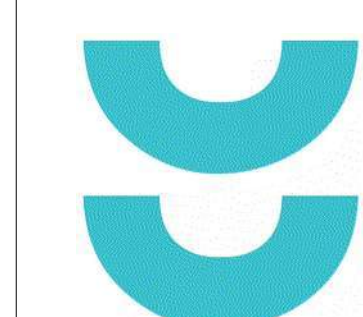


1ST & GREENFIELD (FRESHWATER PLAZA)

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



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

CONSULTANTS:

DPD SUBMITTAL

07/12/2024

CAP PROJECT #: 221005

**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.**

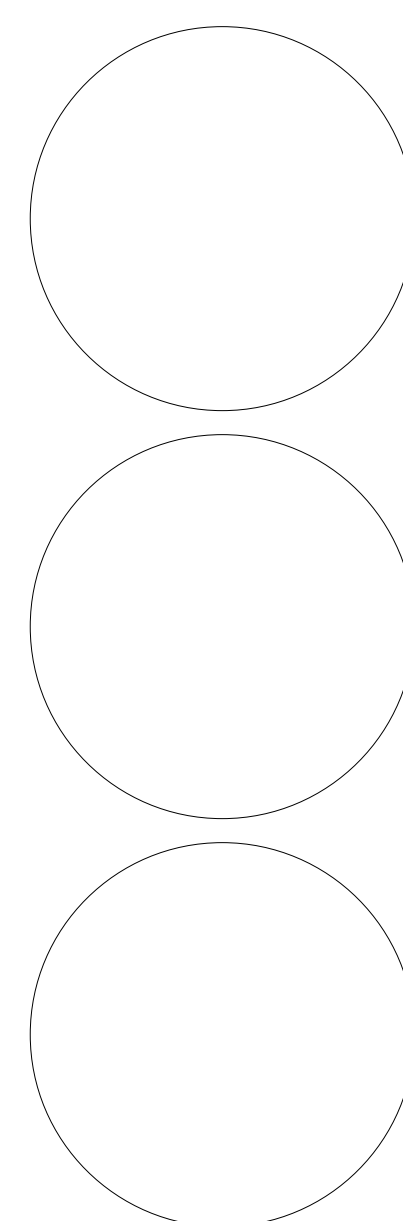
181 NORTH BROADWAY
MILWAUKEE, WI 53202
TEL. (414) 278-6060

**LANDSCAPE ARCHITECT:
NEW EDEN LANDSCAPE ARCHITECTURE**

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

SHEET INDEX:

T001	TITLE SHEET
CIVIL	
C001	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
LANDSCAPE	
L100	SITE LANDSCAPE PLAN
L200	SITE LANDSCAPE DETAILS
L300	PLANTING PLAN
L301	PLANTING NOTES & DETAILS
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
A12	TYPICAL DESIGN DEPTH DIAGRAM
A13	WINDOW DETAILS AND DEPTH
A14	MATERIAL PLACEMENT DIAGRAMS
A15	EXTERIOR MATERIAL - SAMPLE IMAGES
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.

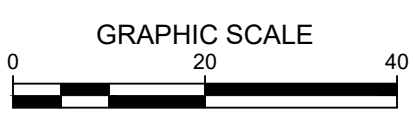
1ST & GREENFIELD (FRESHWATER PLAZA)

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	07/12/2024
SHEET NUMBER	T001



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

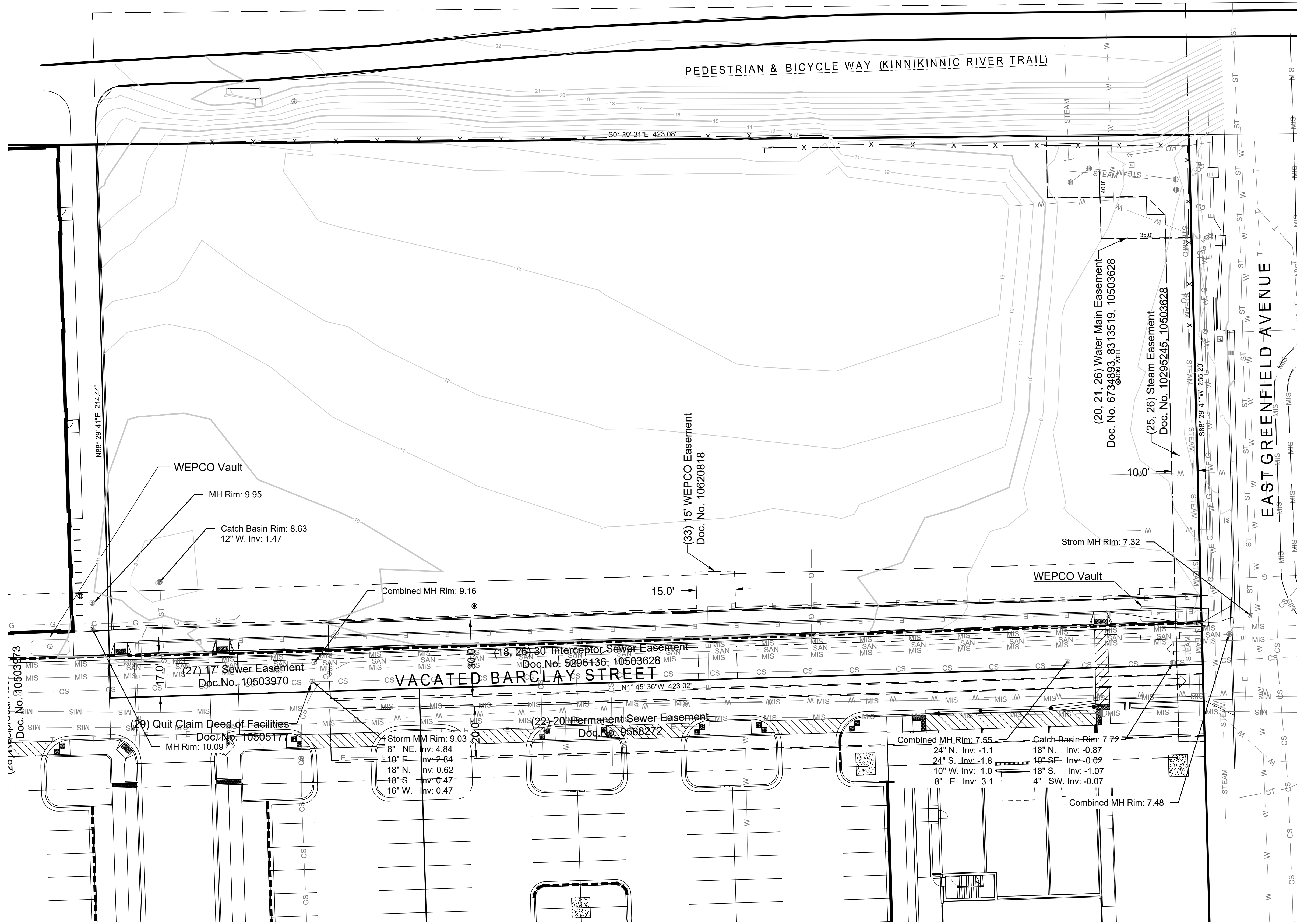
SITE SURVEY

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	06/03/2024
DPD RESUBMITTAL	07/12/2024

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
 - CHAIN LINK FENCE
 - 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 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.

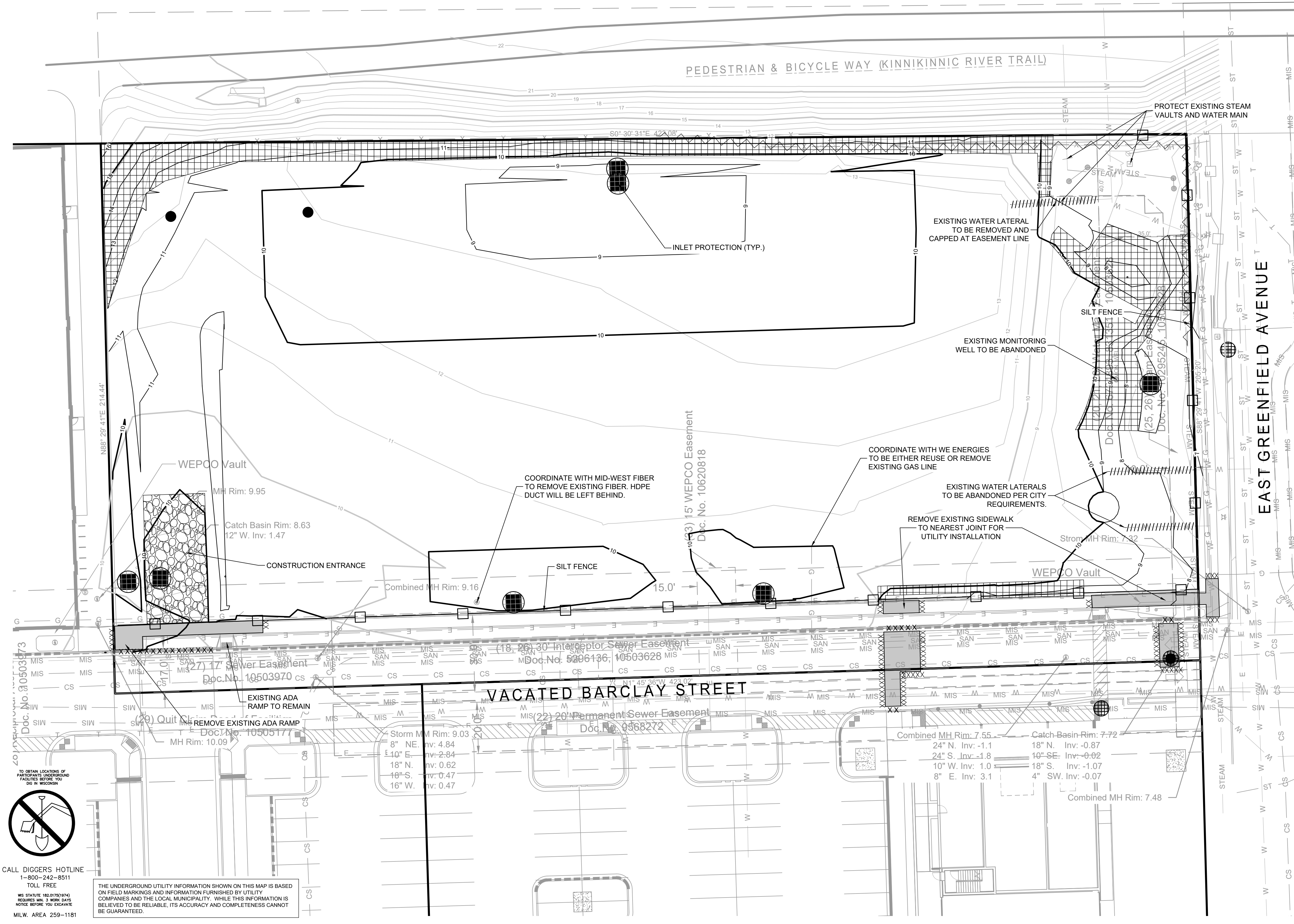
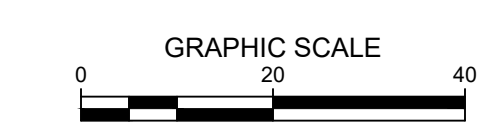
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON 11/02/23.

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.



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:**
- 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.
 - 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.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - 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
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
DPD RESUBMITTAL	07/12/2024

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
 UTILITIES BEFORE YOU
 DIG IN RECORDS

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

MS STATUTE 182.07(2)(b)
 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.



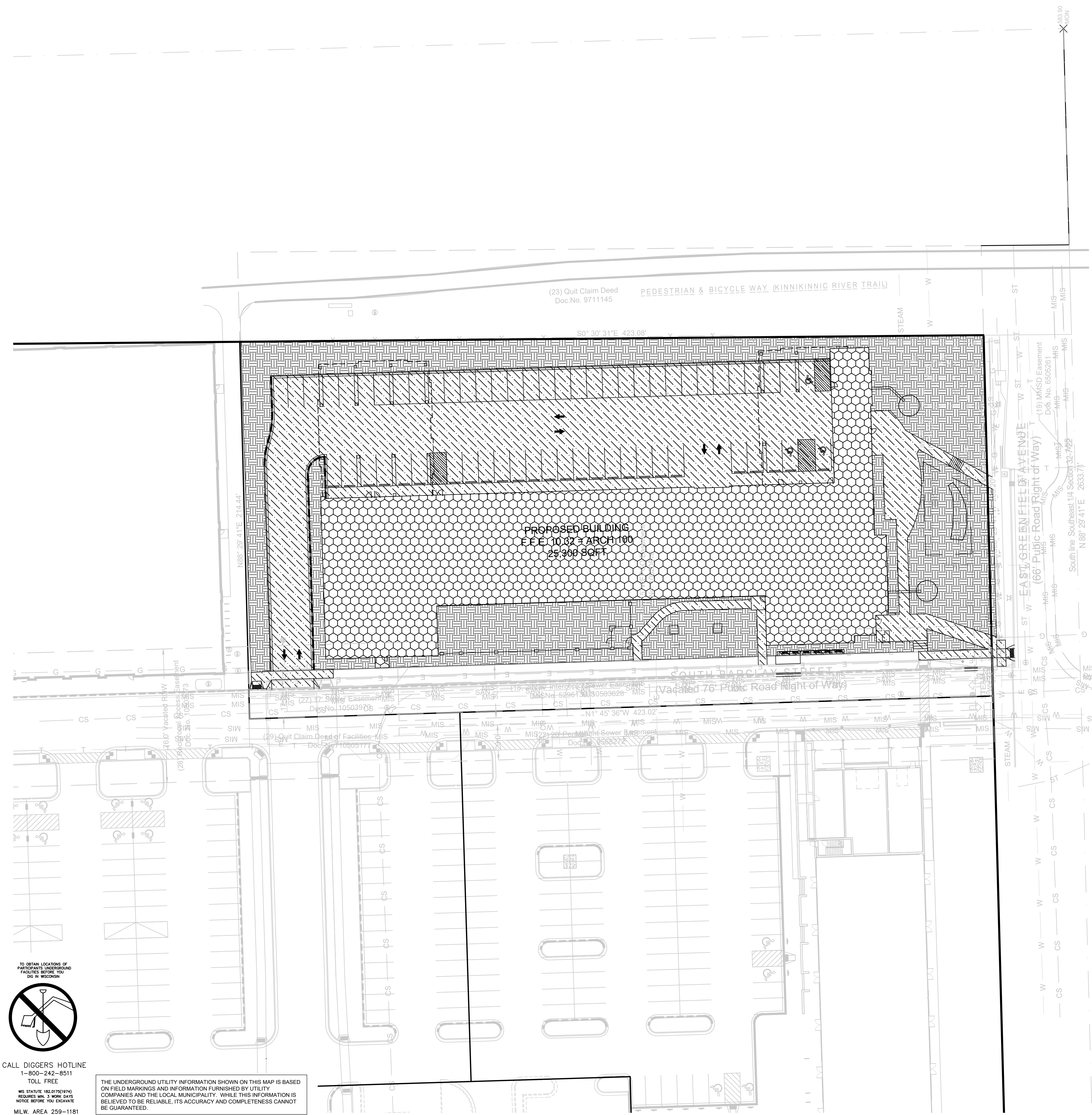
1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4
200 EAST GREENFIELD
MILWAUKEE, WI 53204
SOIL MANAGEMENT

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
DPD RESUBMITTAL	07/12/2024

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:	C003



LEGEND:

- CLEAN SOIL CAP AREA (SEE DETAIL)
- PAVEMENT CAP AREA
- BUILDING CAP AREA

GENERAL NOTES:

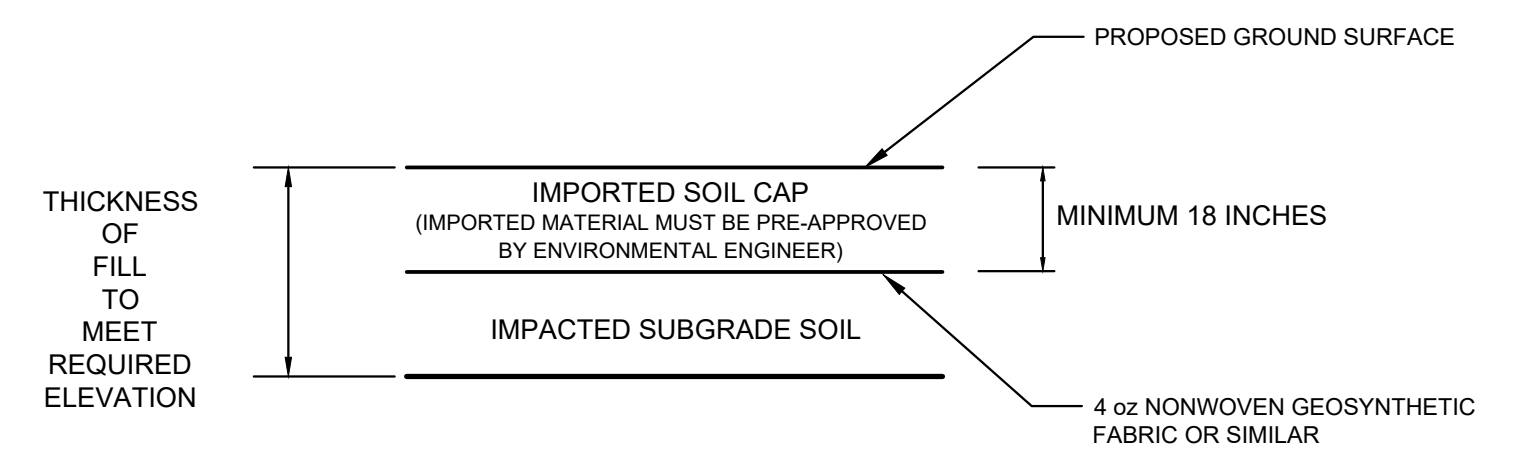
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- 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.
- WORK TO BE COMPLETED IS INDICATED BY BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- 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.
- 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 SOILS. 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.

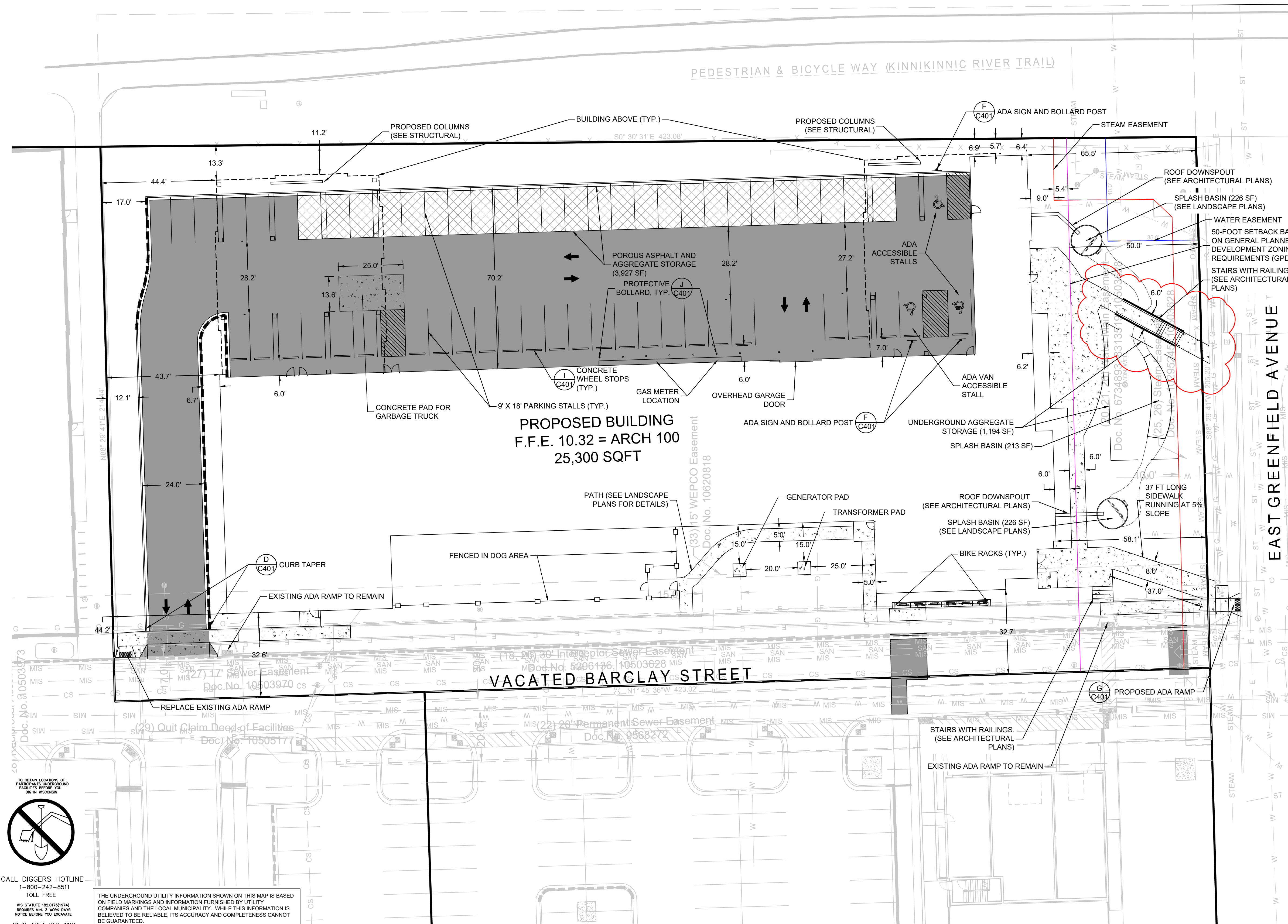
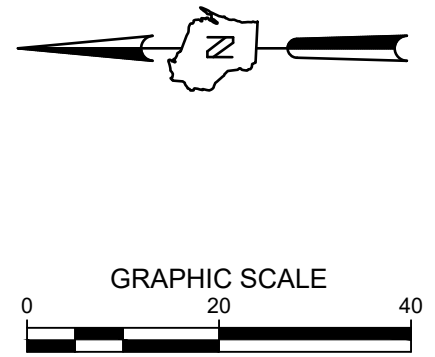
(A) SOIL CAP
 SCALE: NTS



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS. STATUTE 182.07(2)(b)
 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.

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		



LEGEND:

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

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 RAMP, 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.



CALL DIGGERS HOTLINE
 1-800-242-5511
 TOLL FREE
 MS 514.916.182.01/01/01/01
 REVISIONS: MS 514.916.182.01/01/01/01
 NOTE: 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.

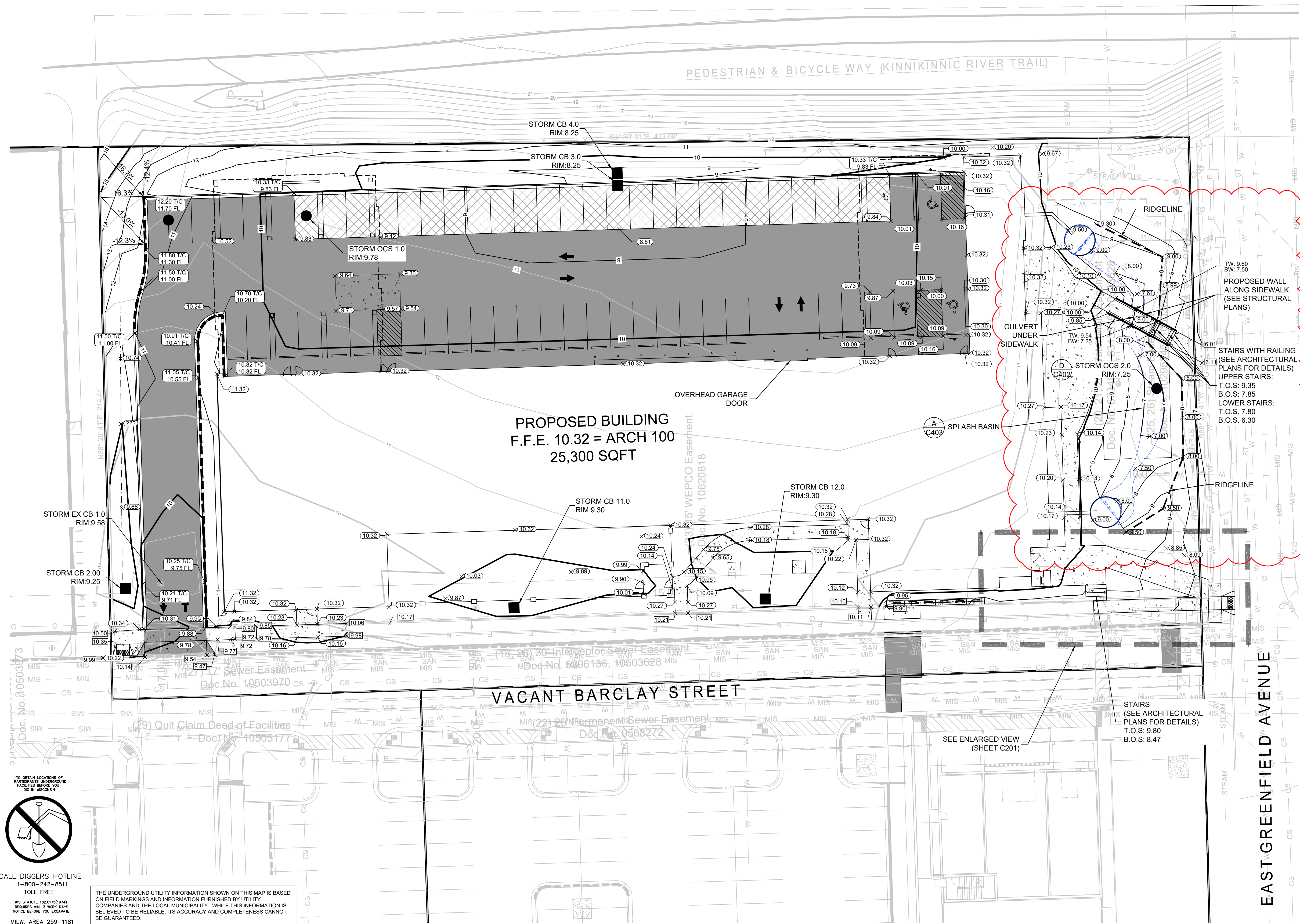
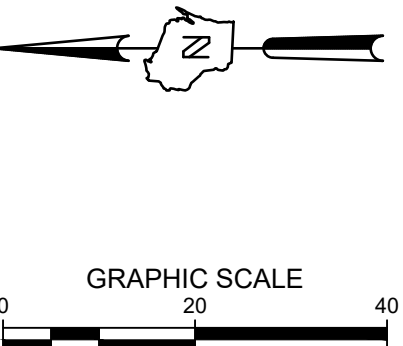
1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4
 200 EAST GREENFIELD
 MILWAUKEE, WI 53204
 SITE DIMENSION PLAN



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
PERMIT SET	05/17/2024
DPD RESUBMITTAL	06/03/2024
DPD RESUBMITTAL	07/12/2024

NO. REVISION	DATE
ADDENDUM	07/09/24
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PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.07.09
DRAWN BY:	KJB
CHECKED BY:	TPM
APPROVED BY:	----
SHEET NO:	C100



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)

- GENERAL NOTES:**
- 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.
 - 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.
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 - EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 NO STAKE RELOCATIONS
 REQUIRED UNLESS SPECIFICALLY
 NOTED TO DO OTHERWISE
 MILWAUKEE 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.

