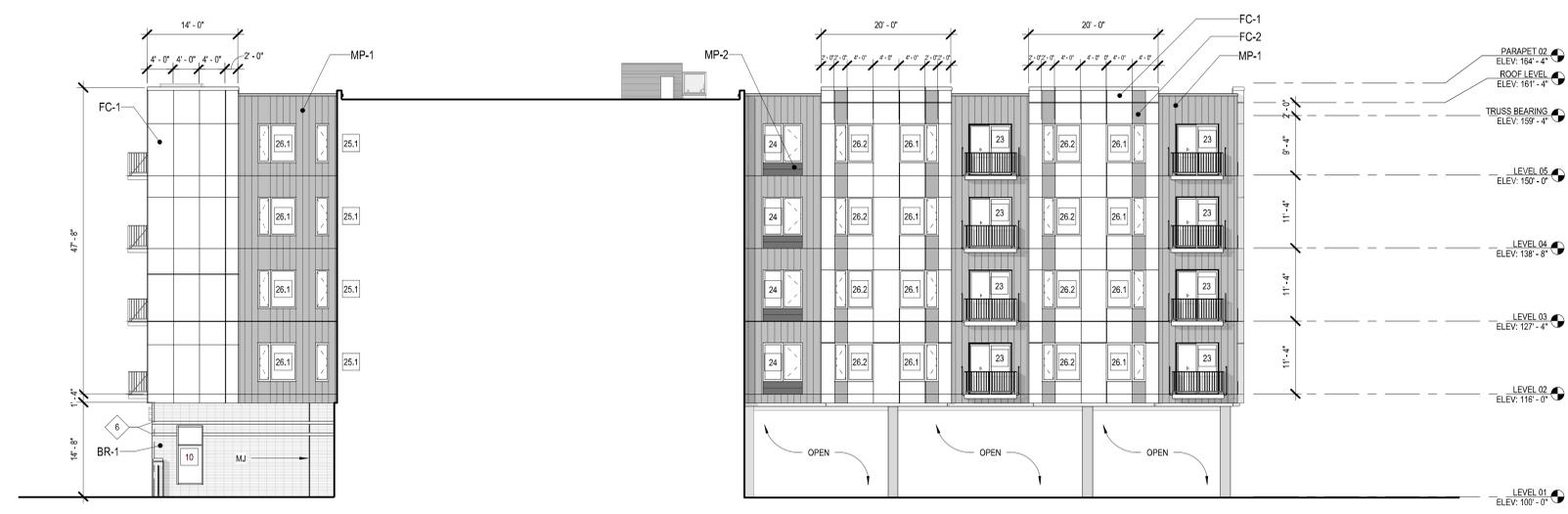


EXTERIOR ELEVATION KEY NOTES	
SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.	
6	TWO BRICK COURSING INSET

EXTERIOR MATERIAL LEGEND - GLAZED BRICK	
BR-2 GLAZED BLOCK GLAZED MASONRY UNITS, 3-5/8" X 10" X 3-5/8" OR 7-5/8" X 10" X 3-5/8". BASIS OF DESIGN SPECTRA GLAZE CMU	
	BR-2-0 PACIFIC BLUE - HORIZONTAL STACK BOND
	BR-2-1 DEEP ASTRAL - VERTICAL STACK BOND
	BR-2-2 LIGHT KINGSTON - VERTICAL STACK BOND
	BR-2-3 DEEP KINGSTON - VERTICAL STACK BOND
	BR-2-4 LIGHT IRIS - VERTICAL STACK BOND