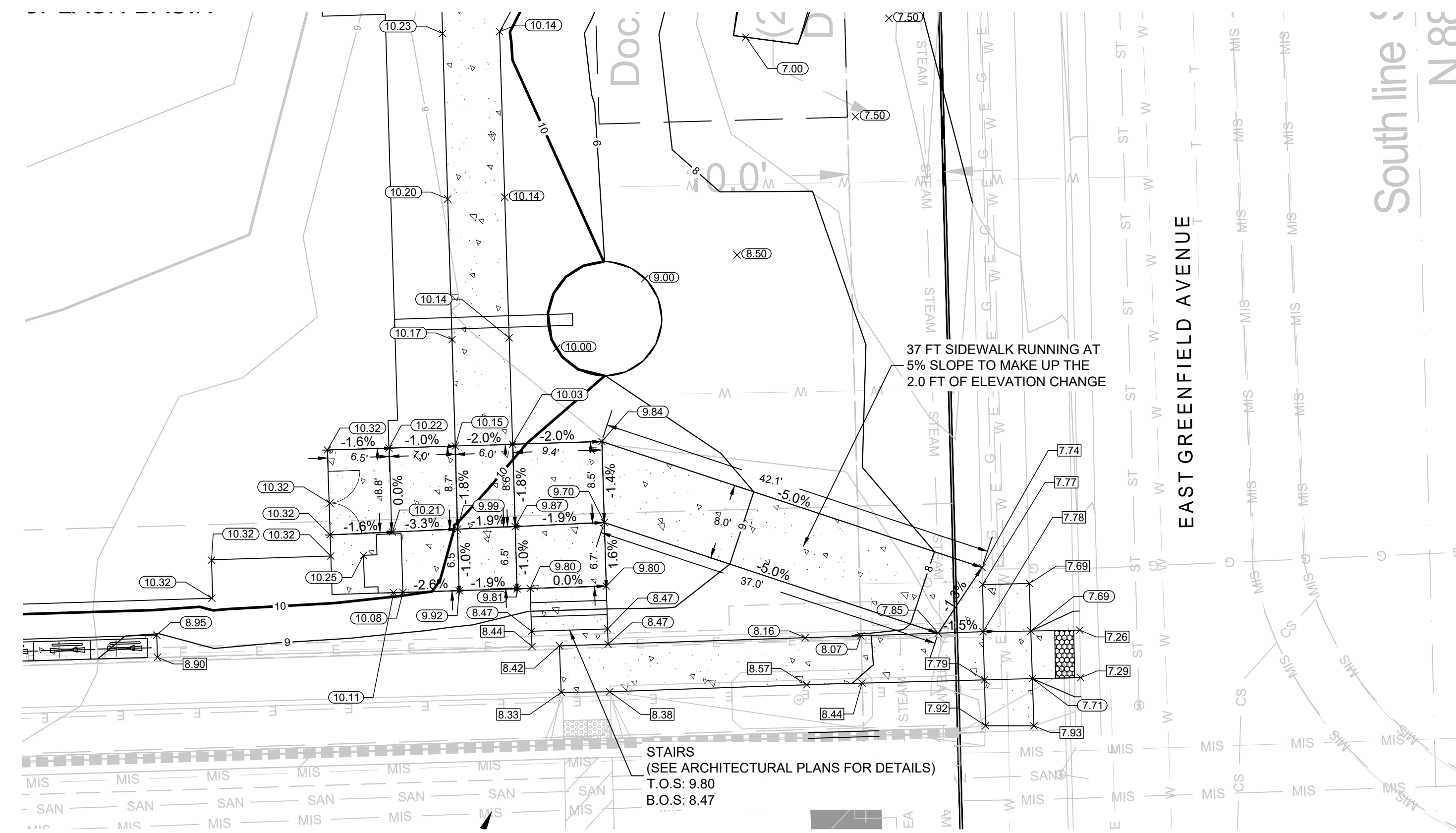
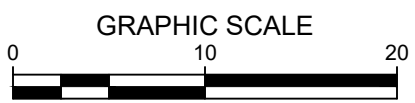
1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4
200 EAST GREENFIELD
MILWAUKEE, WI 53204

GRADING PLAN



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
PERMIT SET	05/17/2024
DPD RESUBMITTAL	06/03/2024
DPD RESUBMITTAL	07/12/2024
NO. REVISION	DATE
ADDENDUM	07/09/24
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PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.07.09
DRAWN BY:	KJB
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	C200



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
	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:

- 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.
- 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.
- WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- 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.
- 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 RAMPS, 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.

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
DPD RESUBMITTAL	07/12/2024

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

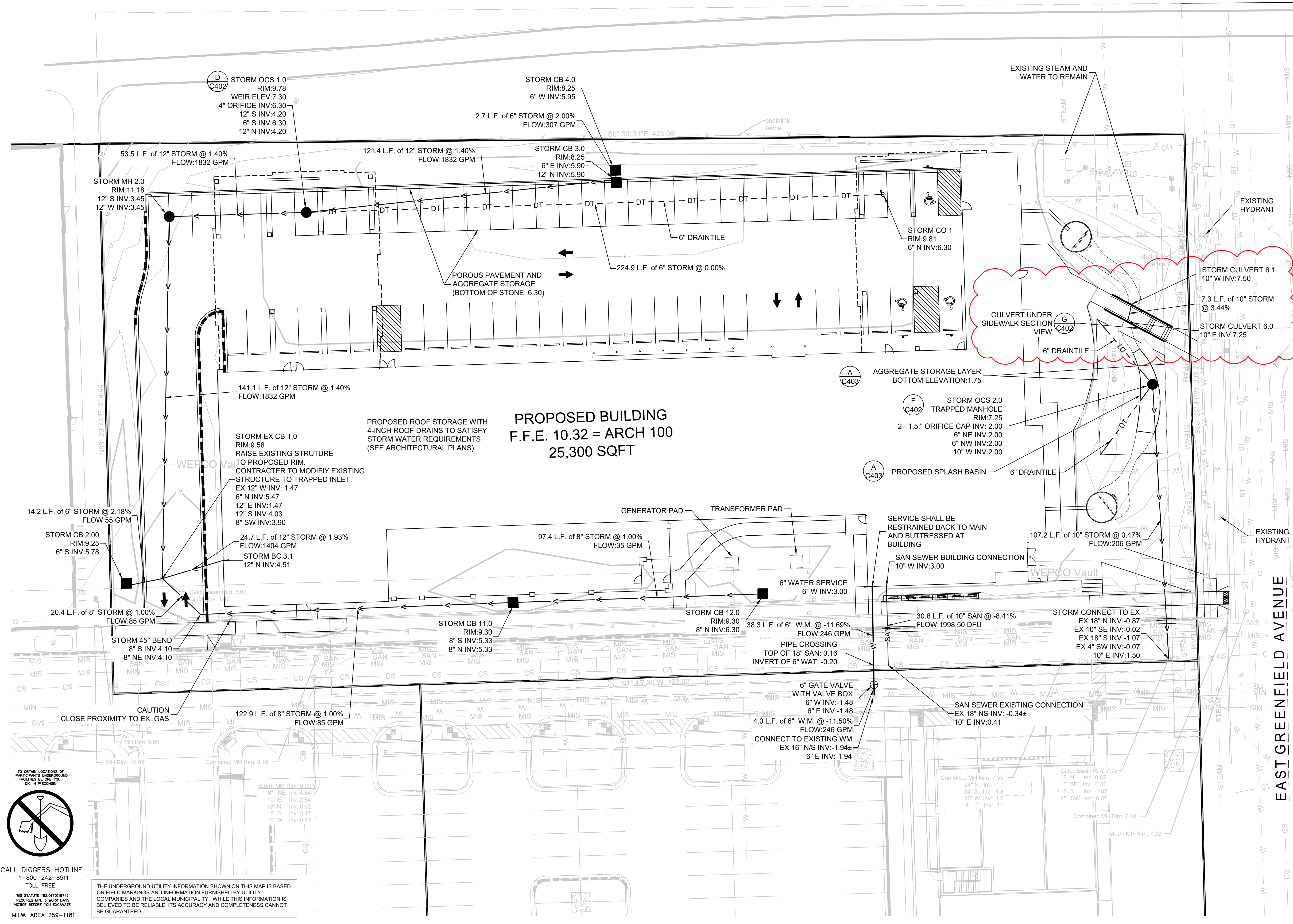
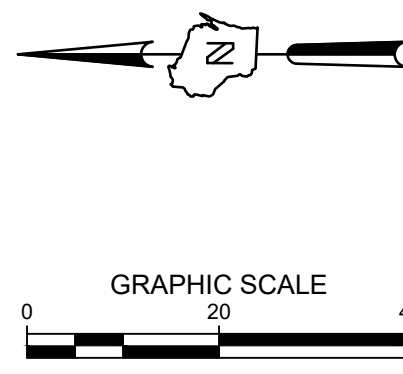


CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

TO OBTAIN LOCATIONS OF ADJACENT 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.



- LEGEND:**
- W — PROPOSED WATER SERVICE
 - SAN — PROPOSED SANITARY SERVICE
 - DT — PROPOSED DRAIN TILE
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE

- 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. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
 6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
 7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER CITY OF MILWAUKEE AND MILWAUKEE WATER WORKS SERVICE SPECIFICATIONS.
 8. ALL WATER MAIN WORK AND MATERIALS TO BE CONSTRUCTED PER MILWAUKEE WATER WORKS SERVICE PIPING SPECIFICATIONS.
 9. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034.
 10. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
 11. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
 12. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROXIMATE EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
 13. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 44.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

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

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DPD RESUBMITTAL	04/29/2024
50% CD	05/03/2024
DPD RESUBMITTAL	05/13/2024
PERMIT SET	05/17/2024
DPD RESUBMITTAL	06/03/2024
DPD RESUBMITTAL	07/12/2024

NO. REVISION	DATE
ADDENDUM	07/09/24
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SHEET NO:	---

C300



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WE HAVE 24-HOUR
 RECORDS AND 2-WAY SAT
 WHITE SERVICE FOR CHAIRS
 MILWAUKEE AREA 259-1181

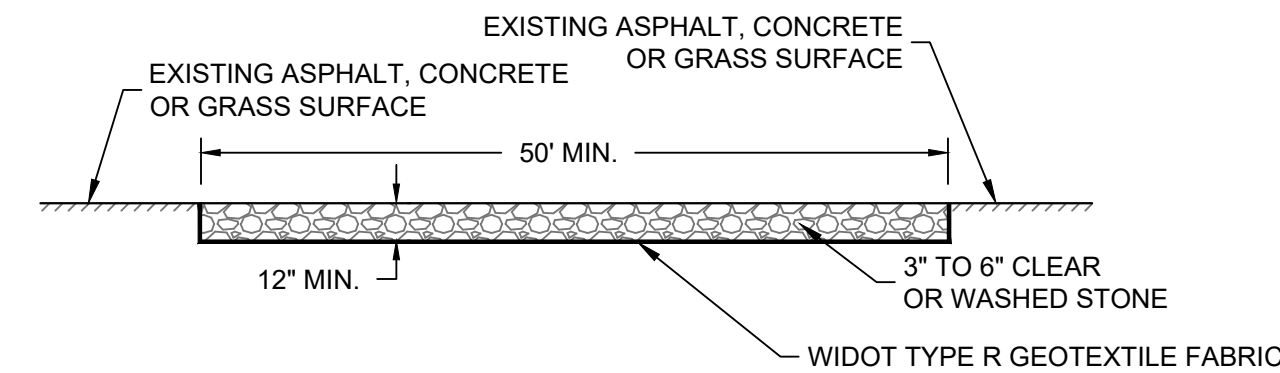
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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 DRAINAGEWAYS 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.



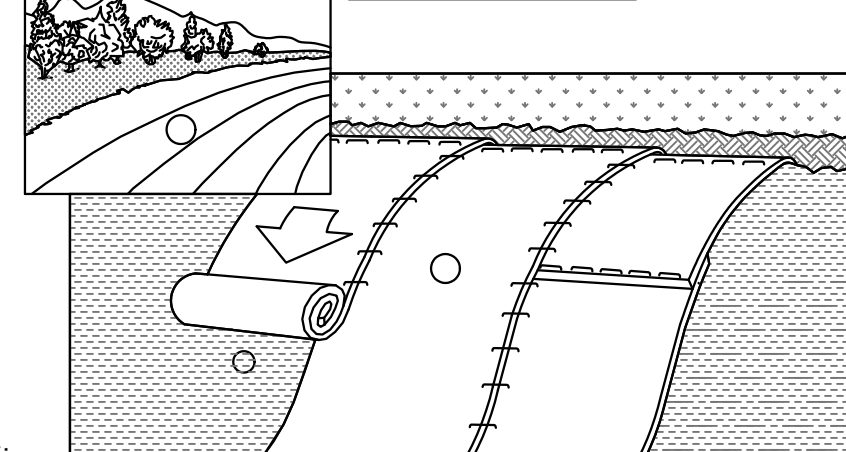
GENERAL NOTE:

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

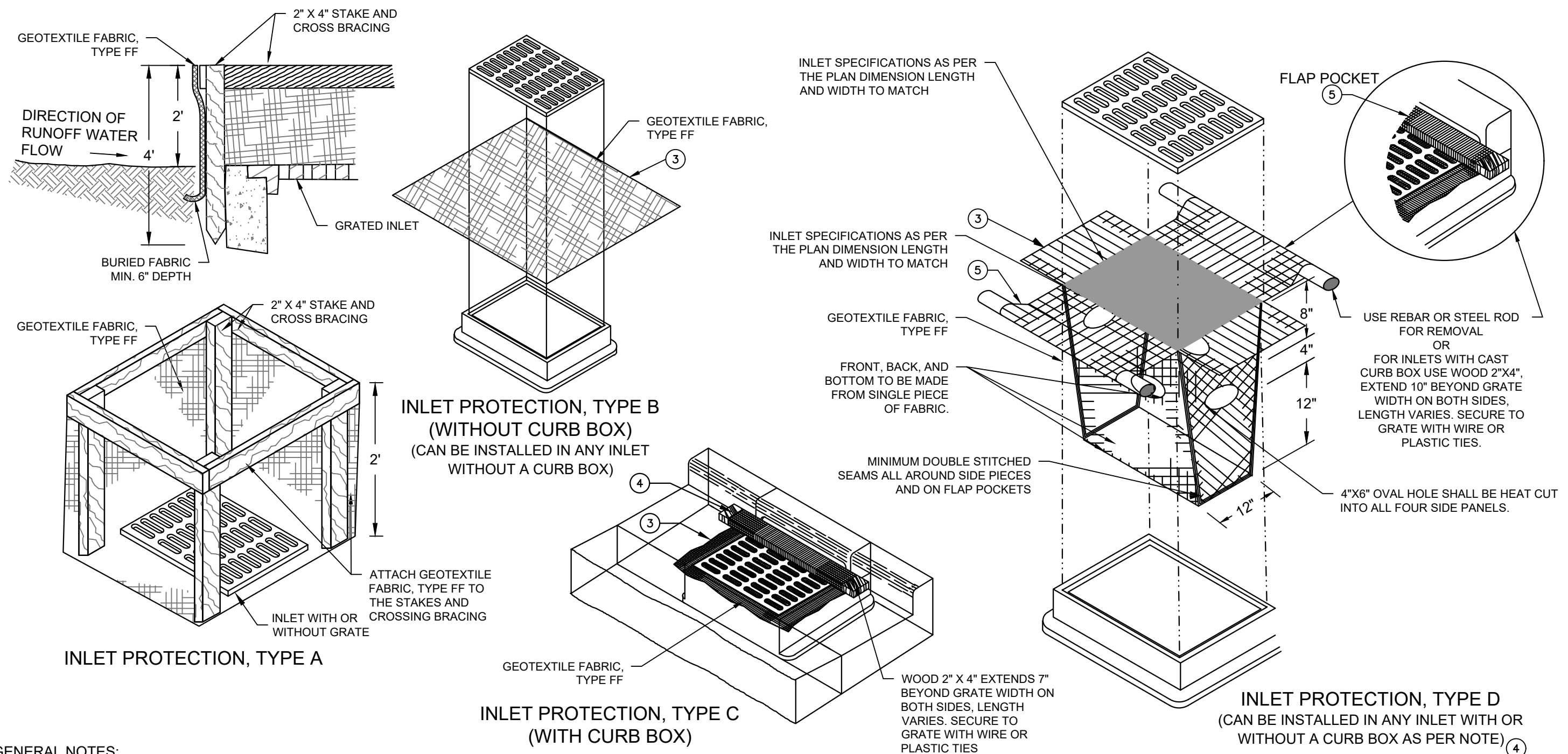


NOTES:

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 MANUFACTURER'S 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

SCALE: NTS



GENERAL NOTES:

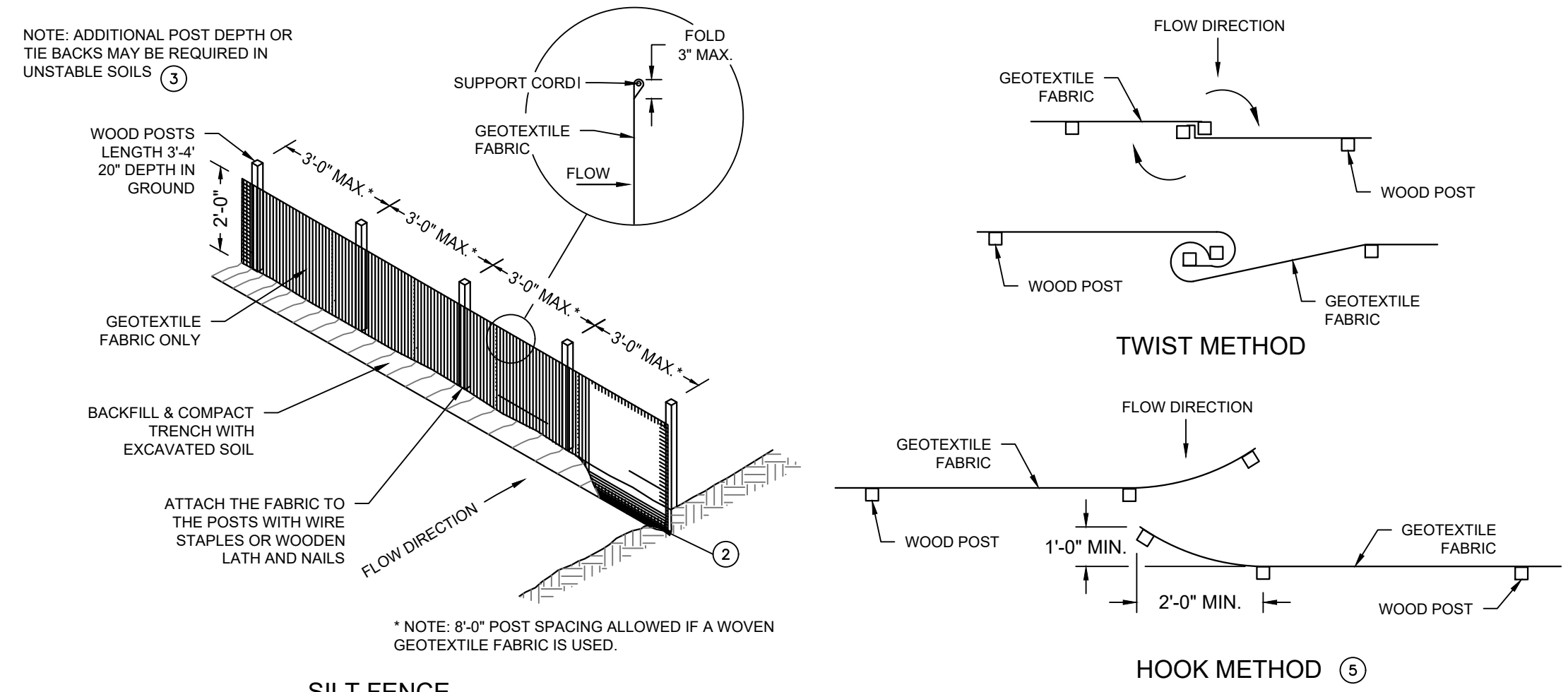
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING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

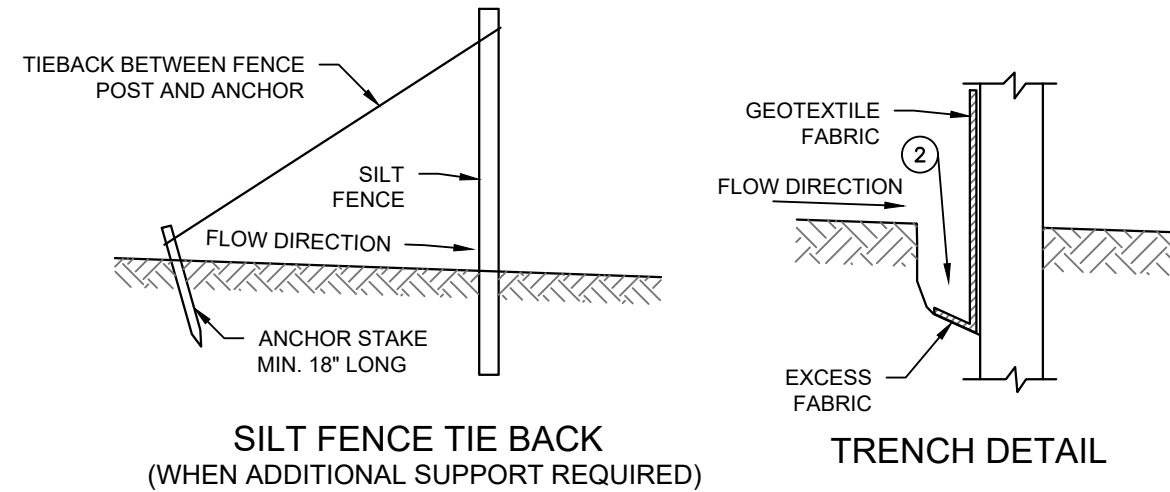
- TYPE B & C TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER 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 PLACED 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

D SILT FENCE - WDNR TS-1056

SCALE: NTS

JOINING TWO LENGTHS OF SILT FENCE

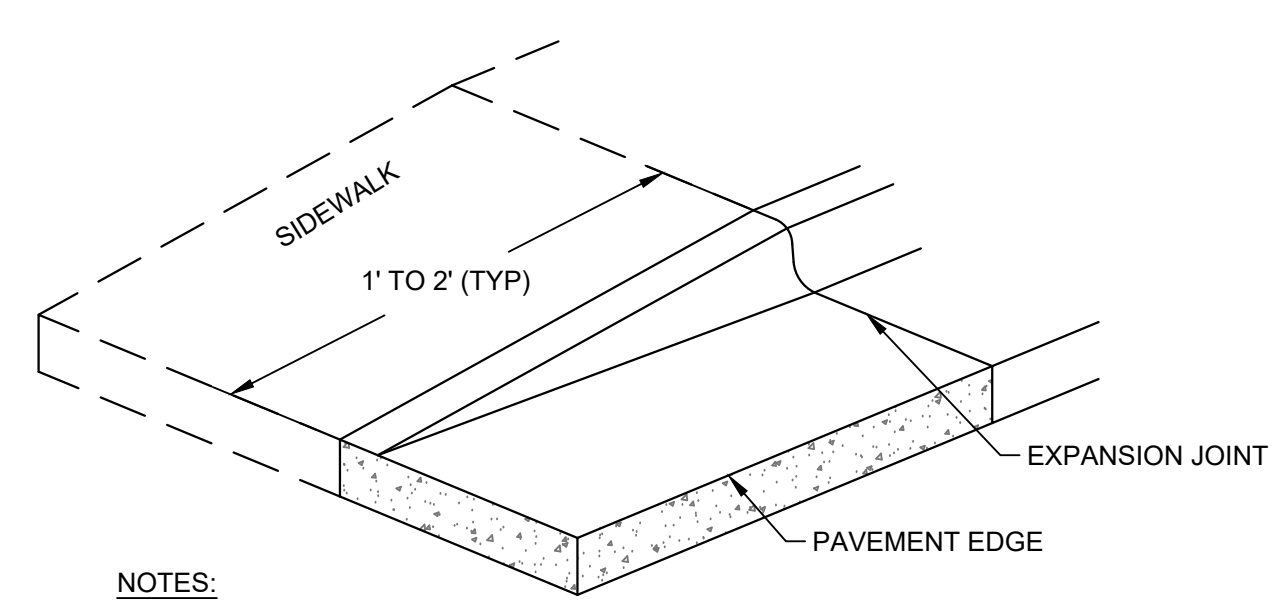
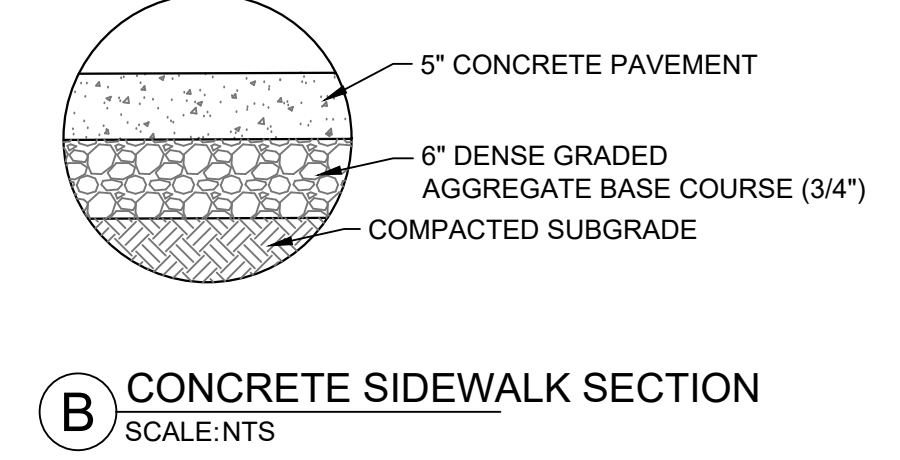
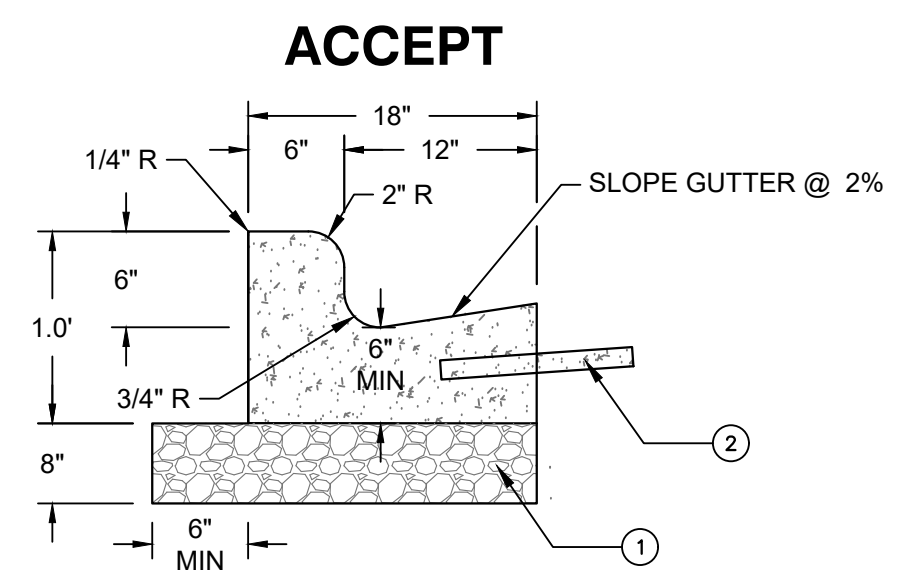
- GENERAL NOTES**
1. HORIZONTAL BRACE REQUIRED WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 3. WOOD POSTS SHALL BE A MINIMUM 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

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

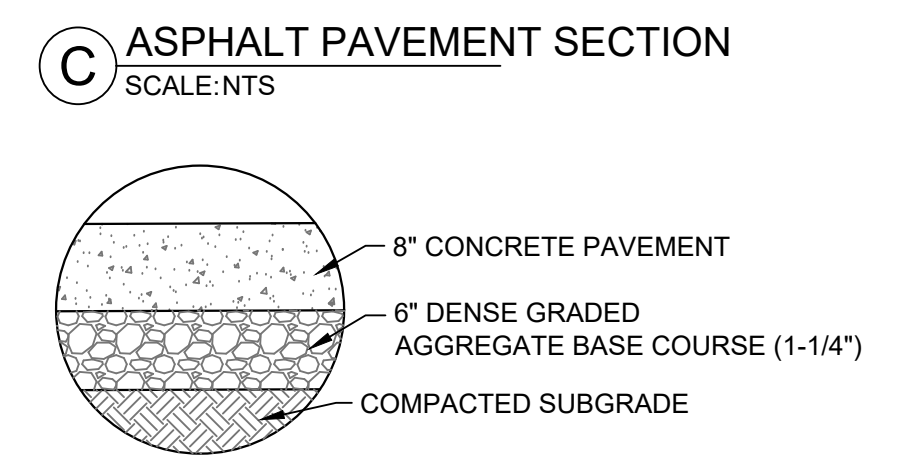
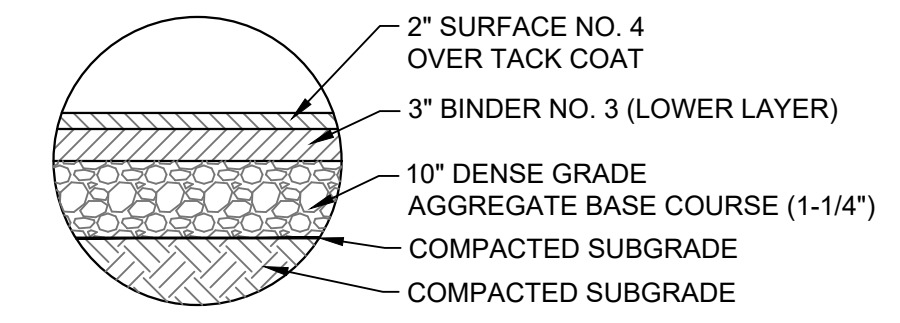
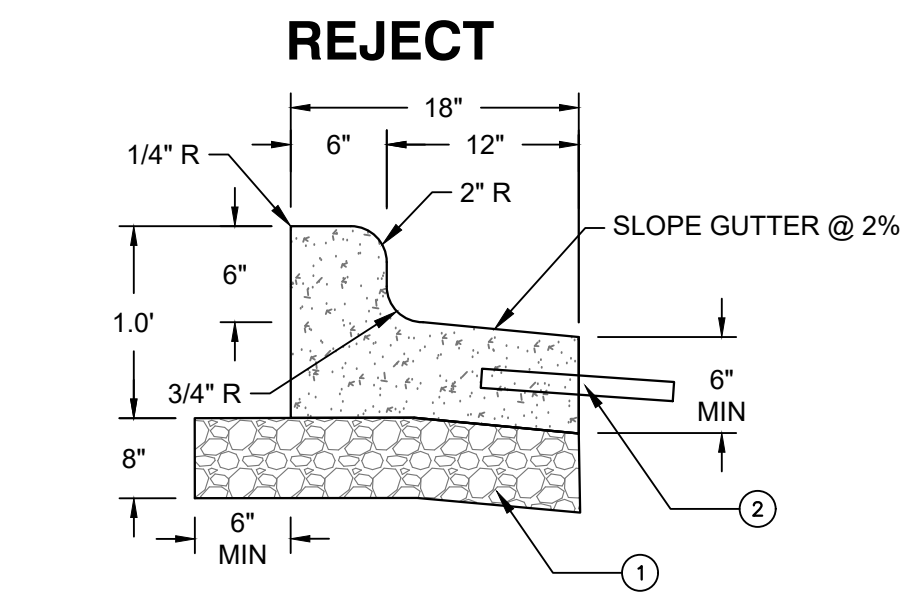
ISSUANCE	DATE
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50% CD	05/03/2024
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DPD RESUBMITTAL	07/12/2024

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PROJECT NO:	21751
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PLOT DATE:	2024.05.10
DRAWN BY:	KJB
CHECKED BY:	TPM
APPROVED BY:	----
SHEET NO:	C400

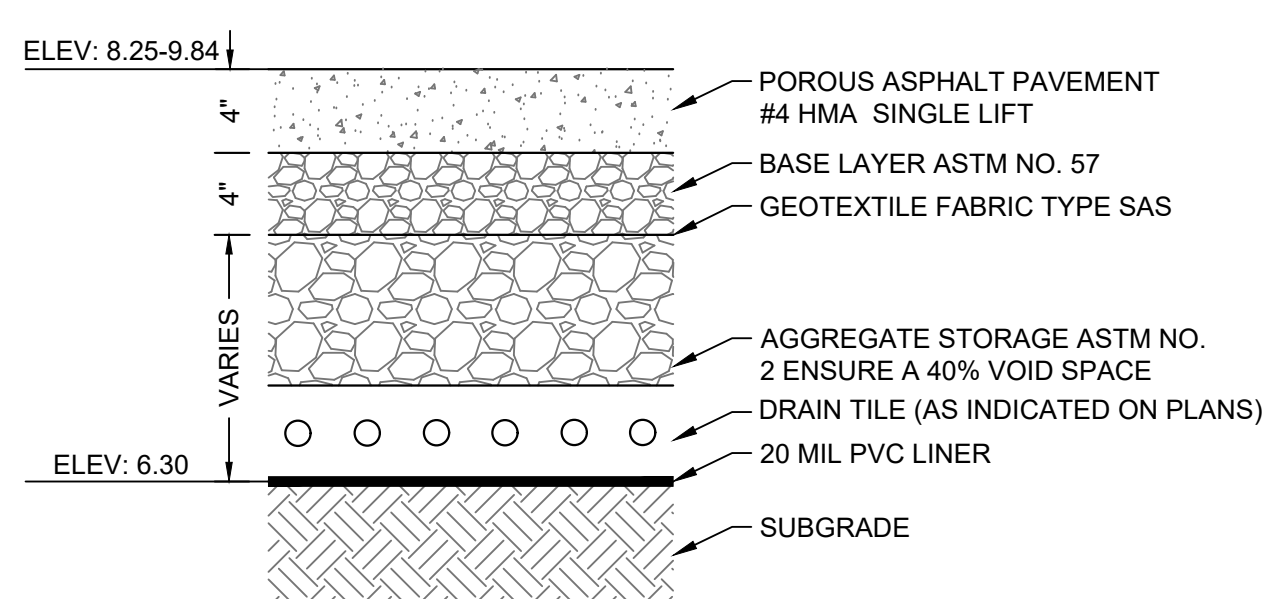


NOTES:
 IF SIDEWALK IS ADJACENT TO CURB TAPER, TAPER SHALL BE EXTENDED TO 10' TO MAINTAIN 5% MAX SLOPE ON WALK FOR ADA ACCESS



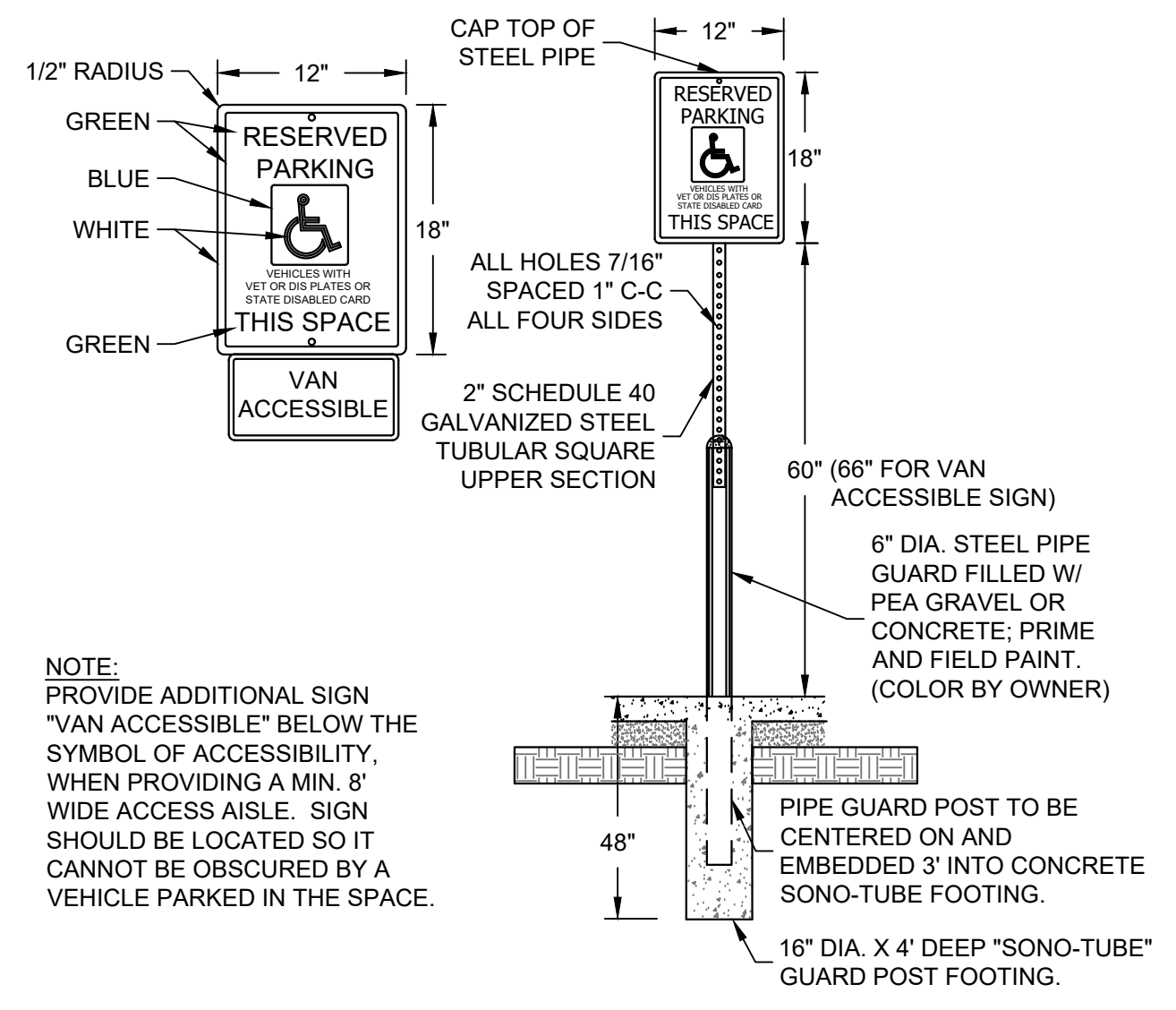
NOTES:
 1. 1-1/4" DENSE GRADED AGGREGATE BASE COURSE.
 2. TIE-BAR IF ADJACENT TO CONCRETE (NO. 4 X 2'-0" DEFORMED TIE BARS SPACED AT 3'-0" C-C).
 3. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS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

A 18 INCH CONCRETE CURB AND GUTTER
 SCALE: NTS



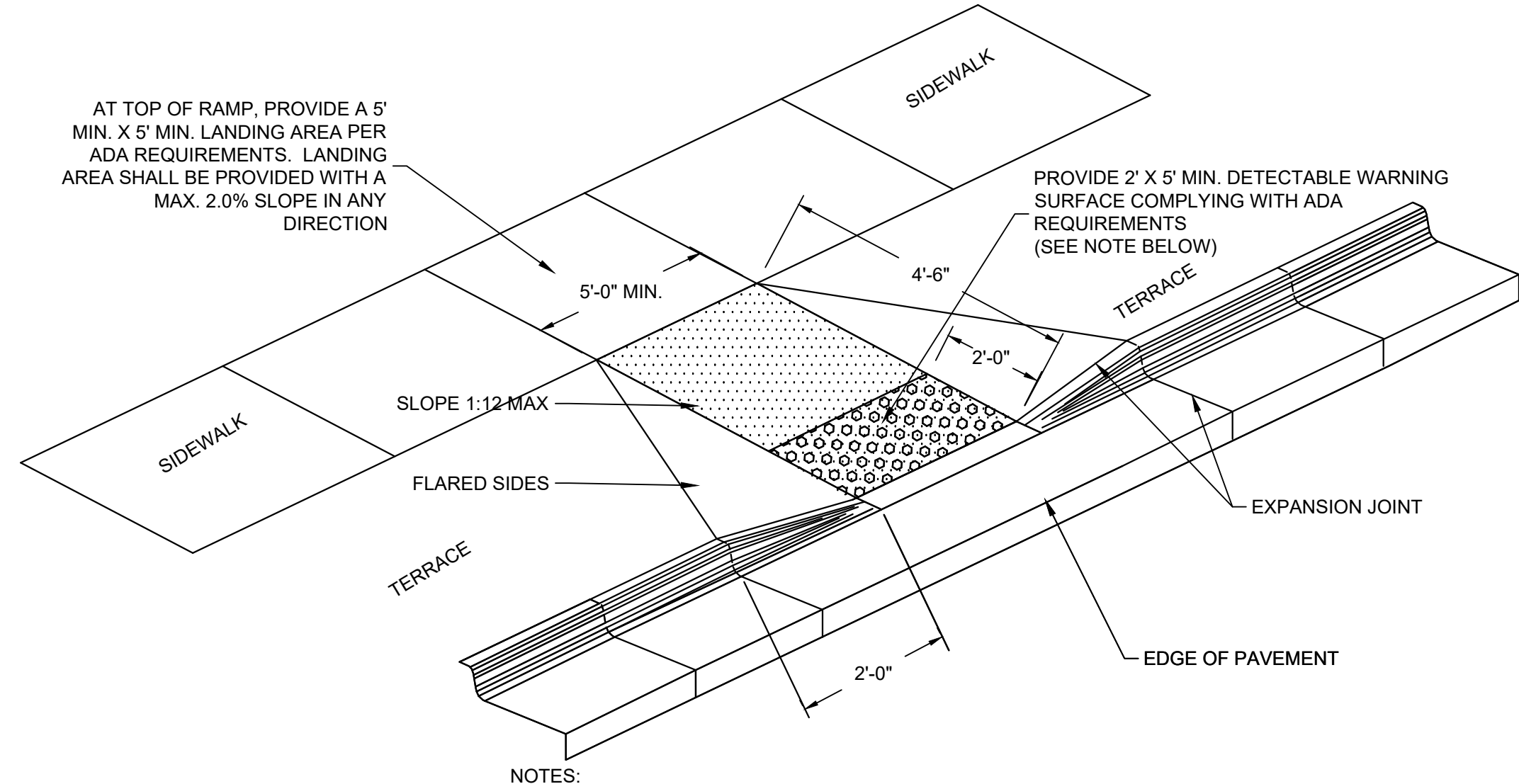
NOTES:
 1. PAVEMENT SURFACE PERCENT VOIDS SHOULD BE LESS THAN 25%.
 2. JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 9, 89, OR 57 AGGREGATE.
 3. AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES. AGGREGATE STORAGE RESERVOIR SHALL USE AN OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE.
 4. 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%.
 5. POROUS PAVEMENT SHALL CONFORM TO THE WDNR TECHNICAL STANDARD # 1008

E POROUS PAVEMENT WITH LINER
 SCALE: NTS



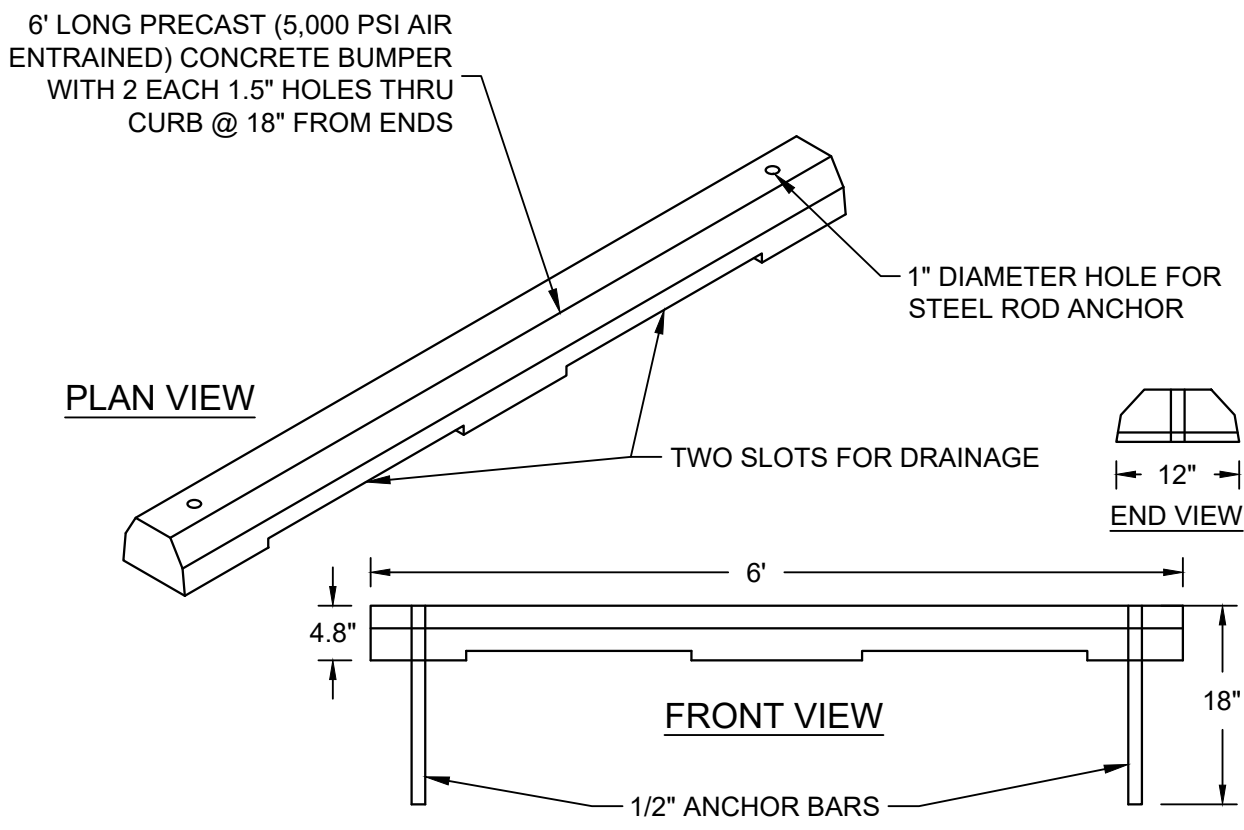
NOTE:
 PROVIDE ADDITIONAL SIGN "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY, WHEN PROVIDING A MIN. 8' WIDE ACCESS AISLE. SIGN SHOULD BE LOCATED SO IT CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

F ADA SIGN AND BOLLARD POST
 SCALE: NTS



NOTES:
 1. CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
 2. PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
 3. 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
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
DPD RESUBMITTAL	07/12/2024