2 NORTH SECTION-ELEVATION THROUGH CENTRAL SPINE F11 - F3
Scale: 3/32" = 1'-0"
0' 1" 2" 4" 6"



1 SOUTH SECTION-ELEVATION THROUGH CENTRAL SPINE F5 - F9
Scale: 3/32" = 1'-0"
0' 1" 2" 4" 6"



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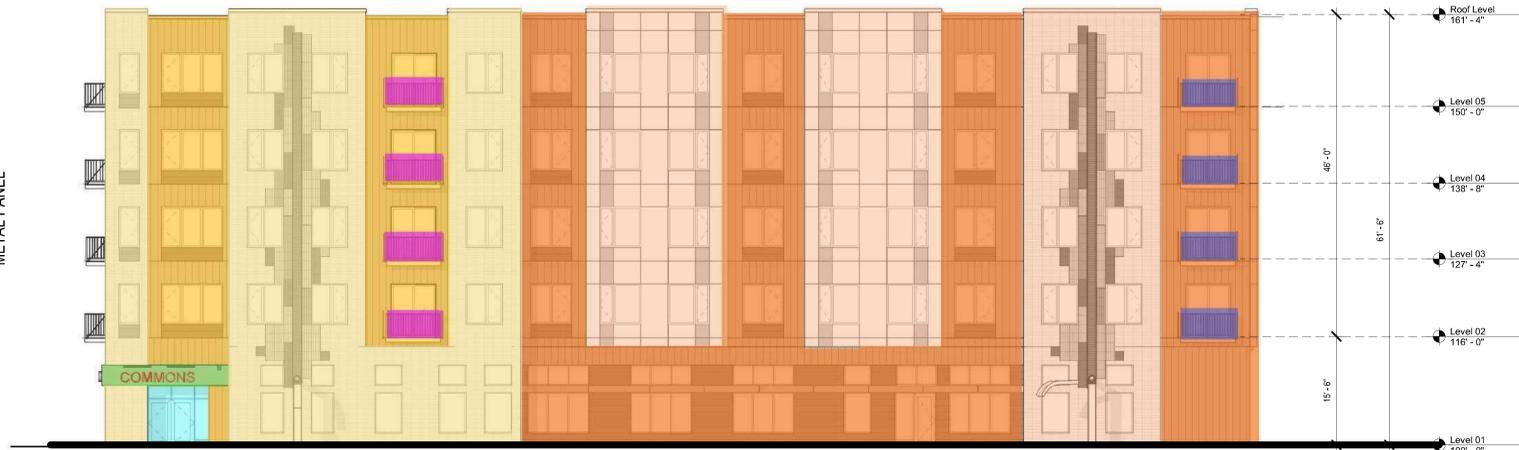
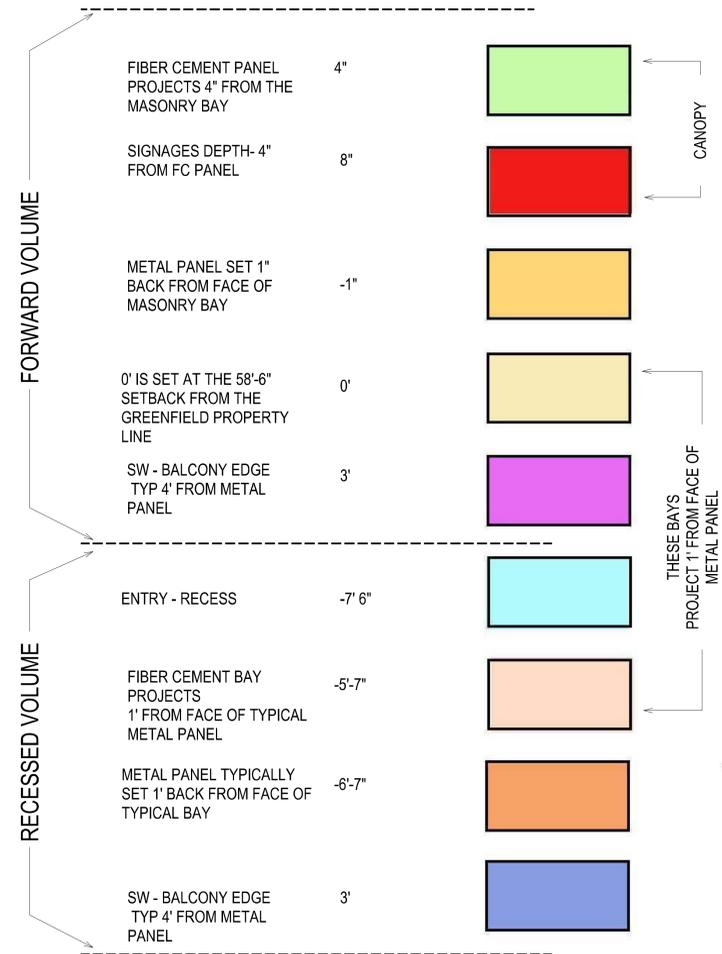
1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
SHEET TITLE
TYPICAL DESIGN DEPTH DIAGRAM