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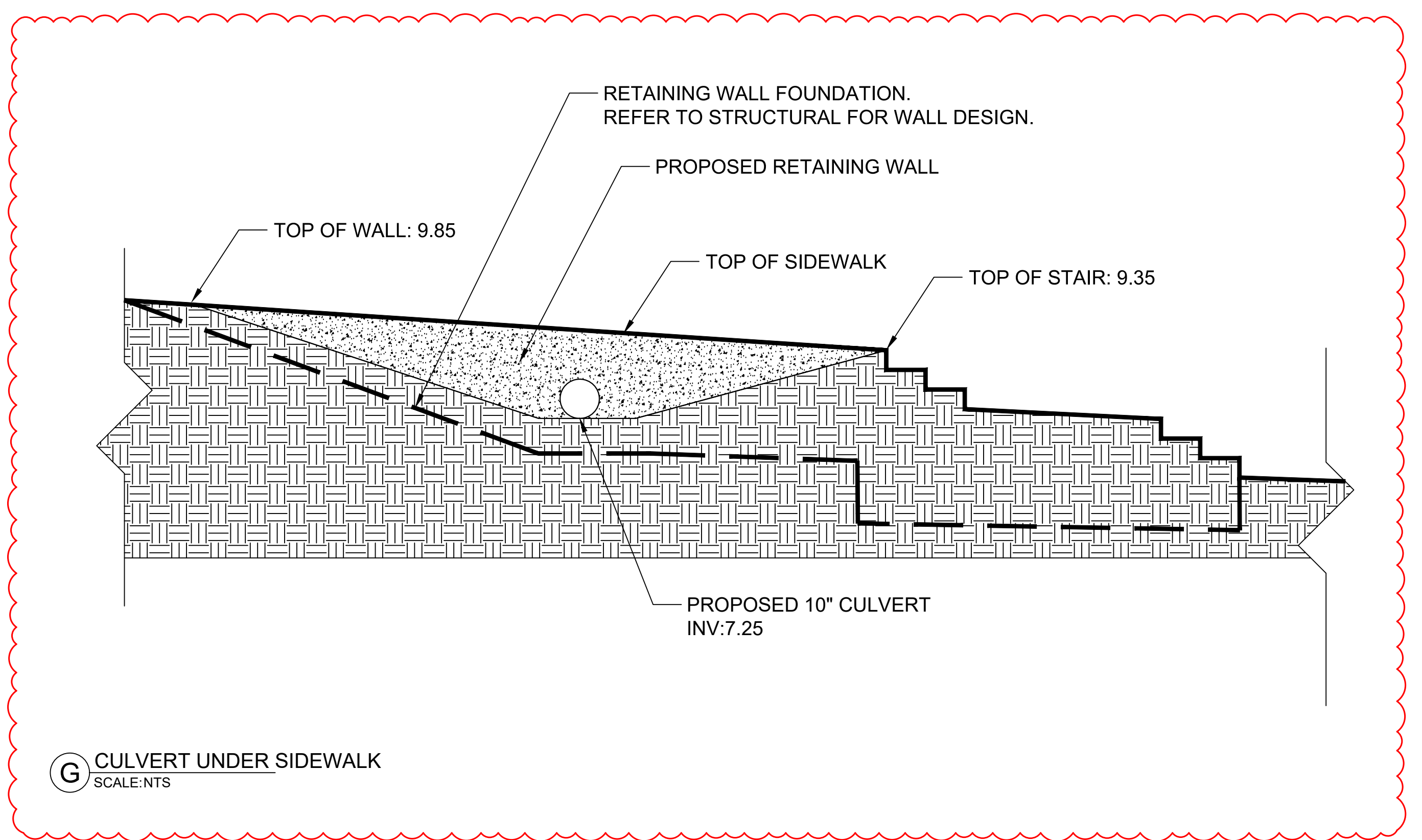
PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.05.10
DRAWN BY:	KJB
CHECKED BY:	TPM
APPROVED BY:	----

SHEET NO: **C401**

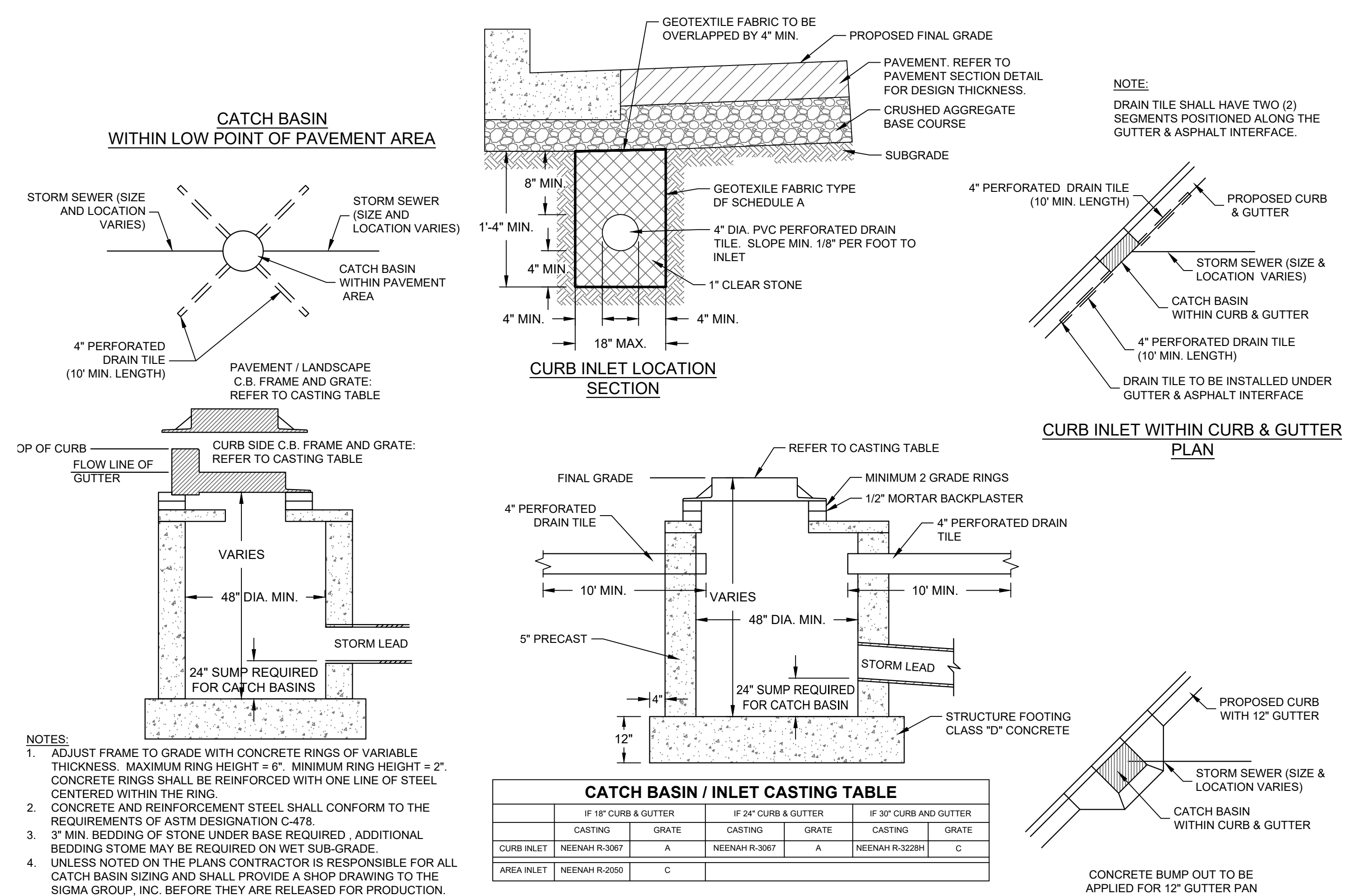


ISSUANCE	DATE
DESIGN DEVELOPMENT	03/08/2024
DPD SUBMITTAL	03/22/2024
DRT RESUBMITTAL	04/15/2024
DPD RESUBMITTAL	04/29/2024
50% CD	05/03/2024
DPD RESUBMITTAL	05/13/2024
PERMIT SET	05/17/2024
DPD RESUBMITTAL	06/03/2024
DPD RESUBMITTAL	07/12/2024
NO. REVISION	DATE
ADDENDUM	07/09/24
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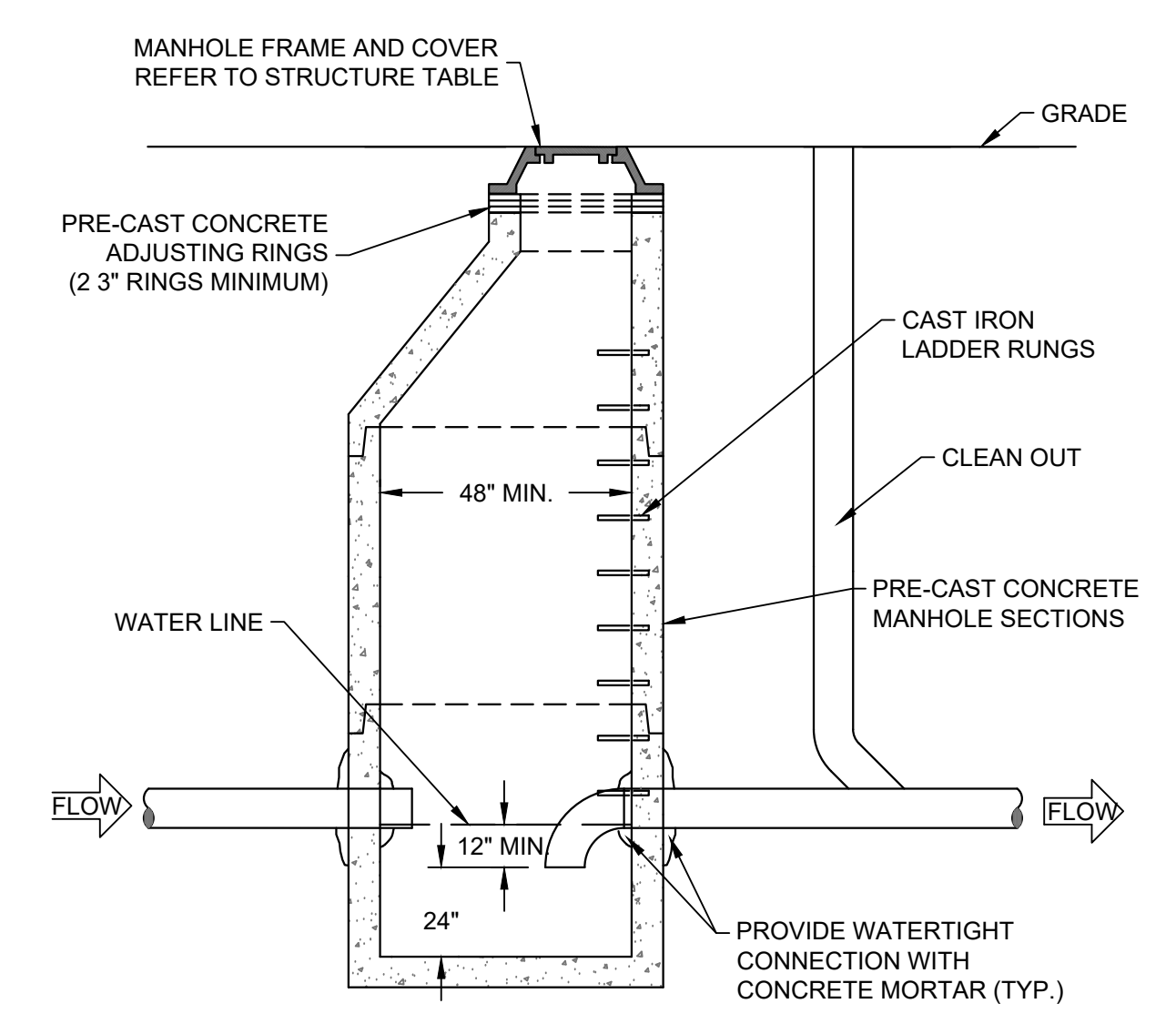
PROJECT NO:	21751
DESIGN DATE:	2023.09.28
PLOT DATE:	2024.07.09
DRAWN BY:	KJB
CHECKED BY:	TPM
APPROVED BY:	---
SHEET NO:	C402



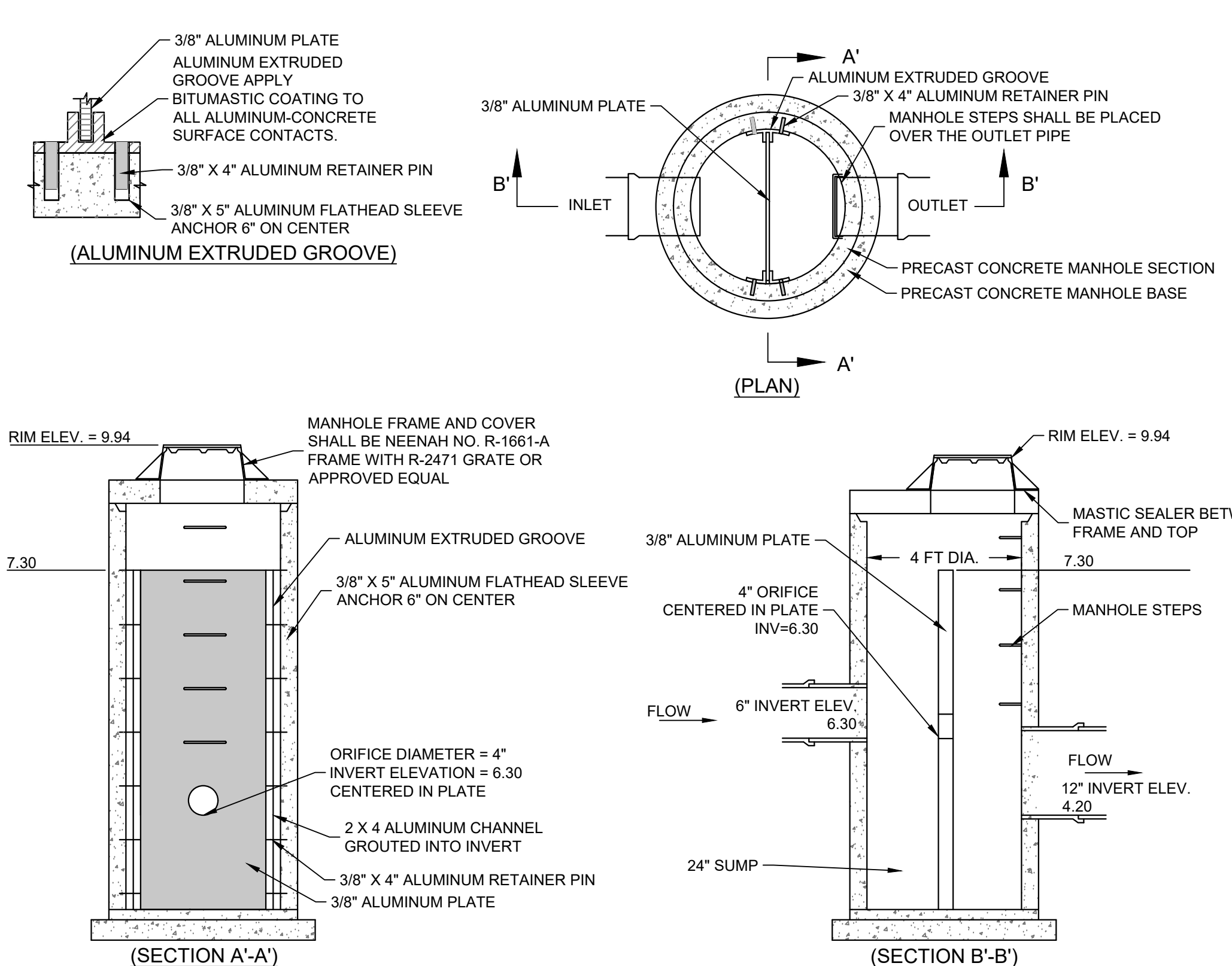
G CULVERT UNDER SIDEWALK
SCALE: NTS



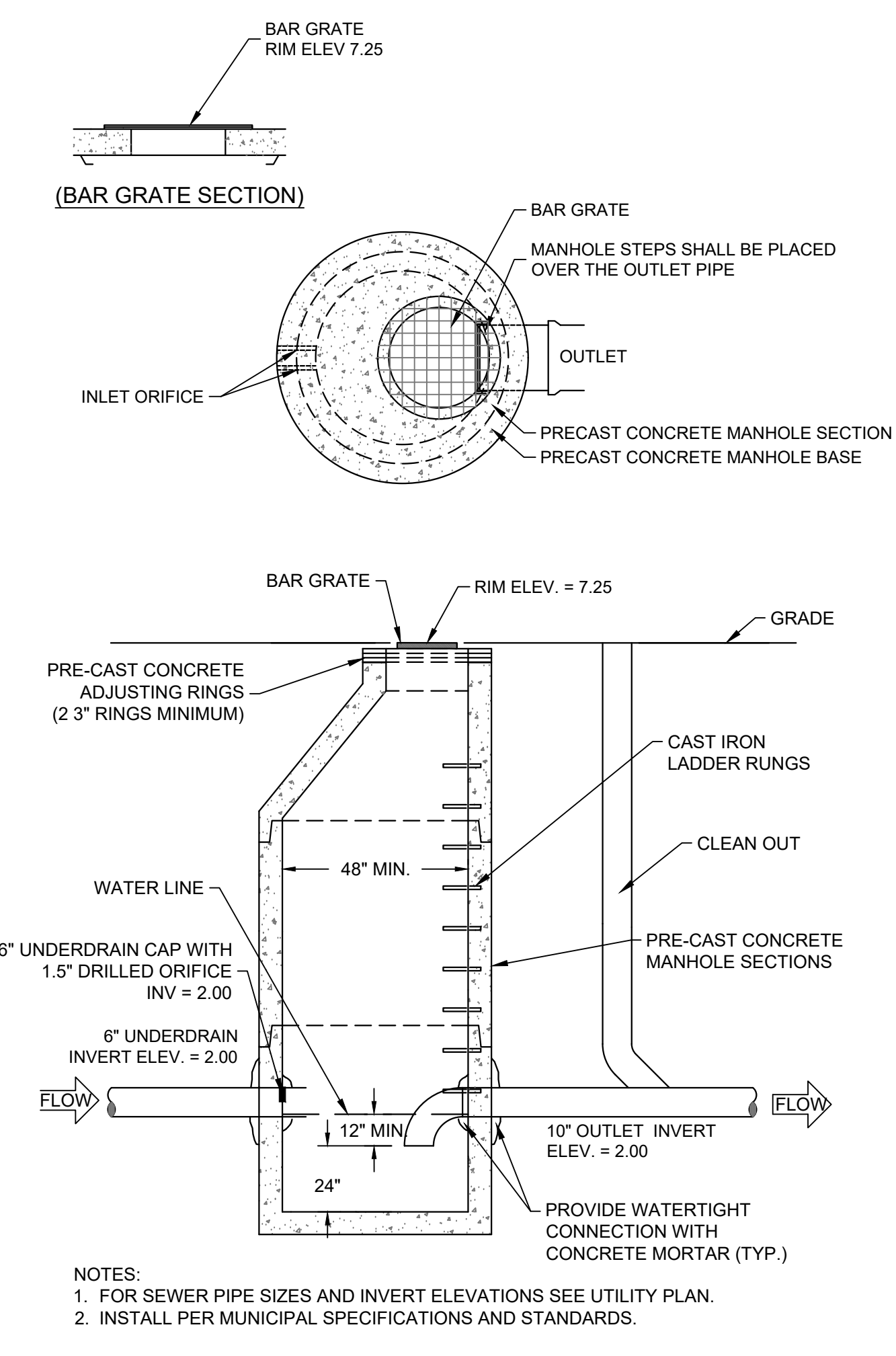
A INLET AND CATCH BASIN
SCALE: NTS



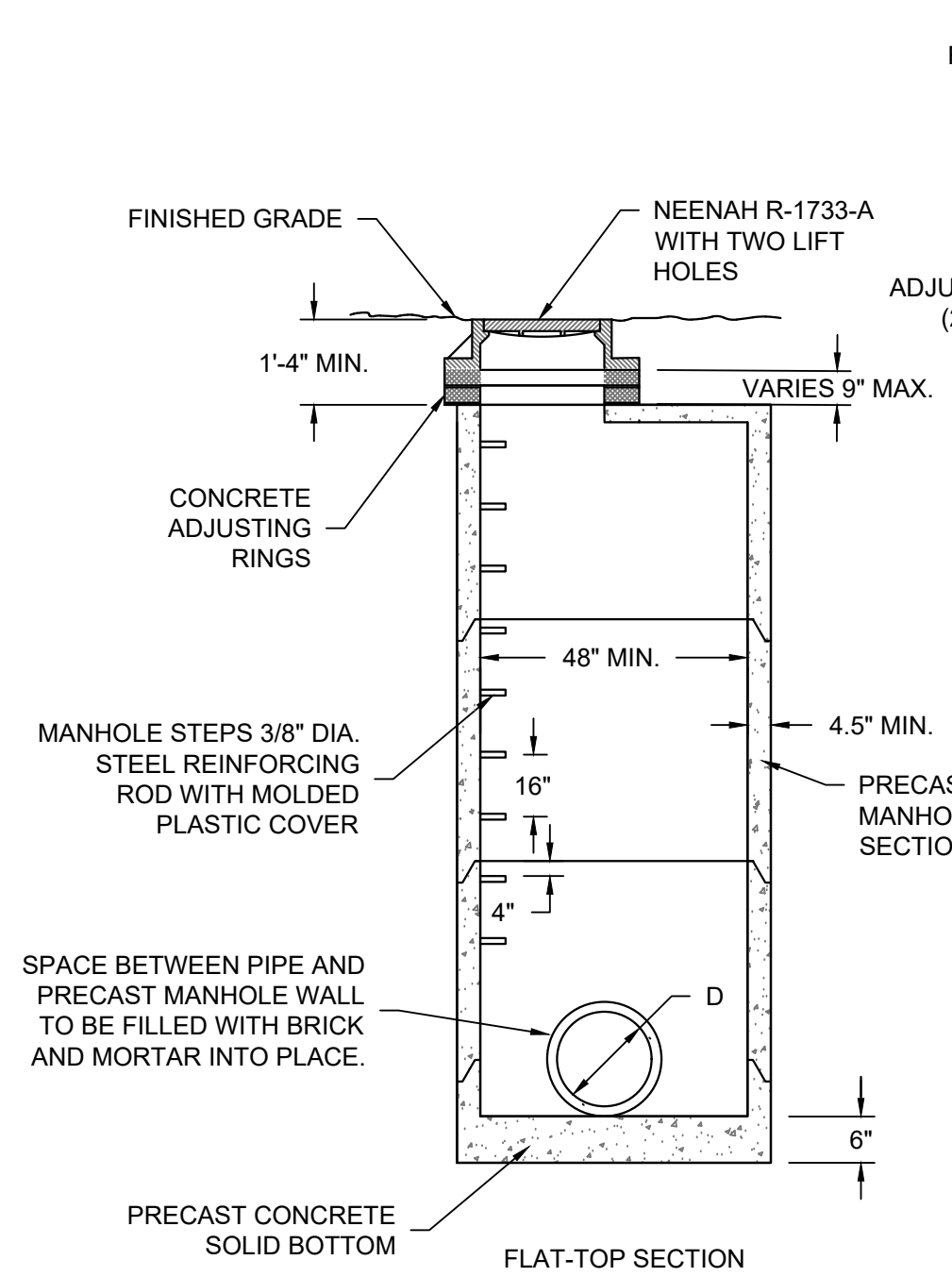
E TRAPPED MANHOLE WITH CLEANOUT
SCALE: NTS



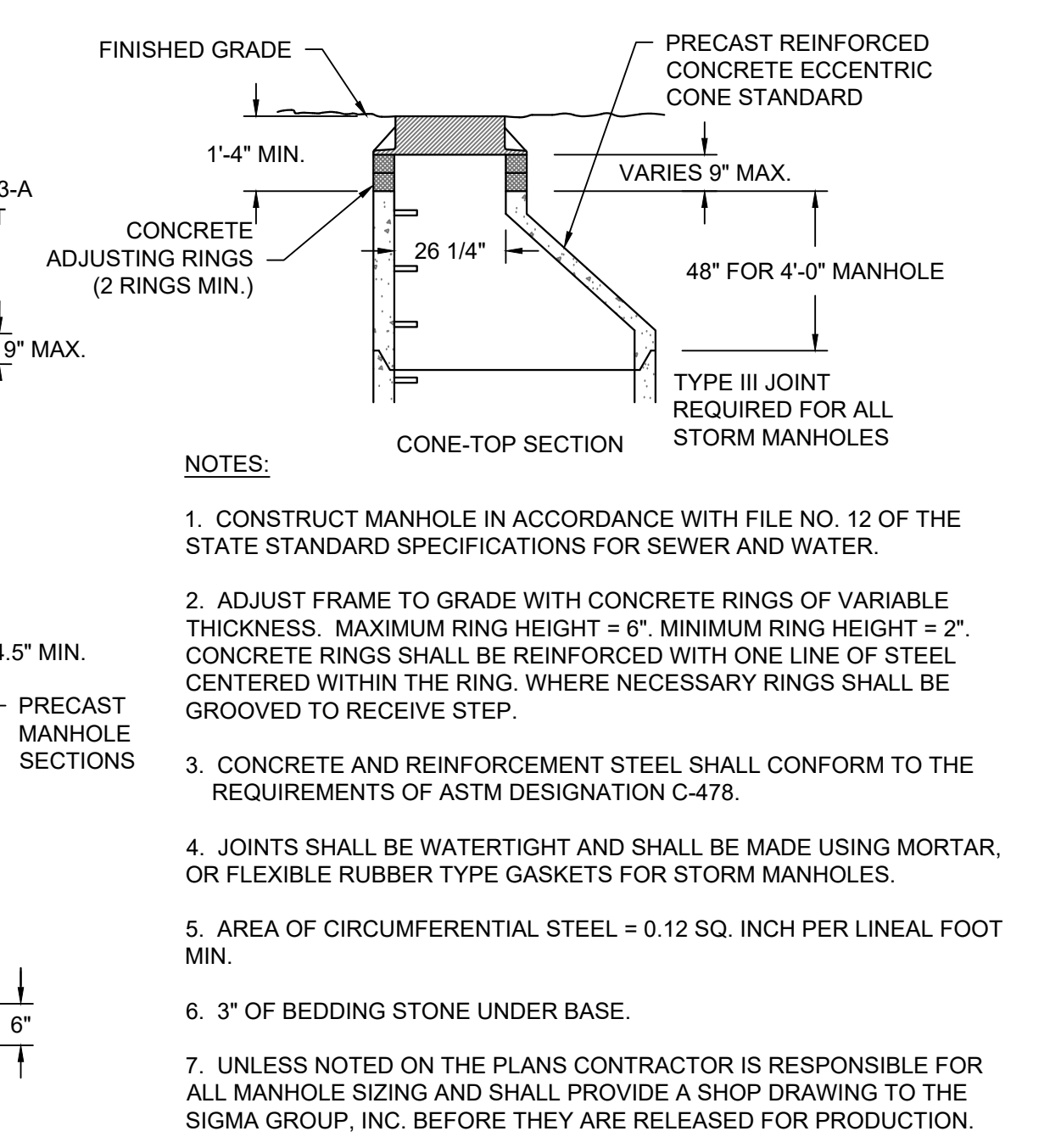
D OUTLET CONTROL STRUCTURE 1.0
SCALE: NTS



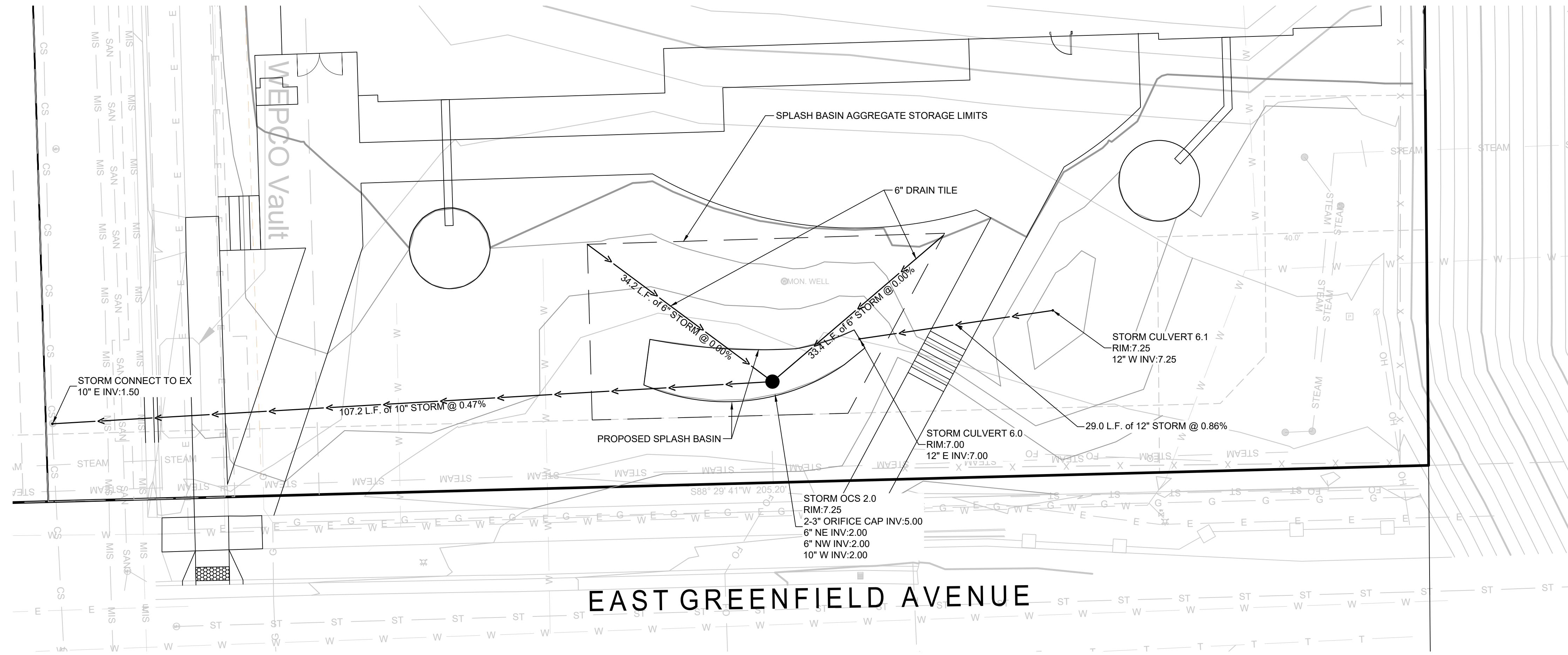
F TRAPPED OUTLET CONTROL STRUCTURE 2.0
SCALE: NTS



C PRECAST STORM MANHOLE
SCALE: NTS



C PRECAST STORM MANHOLE
SCALE: NTS



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

STORM DETAILS

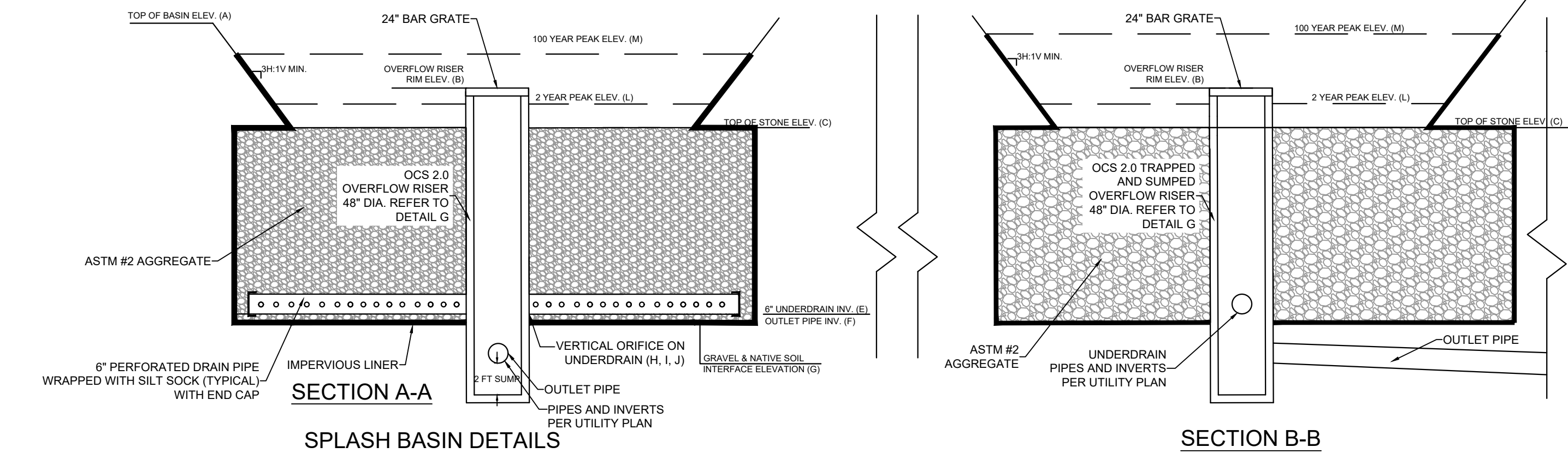
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

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
DPD RESUBMITTAL	07/12/2024

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

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

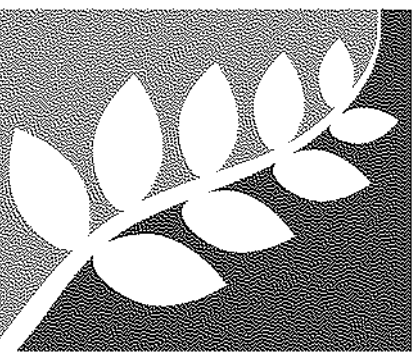
PRELIMINARY
NOT FOR
CONSTRUCTION

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
DPD RESUBMITTAL	07/12/2024

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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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: 1" = 16'-0"

DATE: 07-12-2024

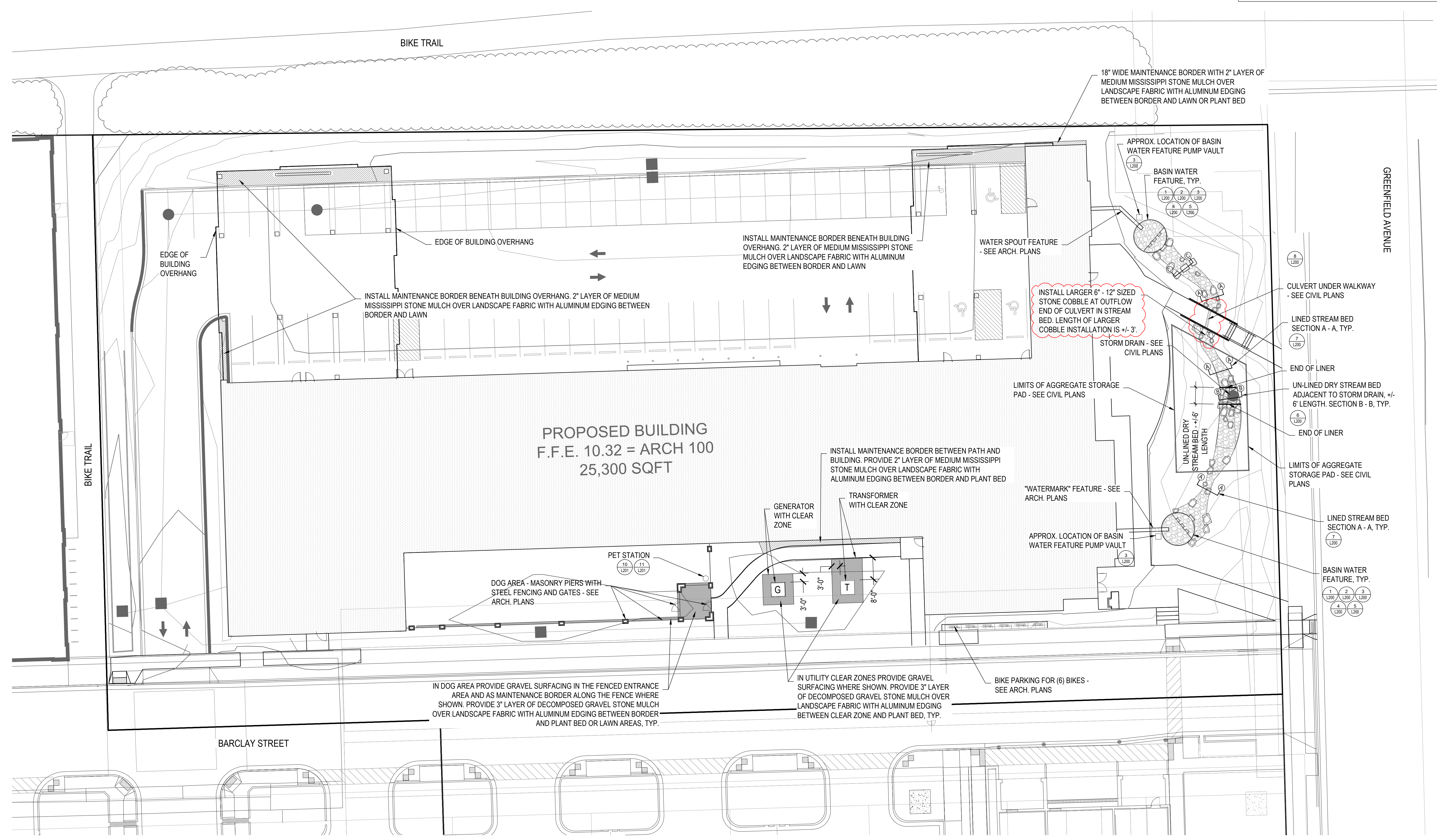
DRWN BY: JO CHKD BY: RS

SHEET:

L100

LEGEND

- STONE IN BASIN WATER FEATURE, LINED AND UNLINED STREAM BED
- 3" LAYER OF DECOMPOSED GRANITE SURFACING OVER LANDSCAPE FABRIC
- 2" LAYER OF MEDIUM MISSISSIPPI STONE MULCH OVER LANDSCAPE FABRIC IN MAINTENANCE BORDERS



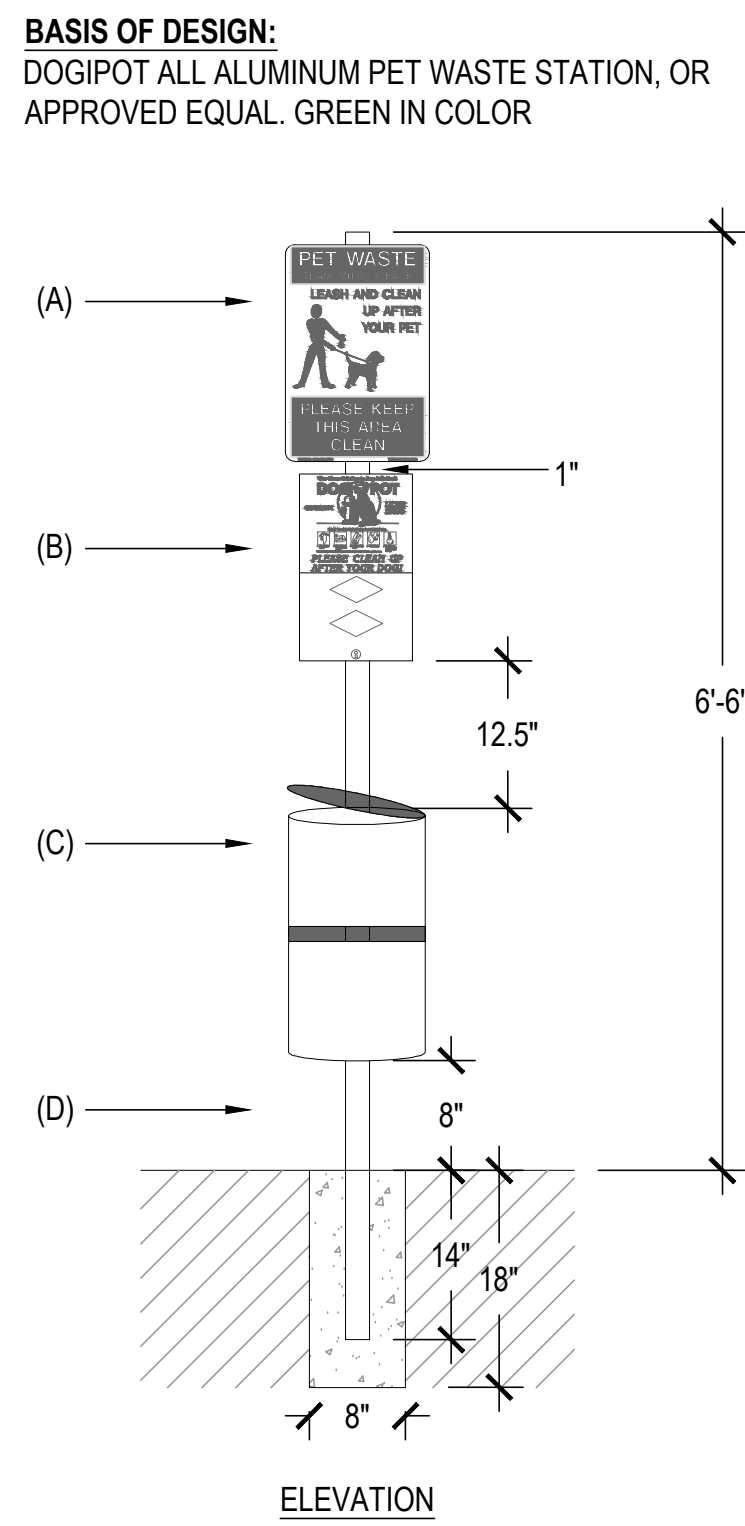
1 SITE LANDSCAPE PLAN
L100 SCALE: 1" = 16'-0"



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.



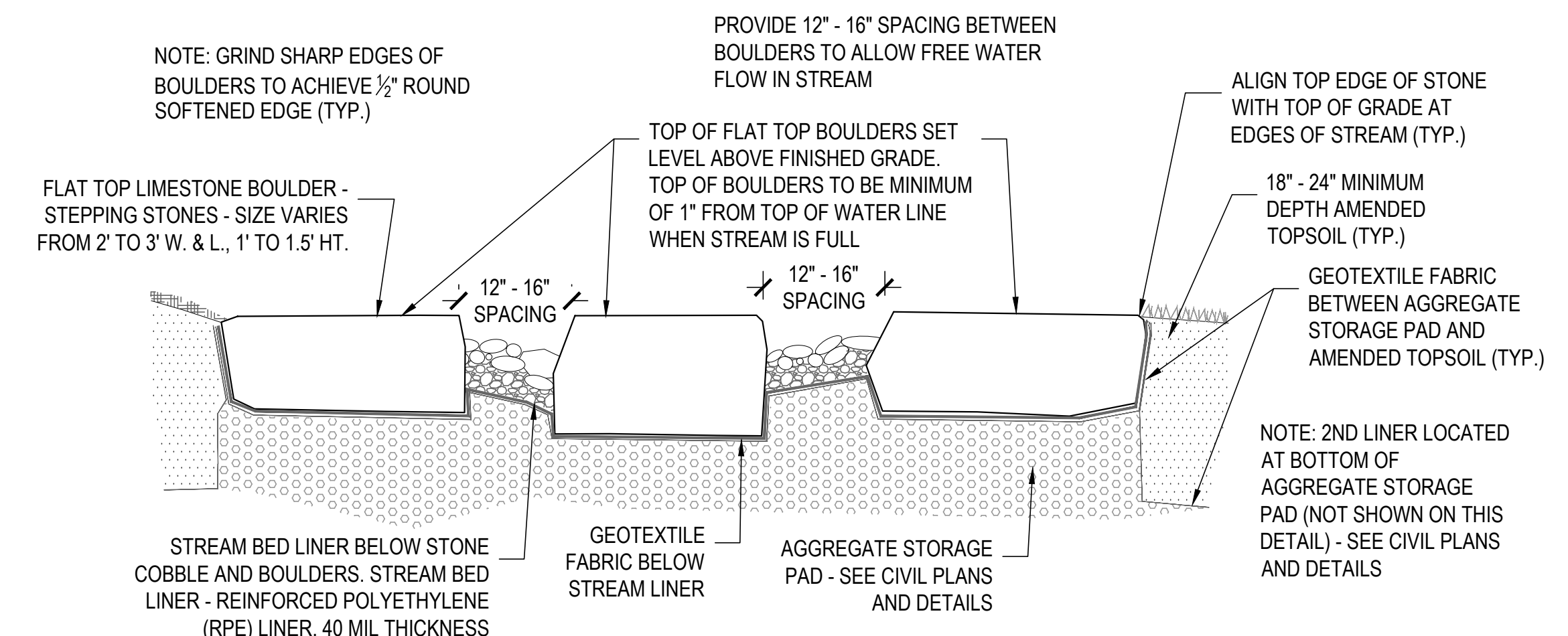
- INCLUDES:**
- ALUMINUM DOGIPOT PET SIGN, WITH MOUNTING HARDWARE
 - ALUMINUM DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2), WITH MOUNTING HARDWARE
 - TWO KEYS FOR DISPENSER LOCKING FRONT ACCESS PANEL
 - TWO ROLLS OF DOGIPOT LITTER PICK UP BAGS (ITEM #1402), INSTALLED IN DOGIPOT JUNIOR BAG DISPENSER
 - 10 GALLON ALUMINUM TRASH RECEPTACLE (ITEM #1206A-L) WITH ATTACHED HINGED LID AND TRASH LINER BAG RETAINER BANDS, WITH MOUNTING HARDWARE
 - ONE DOGIPOT LINER TRASH BAGS (ITEM #1404)
 - 2" X 2" X 4'-8" GALVANIZED STEEL TELESCOPIC MOUNTING POST, WITH INSTALLATION HARDWARE
 - (A) DOGIPOT PET SIGN (ITEM #1203 / 1204):**
 - H: 18" X W: 11.5"
 - 14 GAUGE REFLECTIVE ALUMINUM
 - WEIGHT: 1.35 LBS
 - FOREST GREEN ON WHITE
 - (B) DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2):**
 - H: 15.5" X W: 9.4" X D: 3.25"
 - 12 GAUGE POWDER COATED FOREST GREEN ALUMINUM
 - WEIGHT: 7 LBS
 - 400 BAG CAPACITY
 - TWO DIAMOND BAG DISPENSER SLOTS
 - FRONT LOCKING ACCESS PANEL
 - CLEARLY POSTED INSTRUCTIONS
 - (C) TRASH RECEPTACLE WITH LID (ITEM #1206A-L):**
 - H: 23" X W: 11.5" DIAMETER
 - 11 GAUGE POWDER COATED FOREST GREEN ALUMINUM
 - WEIGHT: 9 LBS
 - 10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG RETAINER BANDS
 - ATTACHED ALUMINUM HINGED LID
 - ONE BOX 50 COUNT DOGIPOT LINER TRASH BAGS (ITEM #1404)
 - (D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P):**
 - 2" X 2" X 8'
 - 11 GAUGE GALVANIZED STEEL
 - WEIGHT: 15 LBS.
- HOLE:**
- D: 18" X W: 8"
 - FILL WITH 40 LBS. "READY TO USE" CEMENT