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A12

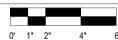
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SOUTH ELEVATION DEPTH LEGEND



1 TYPICAL DEPTH DIAGRAM

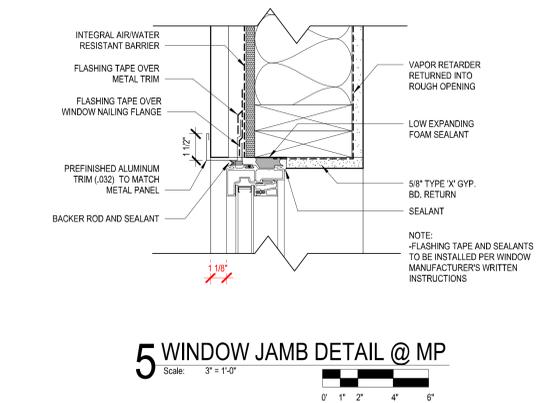
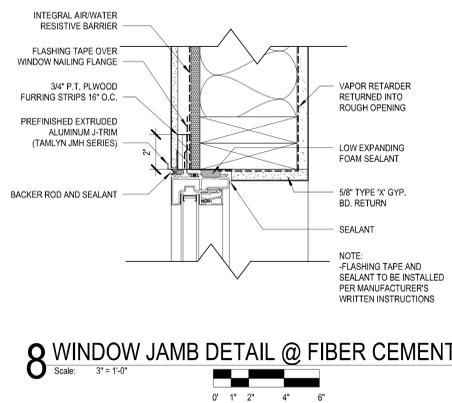
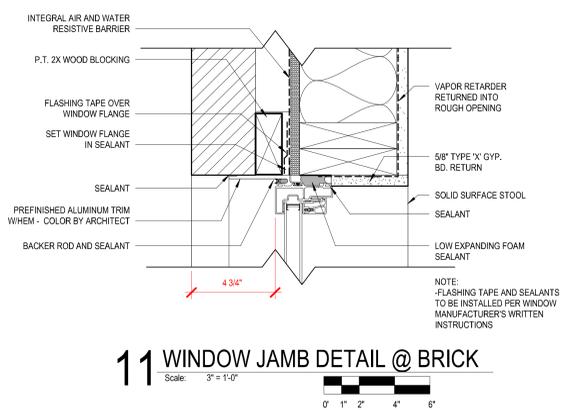
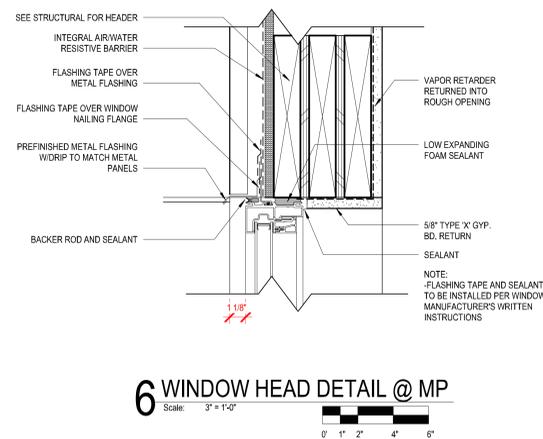
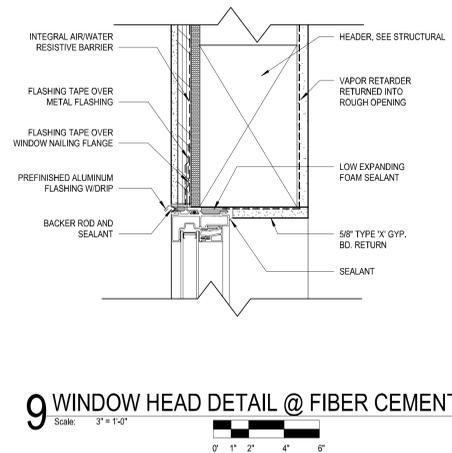
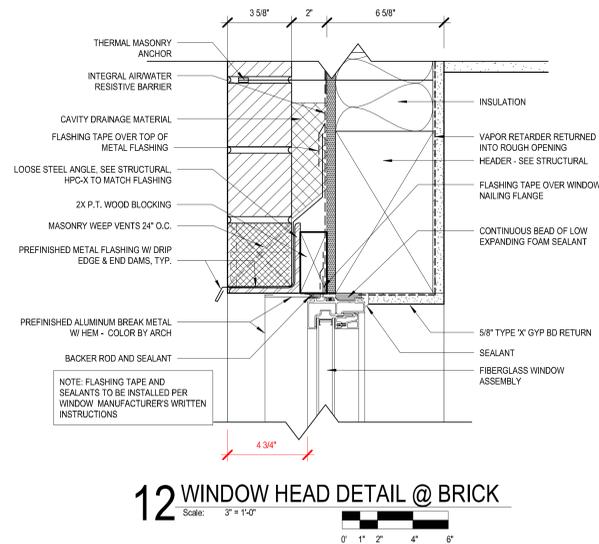
Scale: 1" = 10'-0"





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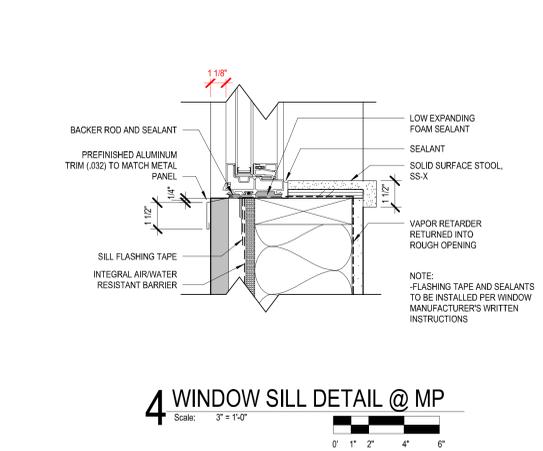
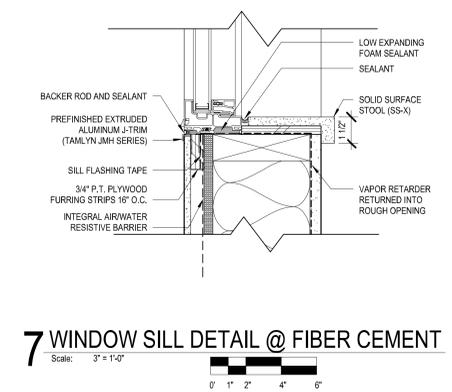
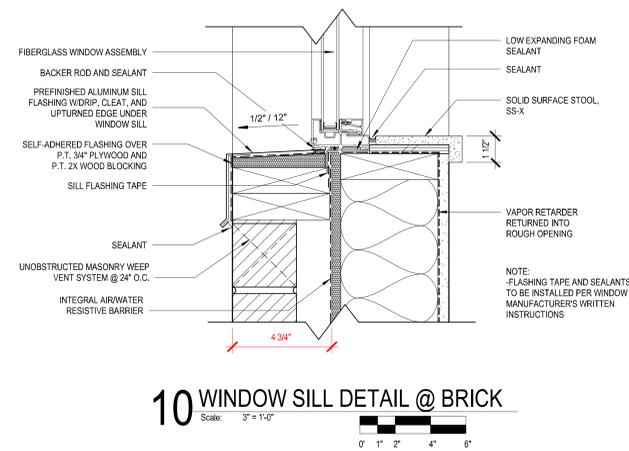
CONSULTANTS:



11 WINDOW JAMB DETAIL @ BRICK
Scale: 3" = 1'-0"

8 WINDOW JAMB DETAIL @ FIBER CEMENT
Scale: 3" = 1'-0"

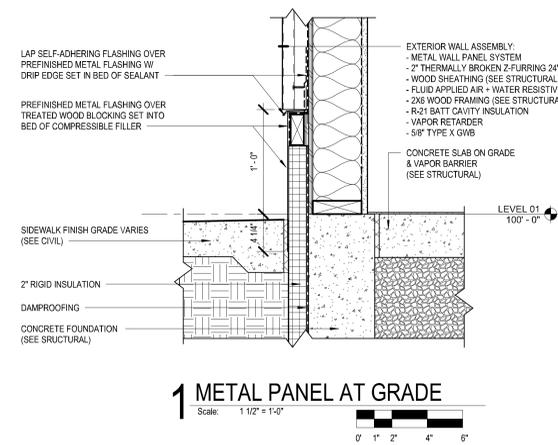
5 WINDOW JAMB DETAIL @ MP
Scale: 3" = 1'-0"