10 PET STATION
L200 NOT TO SCALE PHOTO EXAMPLE

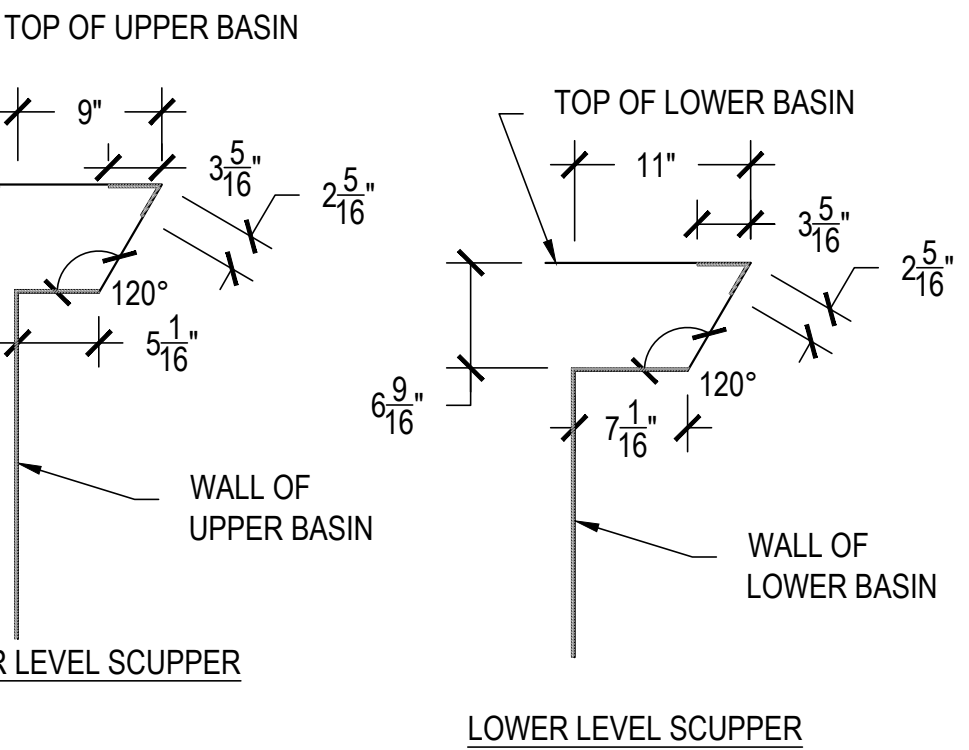


9 STREAM & VEGETATION CONCEPT
L200 NOT TO SCALE PHOTO EXAMPLE

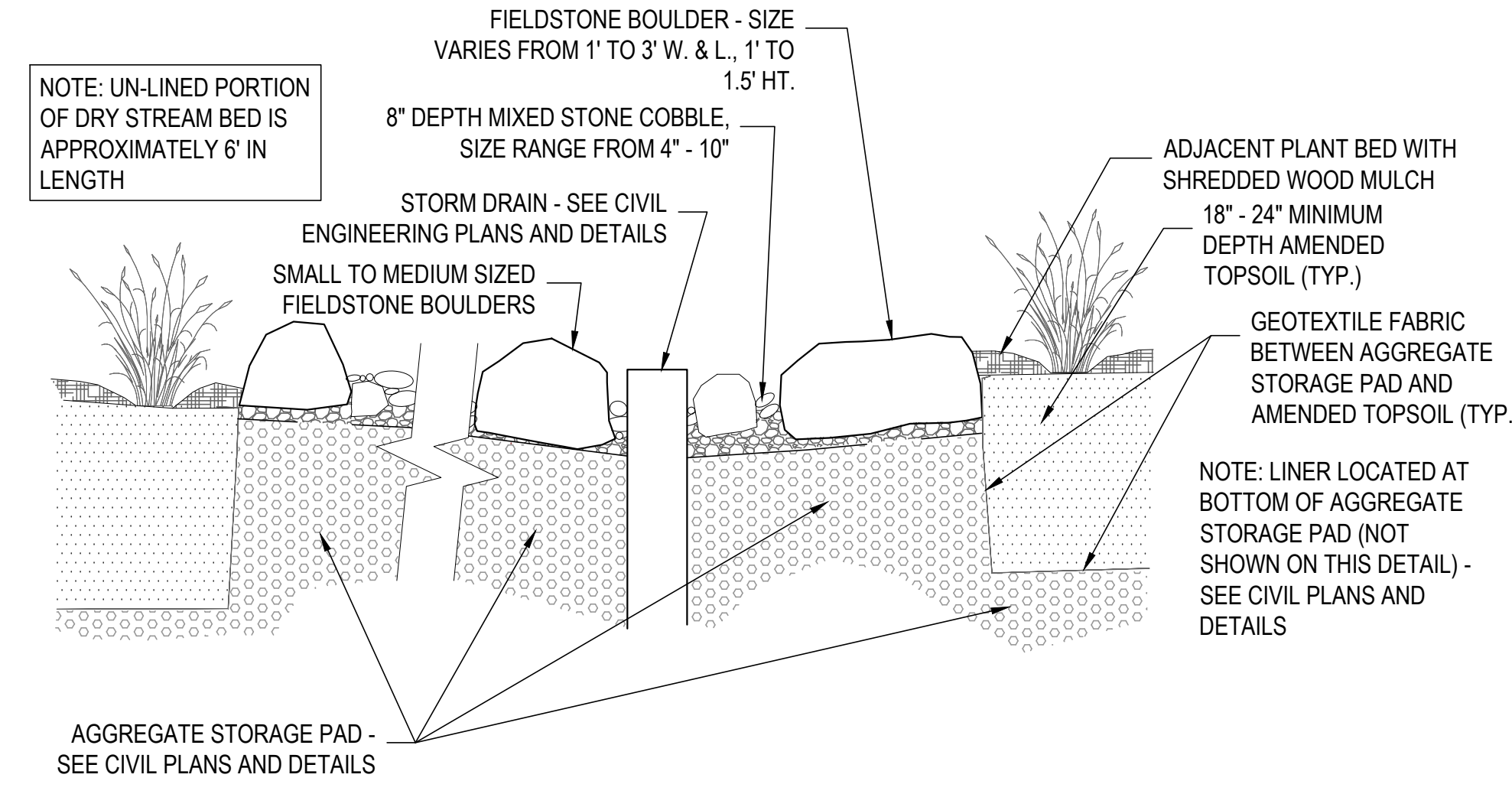


8 STEPPING STONE LIMESTONE BOULDERS - SECTION C - C
L200 NOT TO SCALE SECTION

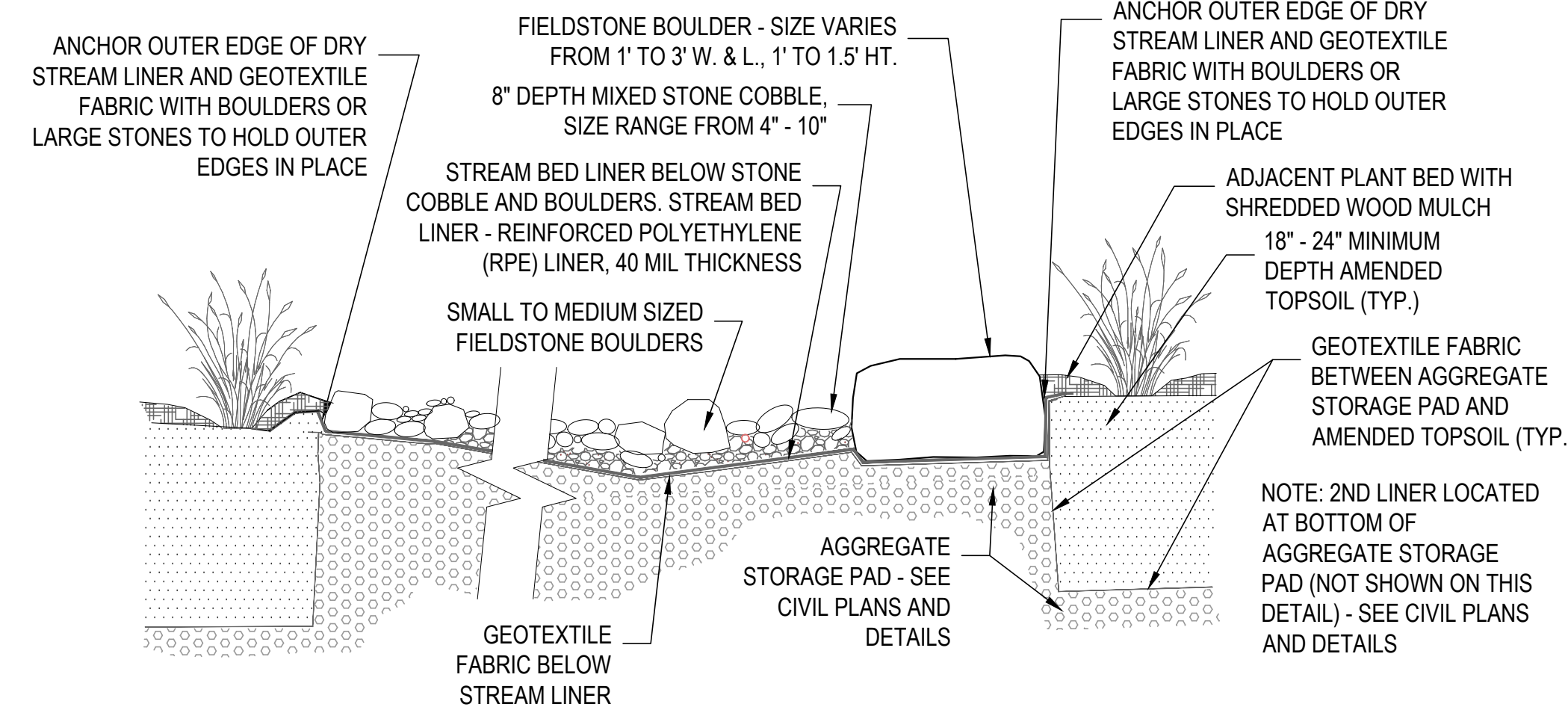
11 PET STATION DETAILS
L200 NOT TO SCALE ELEVATION



5 CORTEN BASIN EXAMPLE
L200 NOT TO SCALE PHOTO EXAMPLE

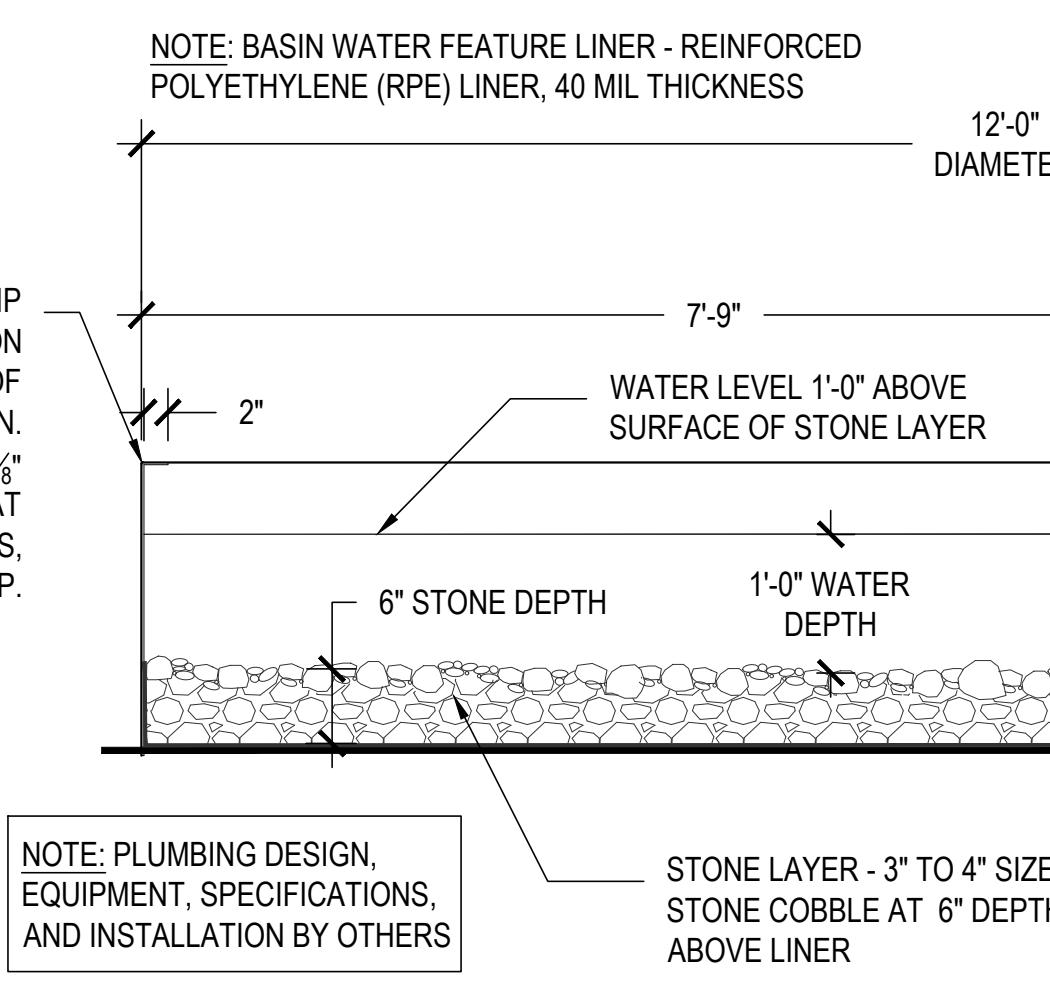


6 UN-LINED DRY STREAM BED - SECTION B - B
L200 NOT TO SCALE SECTION

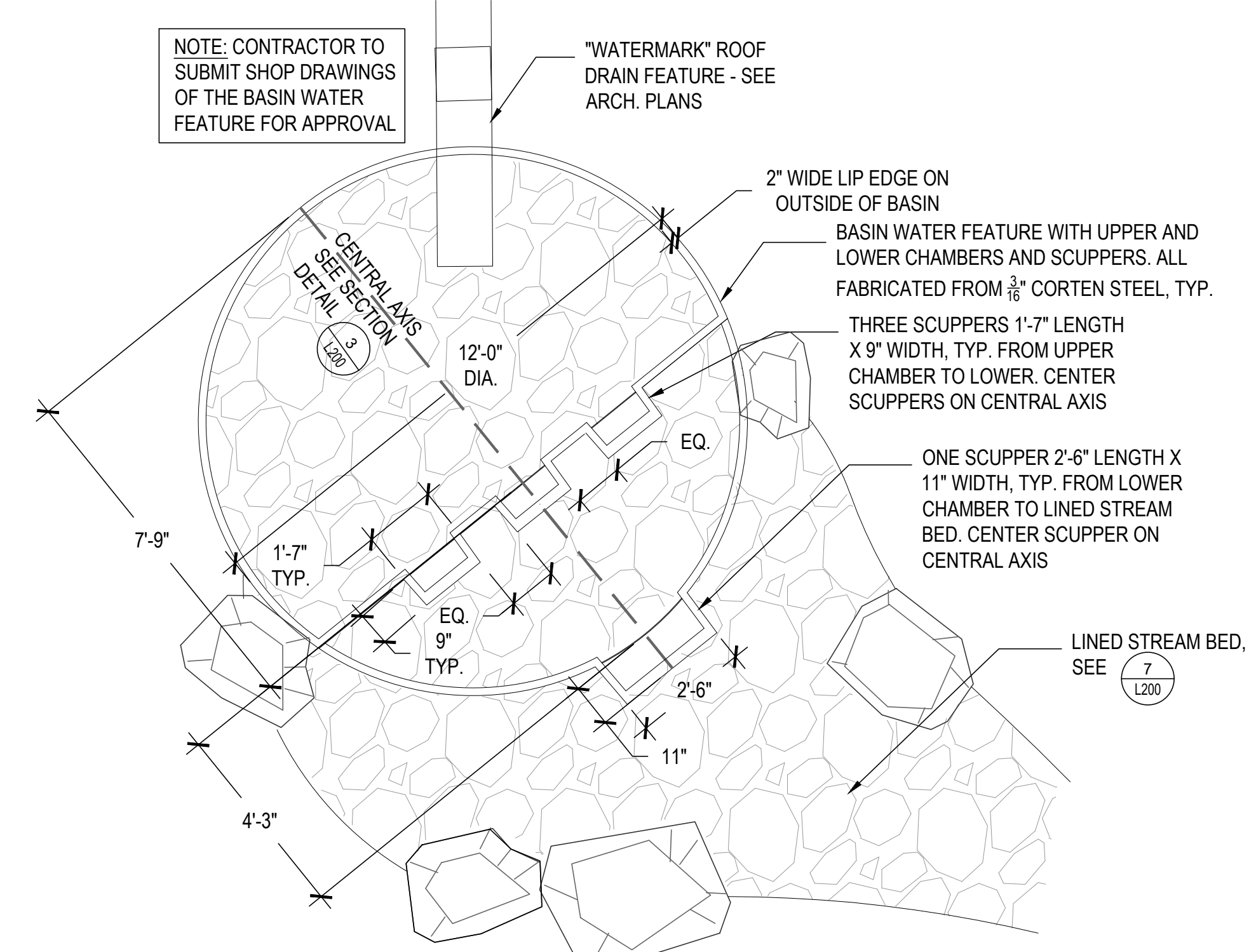


7 LINED STREAM BED - SECTION A - A
L200 NOT TO SCALE SECTION

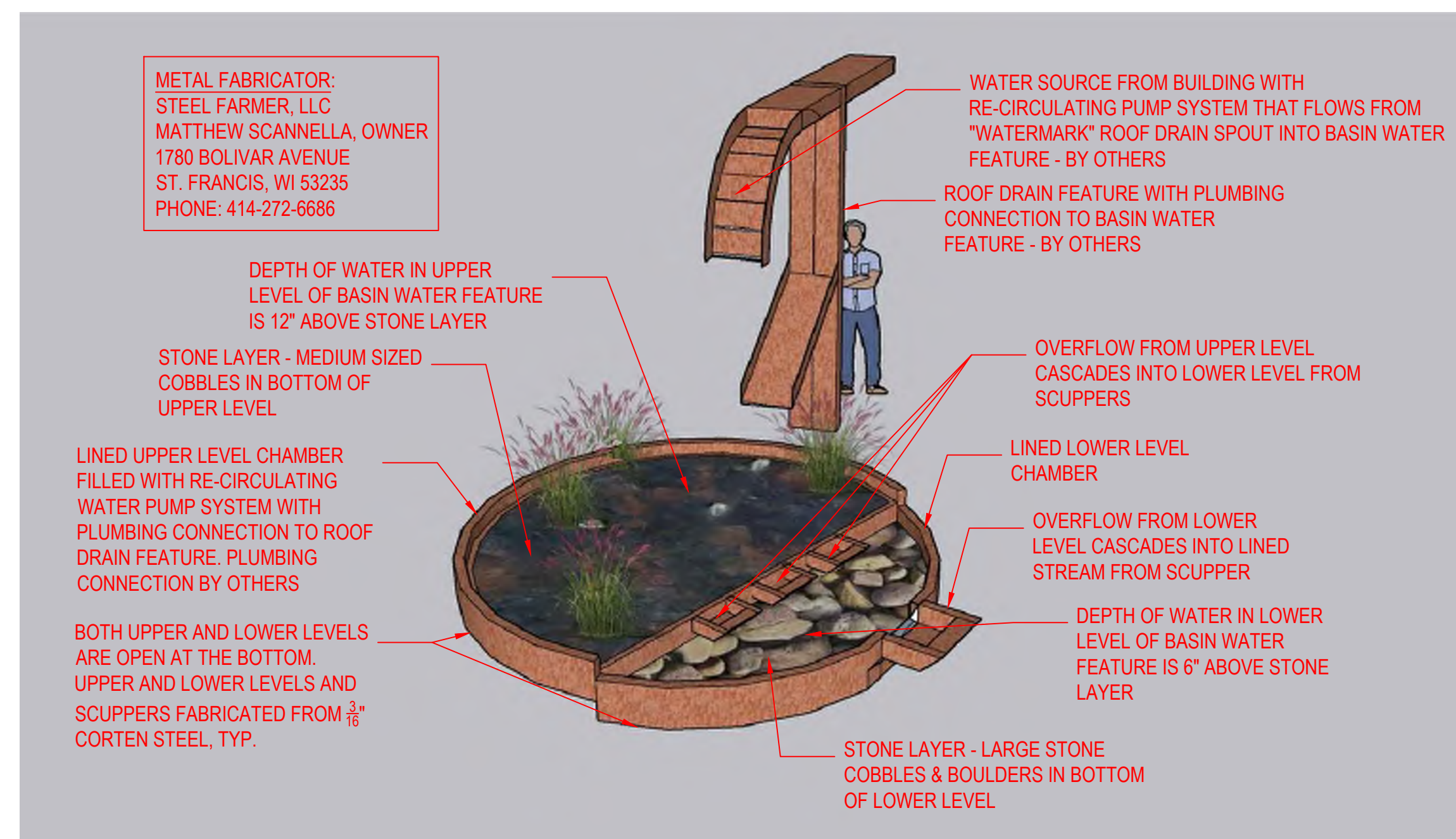
4 SCUPPER DETAILS
L200 1" = 1'-0" SECTION



5 CORTEN BASIN EXAMPLE
L200 NOT TO SCALE PHOTO EXAMPLE



2 BASIN WATER FEATURE DIMENSIONS
L200 3/8" = 1'-0" PLAN



1 BASIN WATER FEATURE CONCEPT
L200 NOT TO SCALE DIAGRAM

3 BASIN WATER FEATURE DETAIL
L200 3/4" = 1'-0" SECTION

4 SCUPPER DETAILS
L200 1" = 1'-0" SECTION

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

200 E. Greenfield Avenue,
Milwaukee, WI 53204

Site Landscape
Details

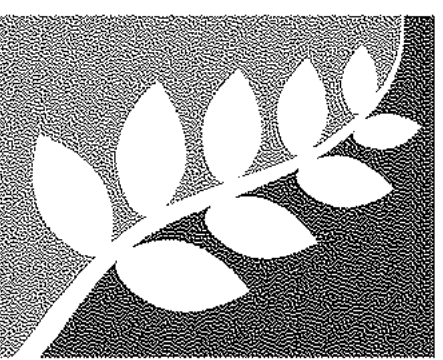
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REVISIONS:

PROJECT NO.: 23013-SIG-GR
SCALE: VARIES
DATE: 07-12-2024
DRWN BY: JO CHKD BY: RS
SHEET:

L200



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Tel: (414) 530-1080 www.newedenlandscape.com

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

200 E. Greenfield Avenue, Milwaukee, WI 53204

Planting Plan

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REVISIONS: PERMIT SET 07-12-2024

PROJECT NO.: 23013-SIG-GR SCALE: 1"=16'-0" DATE: 07-12-2024 DRWN BY: JO CHKD BY: RS SHEET:

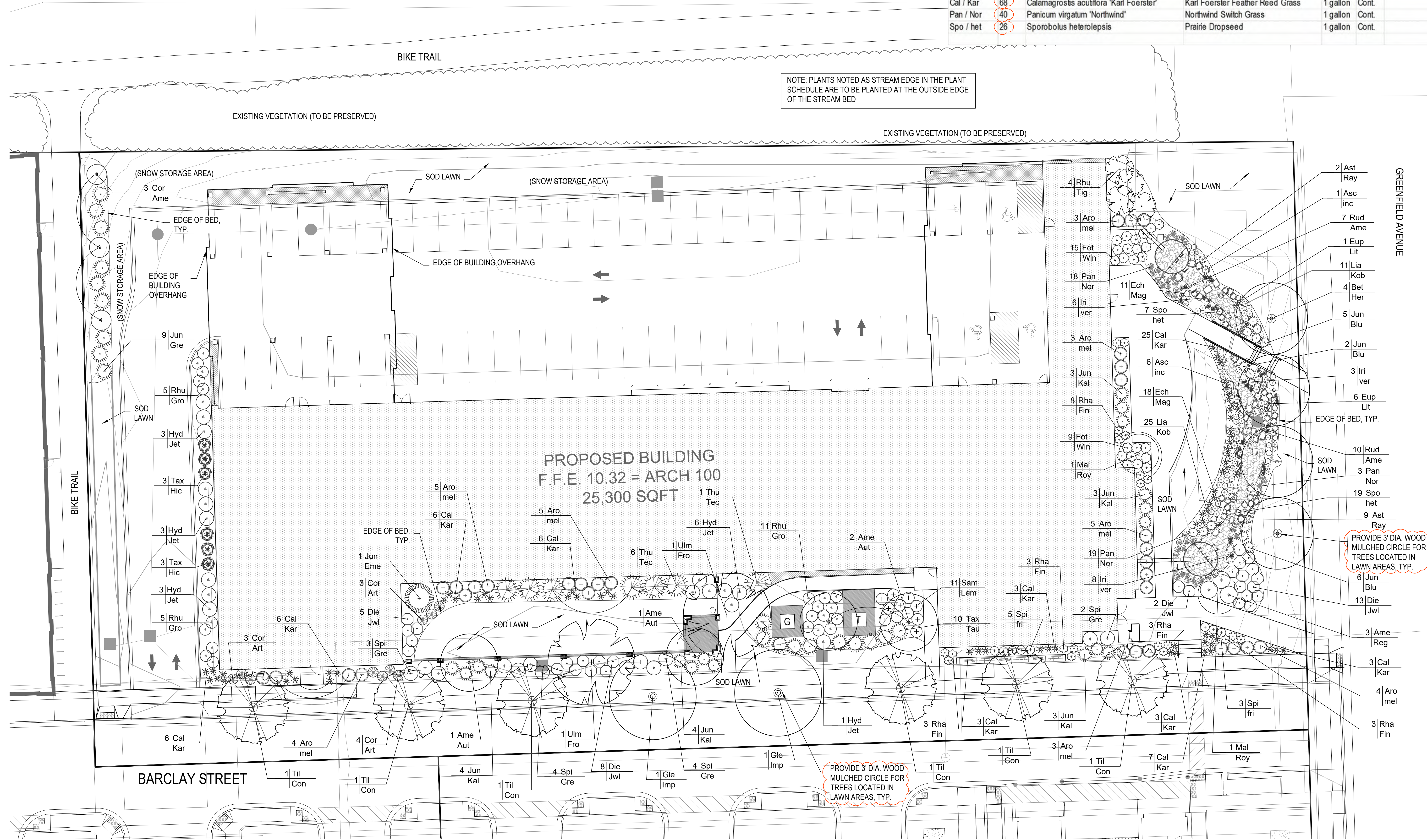
L300

PLANT SCHEDULE:

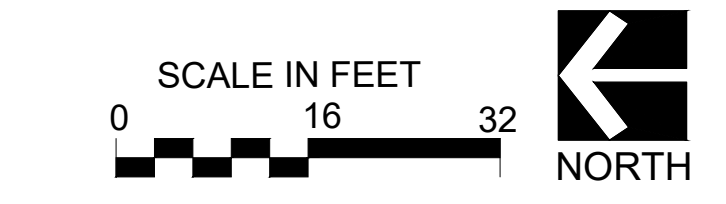
Table with columns: CODE, QTY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT, NOTES. Includes sections for Deciduous Trees, Evergreen Trees, Evergreen Shrubs, and Perennials.

Table with columns: CODE, QTY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT, NOTES. Includes sections for Deciduous Shrubs, Perennials, and Ornamental Grasses.

LEGEND: STONE IN BASIN WATER FEATURE, LINED AND UNLINED STREAM BED; 3" LAYER OF DECOMPOSED GRANITE SURFACING OVER LANDSCAPE FABRIC; 2" LAYER OF MEDIUM MISSISSIPPI STONE MULCH OVER LANDSCAPE FABRIC IN MAINTENANCE BORDERS.



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



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NO OTHER LOCATIONS OF PLANTING INFORMATION ON THIS SHEET. CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE. MS D&VE, 1600 WISCONSIN AVENUE, SUITE 200, MILWAUKEE, WI 53233. M.L.R. AREA 259-1181



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1st and Greenfield
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Lot 4 - 200 East
Greenfield

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Milwaukee, WI 53204

Planting Notes & Details

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REVISIONS:

PROJECT NO.: 23013-SIG-GR

SCALE: VARIES

DATE: 07-12-2024

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 TREES. 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.