10 WINDOW SILL DETAIL @ BRICK
Scale: 3" = 1'-0"

7 WINDOW SILL DETAIL @ FIBER CEMENT
Scale: 3" = 1'-0"

4 WINDOW SILL DETAIL @ MP
Scale: 3" = 1'-0"



1 METAL PANEL AT GRADE
Scale: 1 1/2\"/>

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SHEET TITLE
WINDOW DETAILS AND DEPTH

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A13

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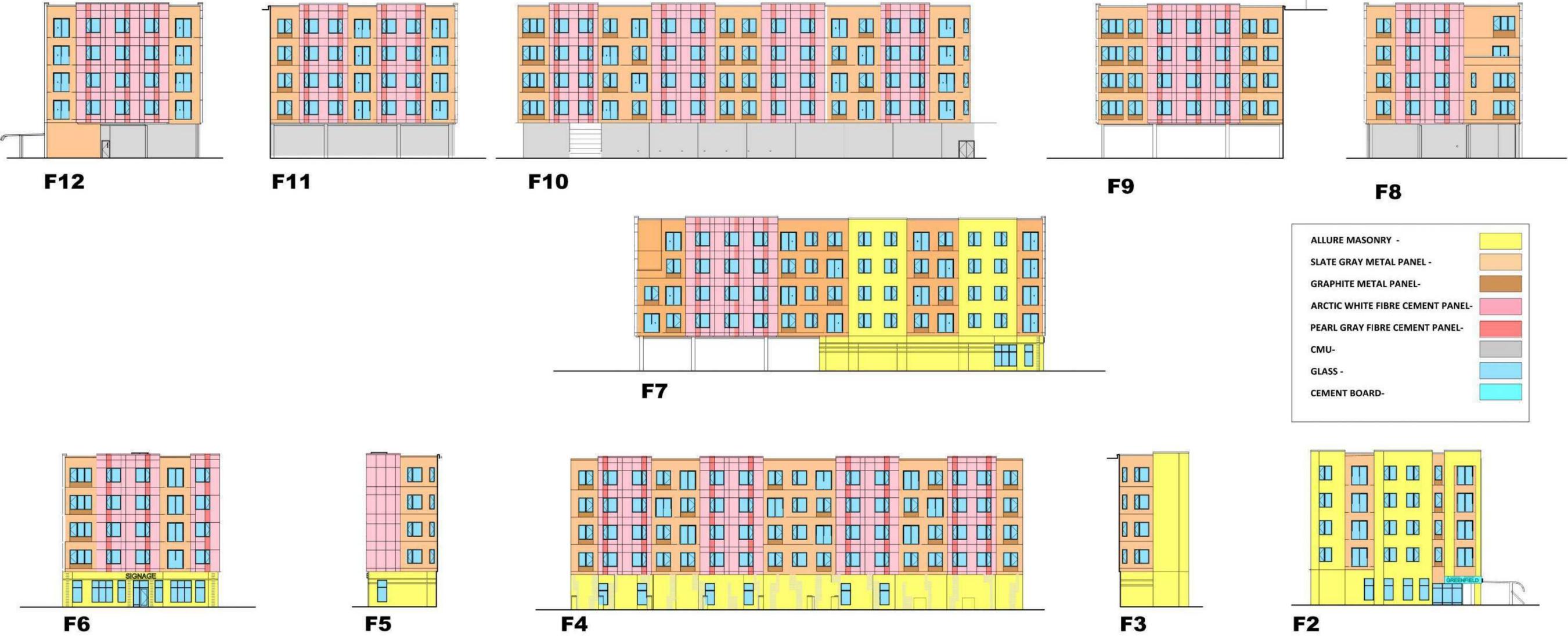
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SHEET TITLE: MATERIAL PLACEMENT DIAGRAMS