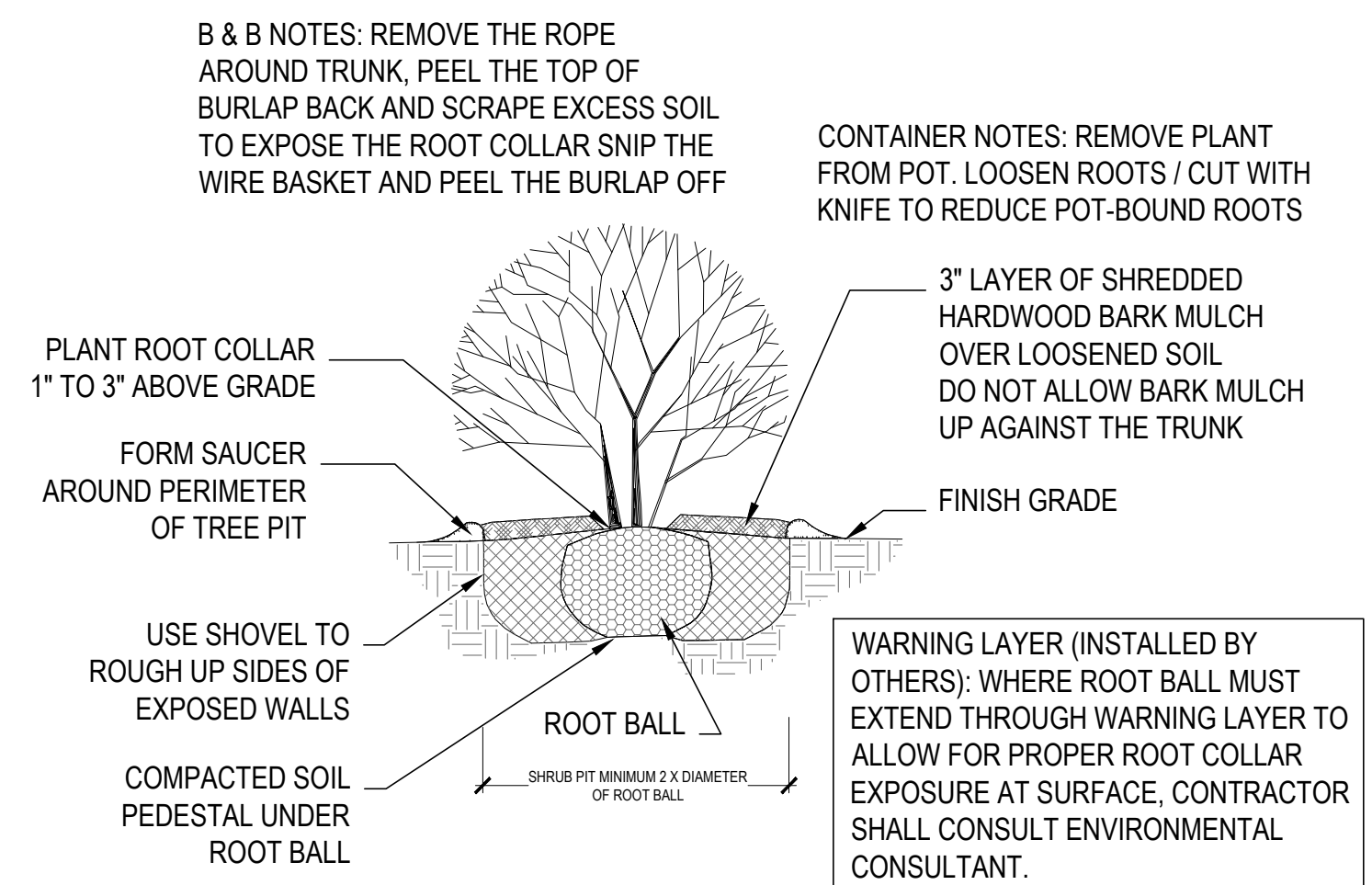
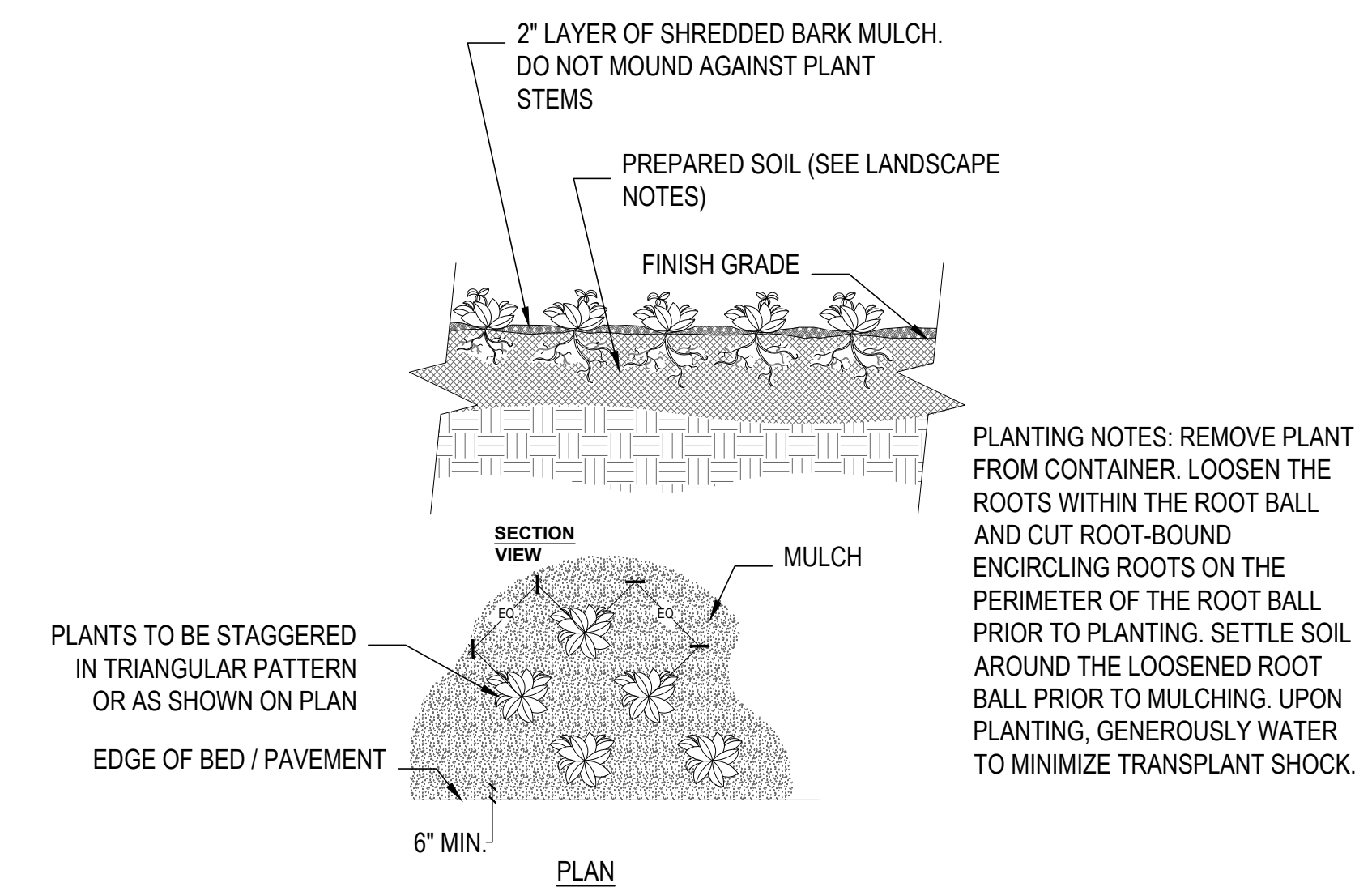
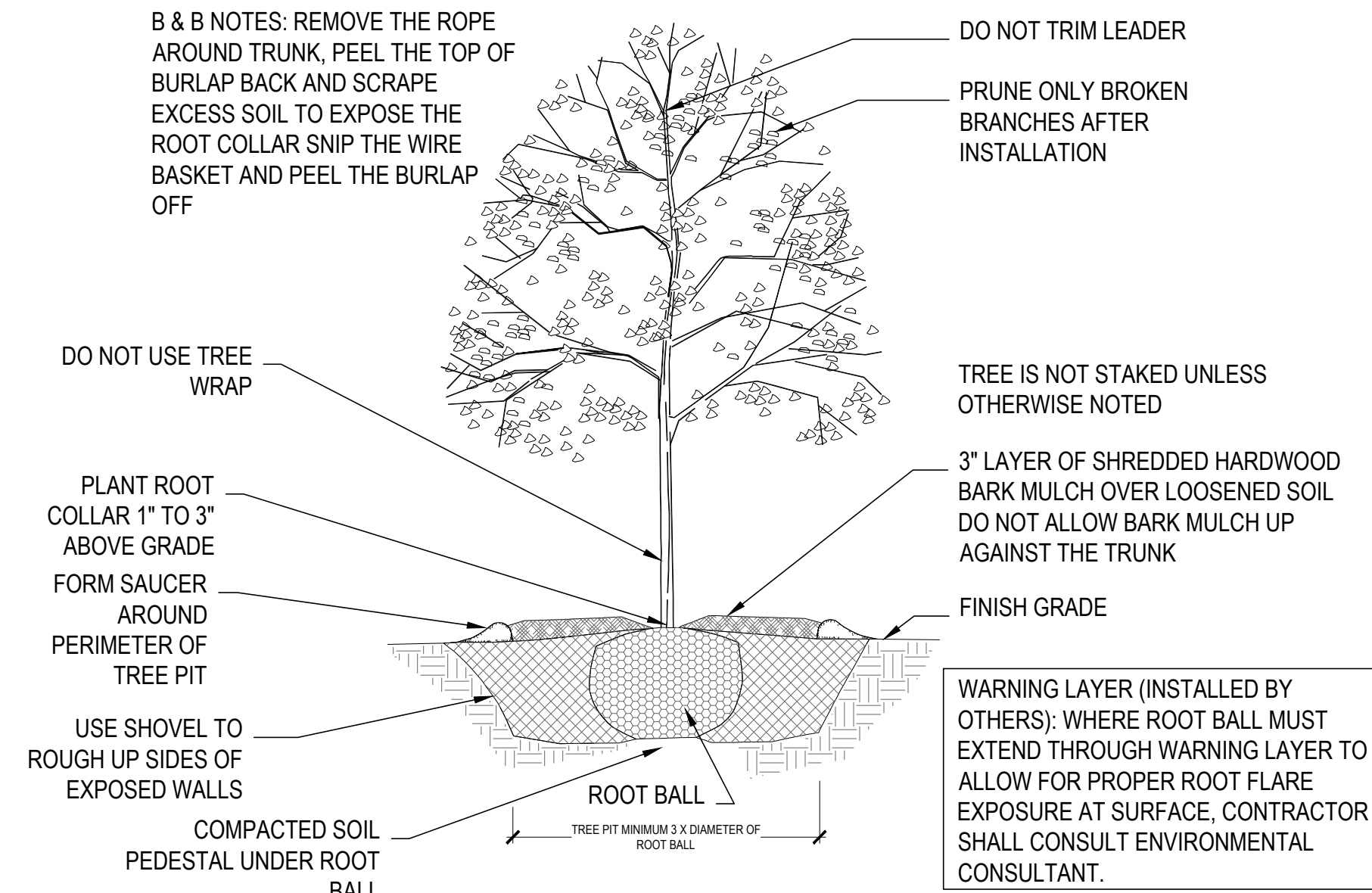
MAINTENANCE:

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

REVISIONS:

SHEET TITLE:

ARCHITECTURAL SITE PLAN

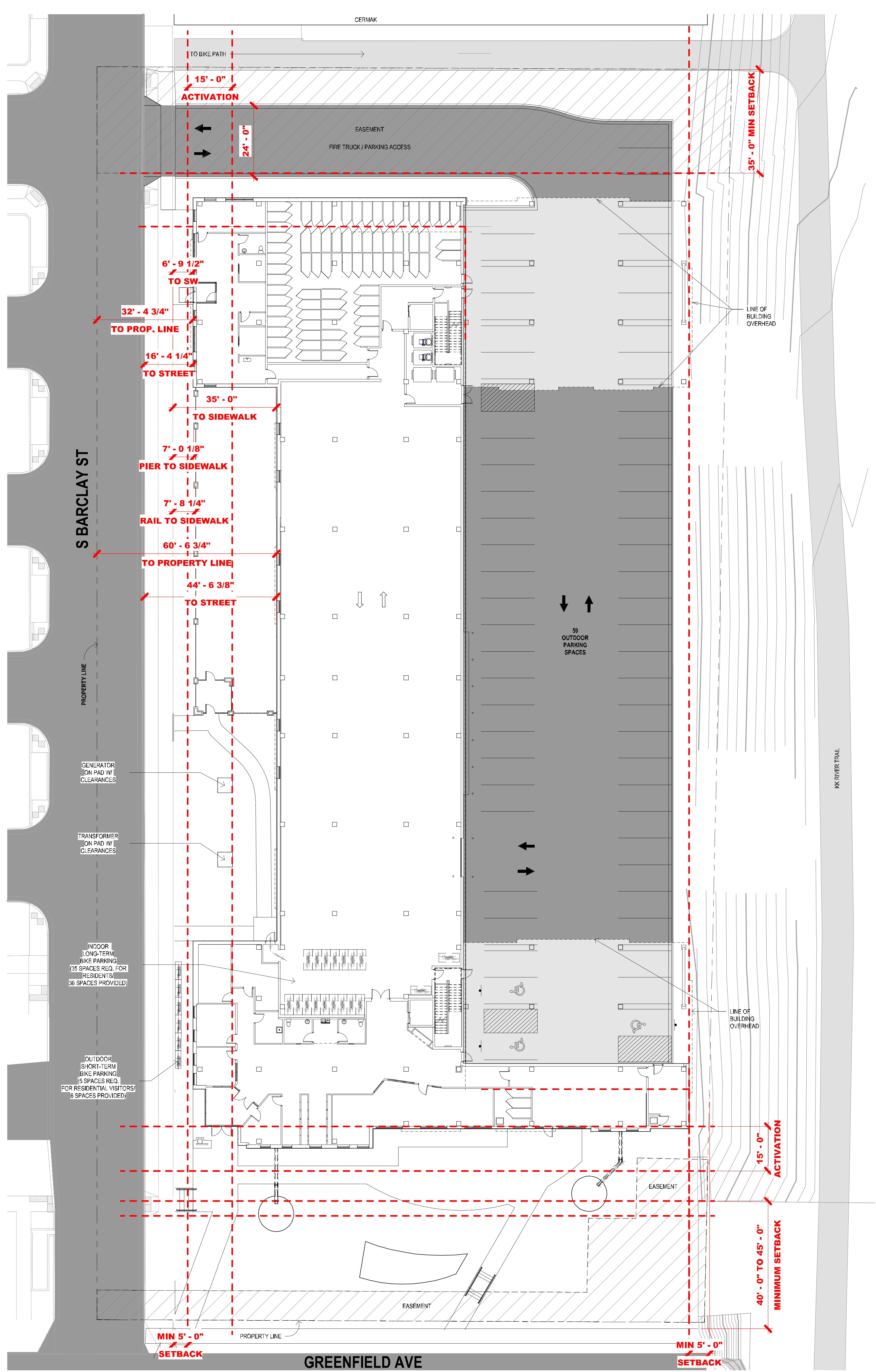
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SET TYPE: DPD SUBMITTAL

DATE ISSUED: 07/12/2024

SHEET NUMBER: **A01**



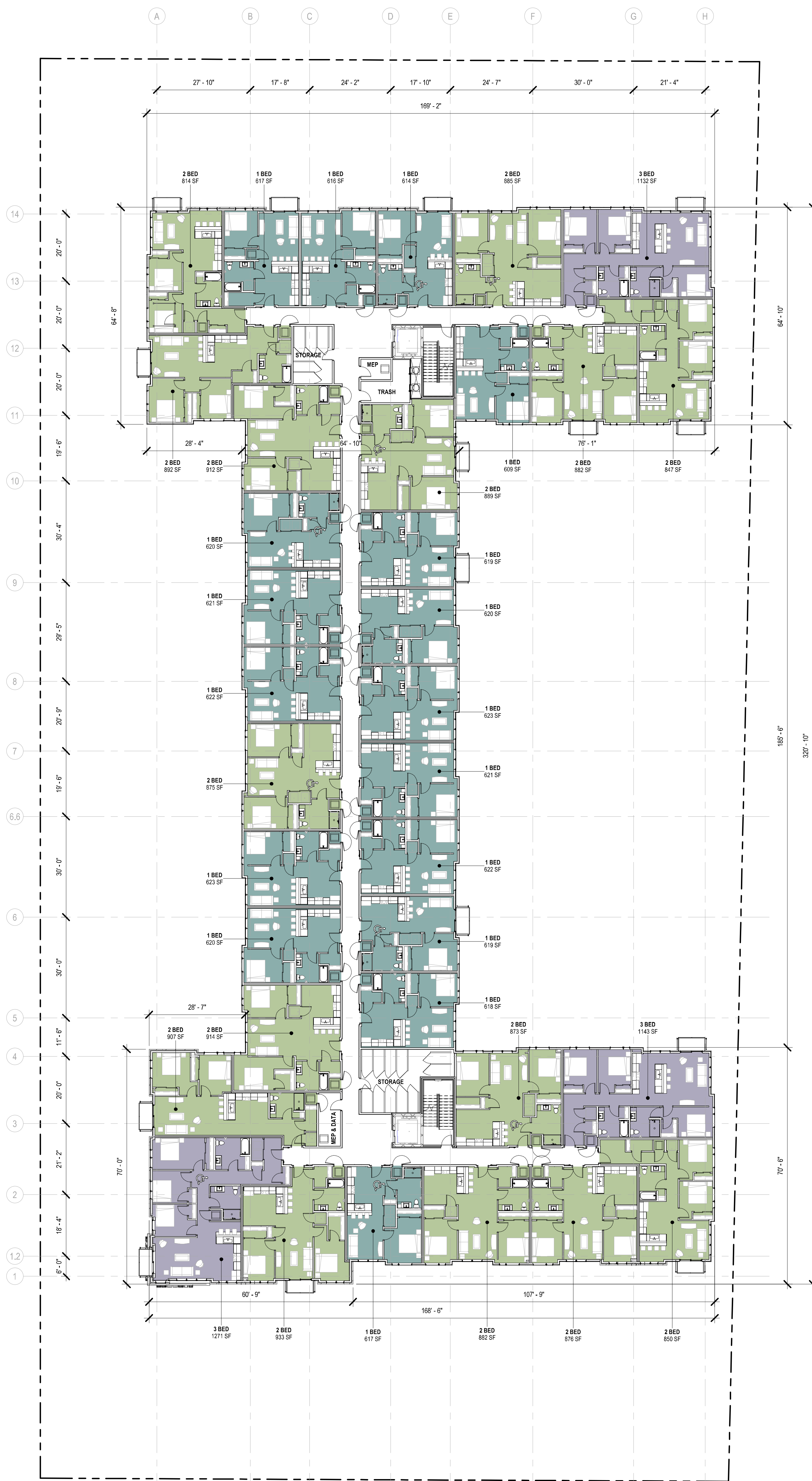
2 SITE CONSTRAINTS
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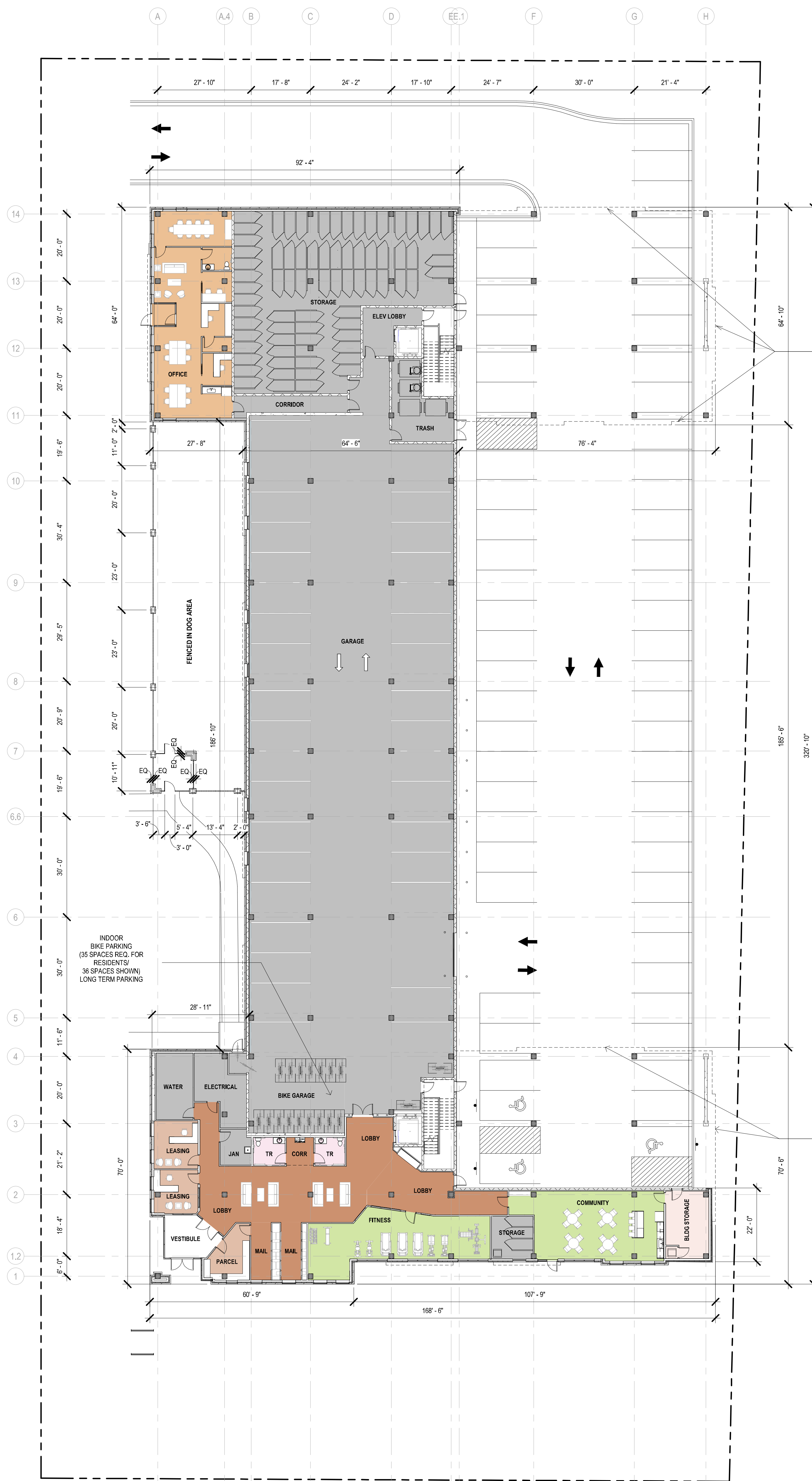
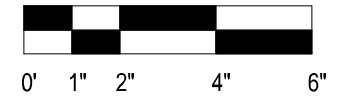
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Scale: 1/16" = 1'-0"
0' 1' 2' 4' 6'

PLAZA WITH WATER FEATURES
- HEAVY DASHED LINE INDICATES HOOD FOR STORMWATER SCUPPER OUTFLOW FEATURE SUPPORTED ON COLUMNS FIXED IN THE PLAZA.
- DURING RAIN EVENTS, STORMWATER FROM THE ROOF SPILLS FROM SCUPPER INTO STORMWATER CATCHMENTS POOL.
- IN HEAVY RAIN EVENT, WATER SPLASHES OVER CATCHMENTS INTO LANDSCAPED RAIN GARDEN, STREAMBED WITH NATIVE PLANTS. WATER MIGRATES WEST ALONG RAIN GARDEN.