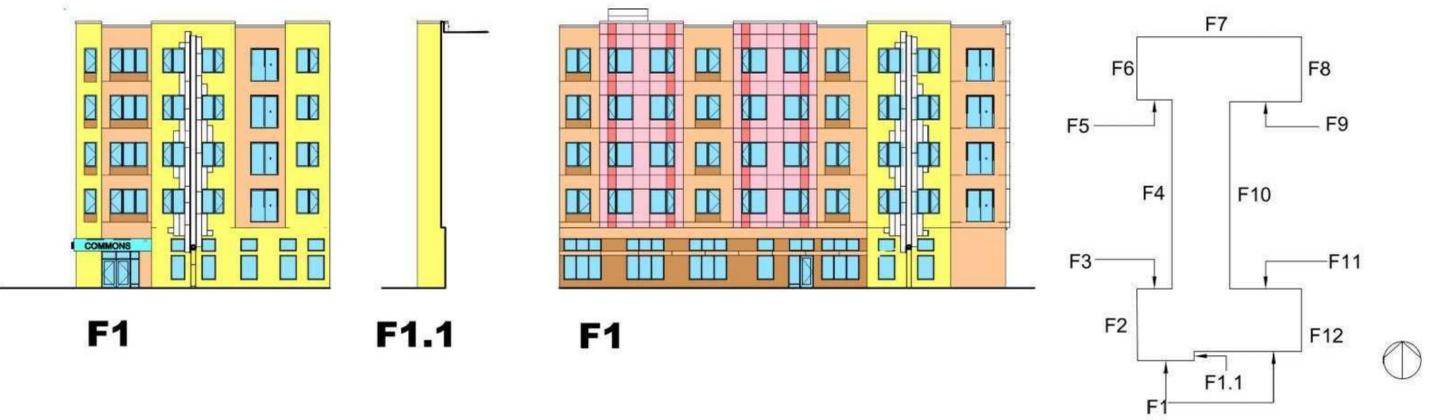
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/03/2024
SHEET NUMBER	A14



THIS CHART REPRESENTS PERCENTAGE (%) OF MATERIAL USED ON THE STREET FACING FACADES ONLY

STREET FACING FAÇADE	PINK PANEL (ARCTIC WHITE - Fibre cement)	RED PANEL (PEARL GRAY - Fibre cement)	BROWN PANEL (GRAPHITE - Metal panel)	CYAN PANEL (BONE WHITE -cement board for signage)	ORANGE PANEL (SLATE GRAY - Metal panel)	GLASS (openings)	YELLOW PANEL (ALLURE Masonry)	CMU	TOTAL
	SQ. FT	SQ. FT	SQ. FT	SQ. FT	SQ. FT	SQ. FT	SQ. FT	SQ. FT	
F1	1194.92	202.83	623.39	55.6	2645.73	3138.73	2242.71	0	
F1.1	0	0	0	0	0	0	374.67	0	
F2	0	0	24.11	46.16	737.31	1140.51	2477.05	0	
F3	0	0	0	0	482.15	192	1136.36	0	
F4	3083.15	404.92	276	0	2740.19	2821.04	2503.25	0	
F5	690.67	0	0	0	548.1	228.47	375.88	0	
F6	1290.75	152.1	71.97	0	739.25	1223.47	576.11	0	
F7	1309.5	154.58	131.5	0	2480.71	2377.85	3060.25	0	
TOTAL	7568.99	914.43	1126.97	101.76	10373.44	11122.07	12746.28	0	41810.78
PERCENTAGE %	9.627625738	2.187067546	2.695405348	0.243382209	13.19483814	14.14708269	16.21305001	0	
ROUND OFF PERCENTAGE	9.6	2.2	2.7	0.2	13.2	14.1	16.2	0	





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SHEET TITLE: EXTERIOR MATERIAL - SAMPLE IMAGES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
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SHEET NUMBER	A15

HARDIE PANEL



Metal Panel



FC-1



FC-2

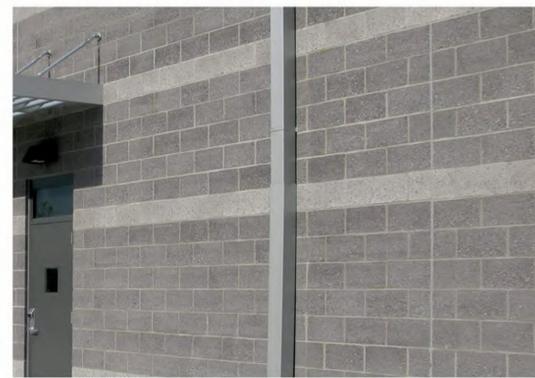
BR-1 ALLURE BRICK



Allure Brick



CMU



METAL PANEL



MP-1



MP-2



MP-3



FLUSH & REVEAL WALL PANEL



Play of 2 tone of Metal Panel