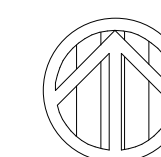
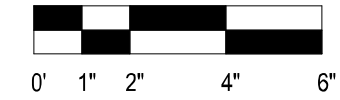
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2 NEW WORK PLAN - LEVEL 02
Scale: 1/16" = 1'-0"



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

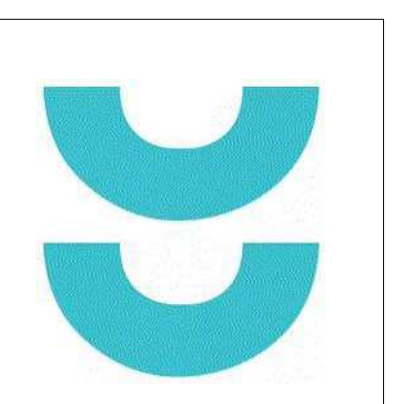


GROSS FLOOR AREA (SF)	
LEVEL 01	25,360 SF
LEVEL 02	33,880 SF
LEVEL 03	33,880 SF
LEVEL 04	33,450 SF
LEVEL 05	33,450 SF
TOTAL	159,620 SF

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



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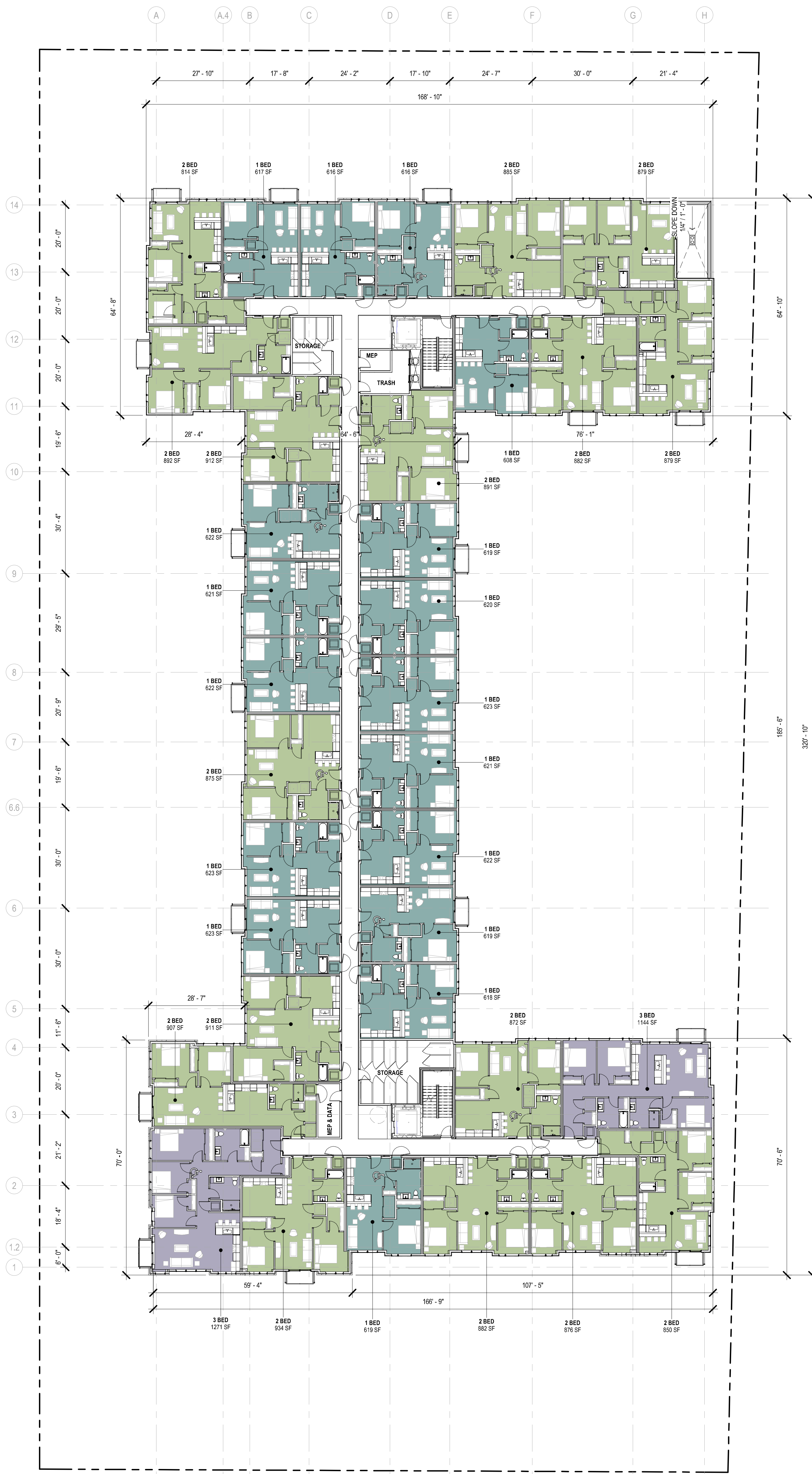
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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
SHEET TITLE: **NEW WORK PLAN - LEVELS 01 + 02**

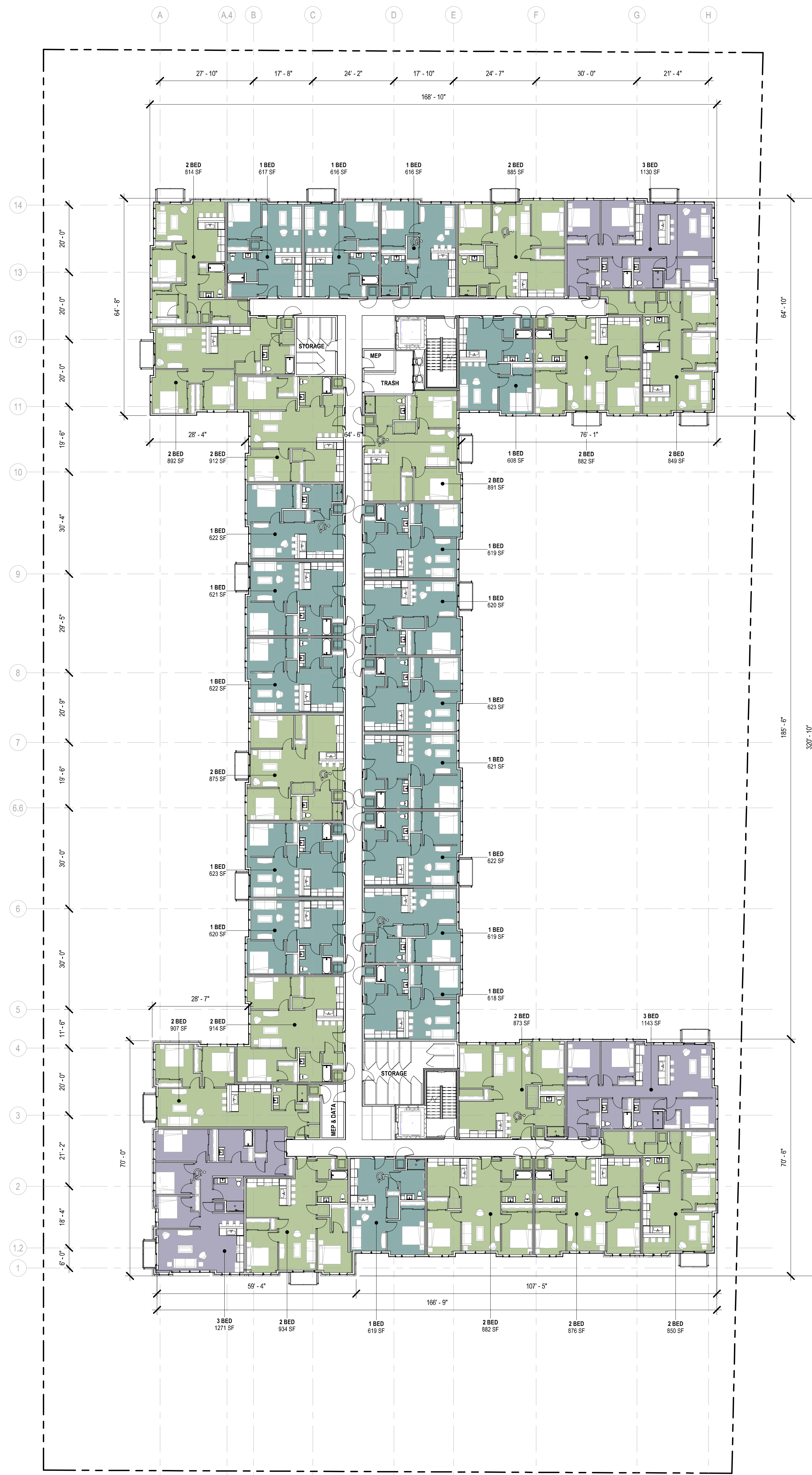
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SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
SHEET NUMBER	A02

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2 NEW WORK PLAN - LEVEL 04
 Scale: 1/16" = 1'-0"



1 NEW WORK PLAN - LEVEL 03
 Scale: 1/16" = 1'-0"

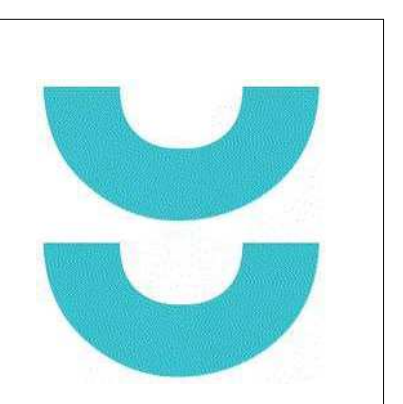


GROSS FLOOR AREA (SF)	
LEVEL 01	25,360 SF
LEVEL 02	33,680 SF
LEVEL 03	33,680 SF
LEVEL 04	33,450 SF
LEVEL 05	33,450 SF
TOTAL	159,620 SF

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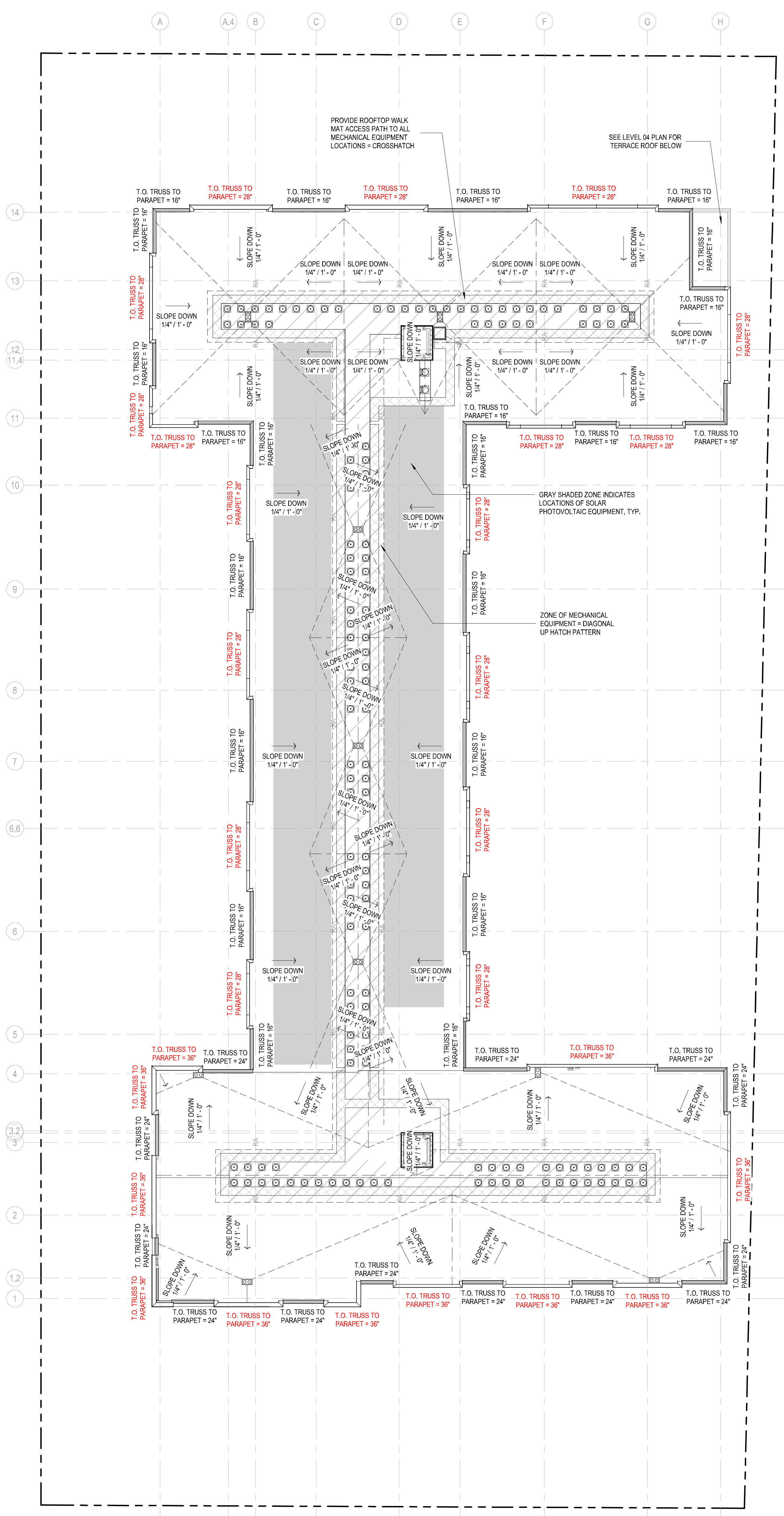
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1ST & GREENFIELD (FRESHWATER PLAZA)
 THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
 SHEET TITLE: **NWE WORK PLAN - LEVELS 03 + 04**

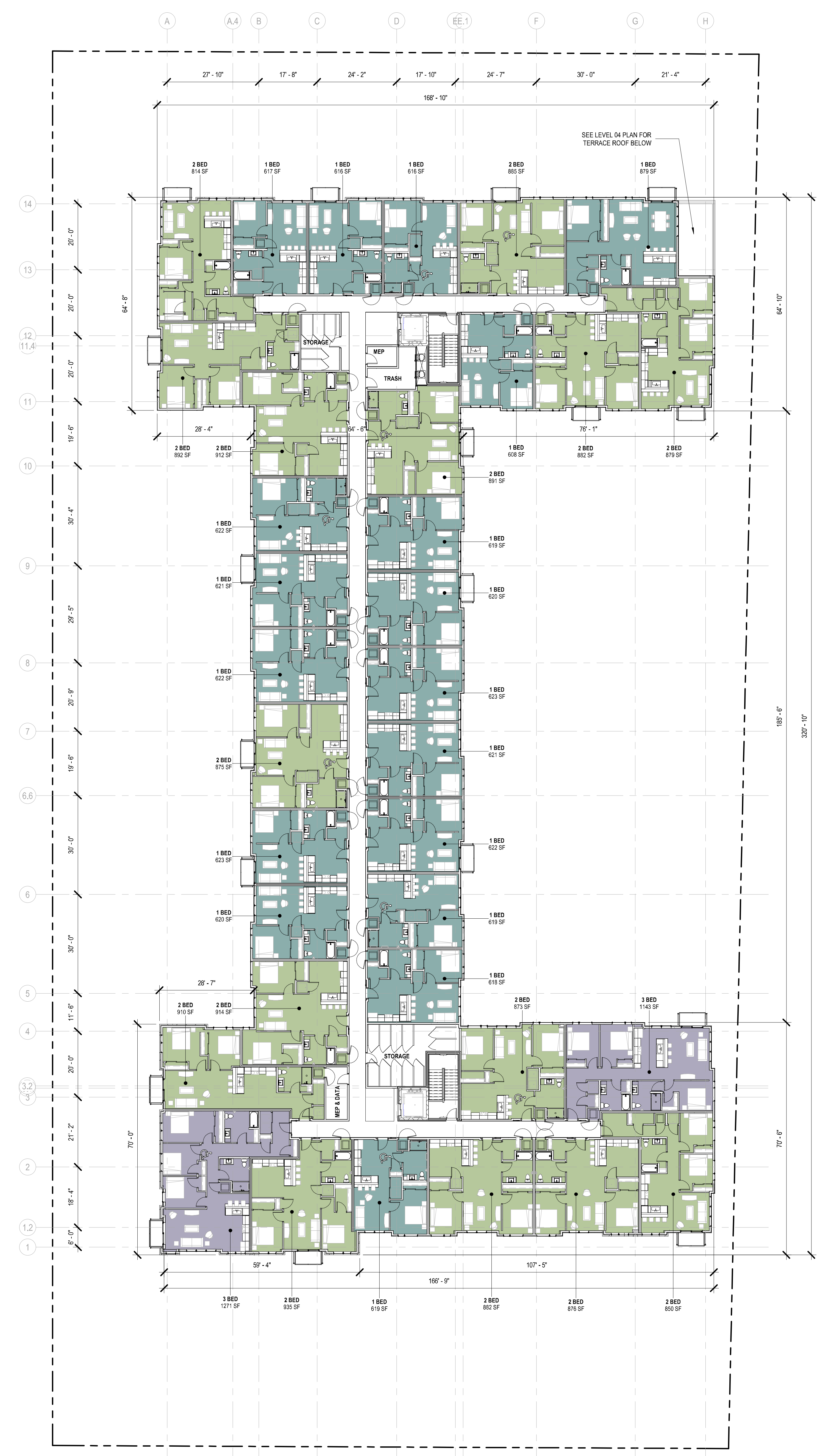
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SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
SHEET NUMBER	A03

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2 NEW WORK PLAN - ROOF
 Scale: 1/16" = 1'-0"
 0' 1' 2' 4' 6'



1 NEW WORK PLAN - LEVEL 05
 Scale: 1/16" = 1'-0"
 0' 1' 2' 4' 6'

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 UNKNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
 SHEET TITLE: **NEW WORK PLAN - LEVELS 05 + ROOF**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
SHEET NUMBER	A04



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:

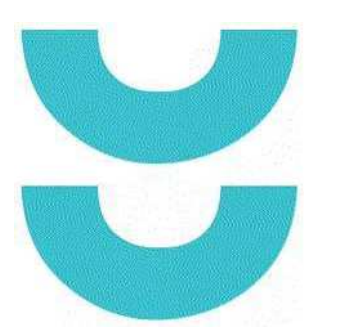
SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
SHEET NUMBER	A05



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	07/12/2024
SHEET NUMBER	A06

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



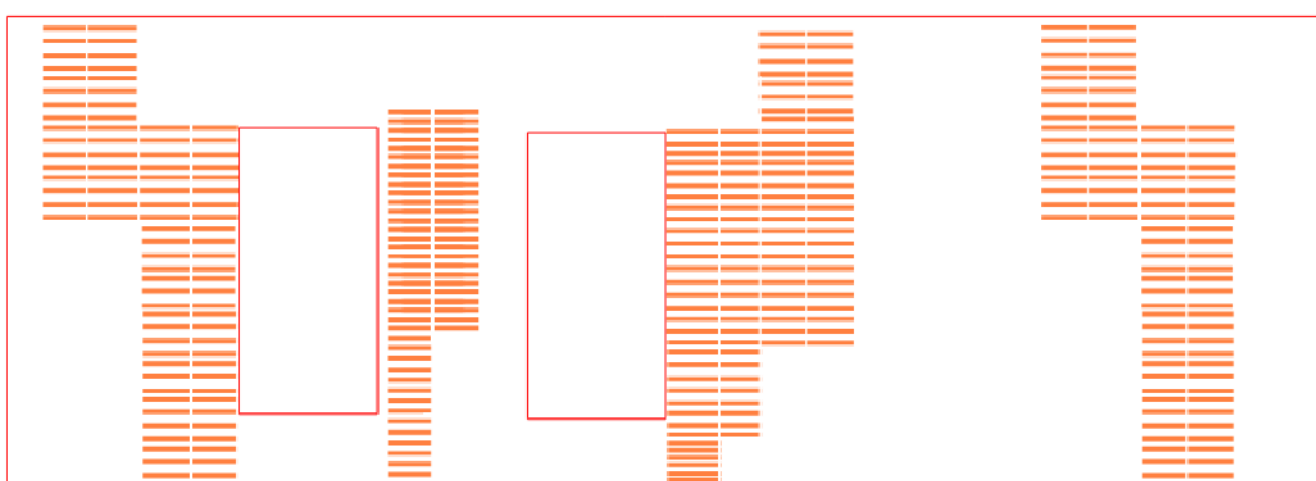
4 WEST ELEVATION F4
Scale: 3/32" = 1'-0"
0' 1' 2' 4' 6'



3 WEST ELEVATION F6 - F2
Scale: 3/32" = 1'-0"
0' 1' 2' 4' 6'



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



2 SOUTHEAST ELEVATION F1.1
Scale: 3/32" = 1'-0"
0' 1' 2' 4' 6'

1 SOUTH ELEVATION F1
Scale: 3/32" = 1'-0"
0' 1' 2' 4' 6'

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.

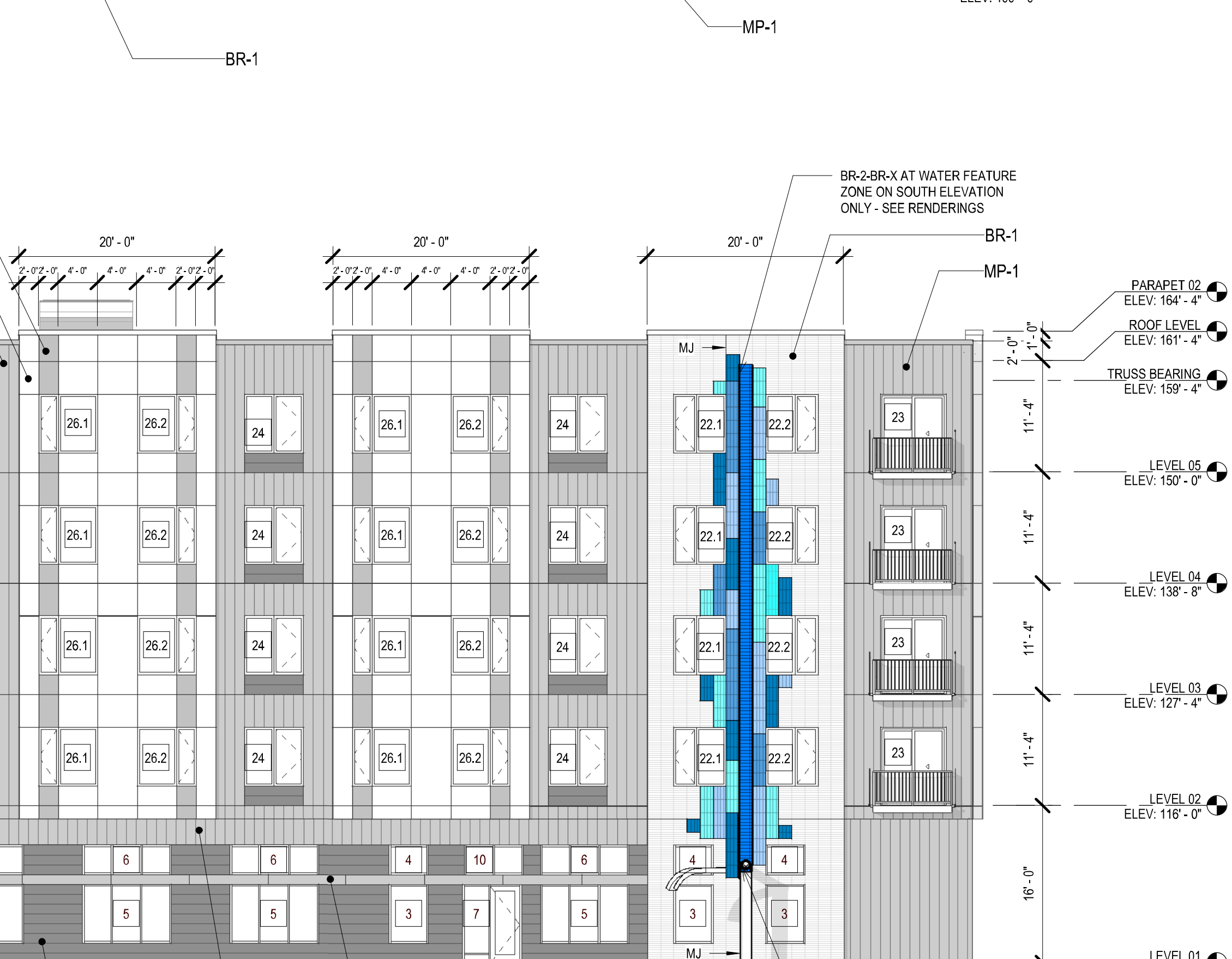
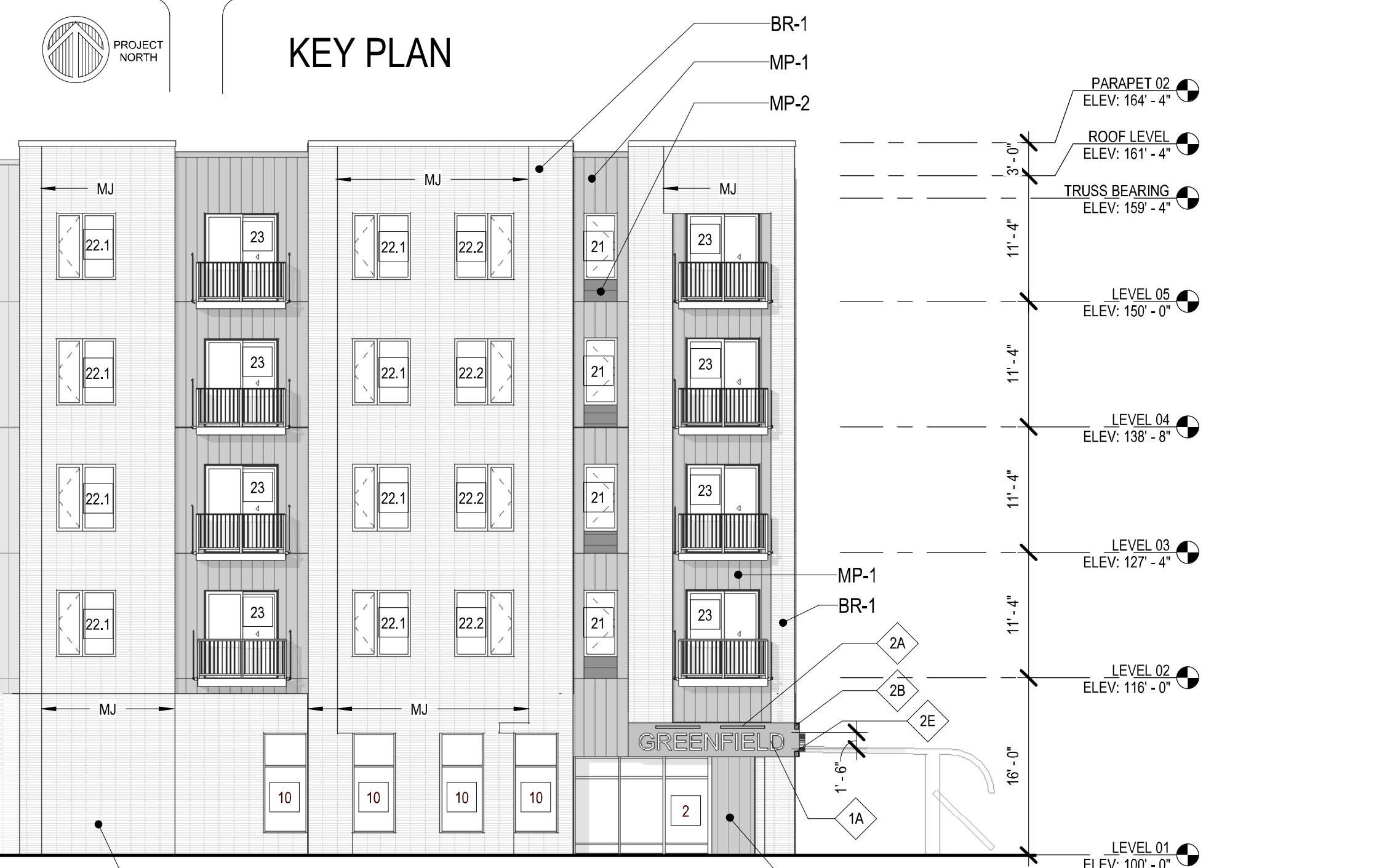
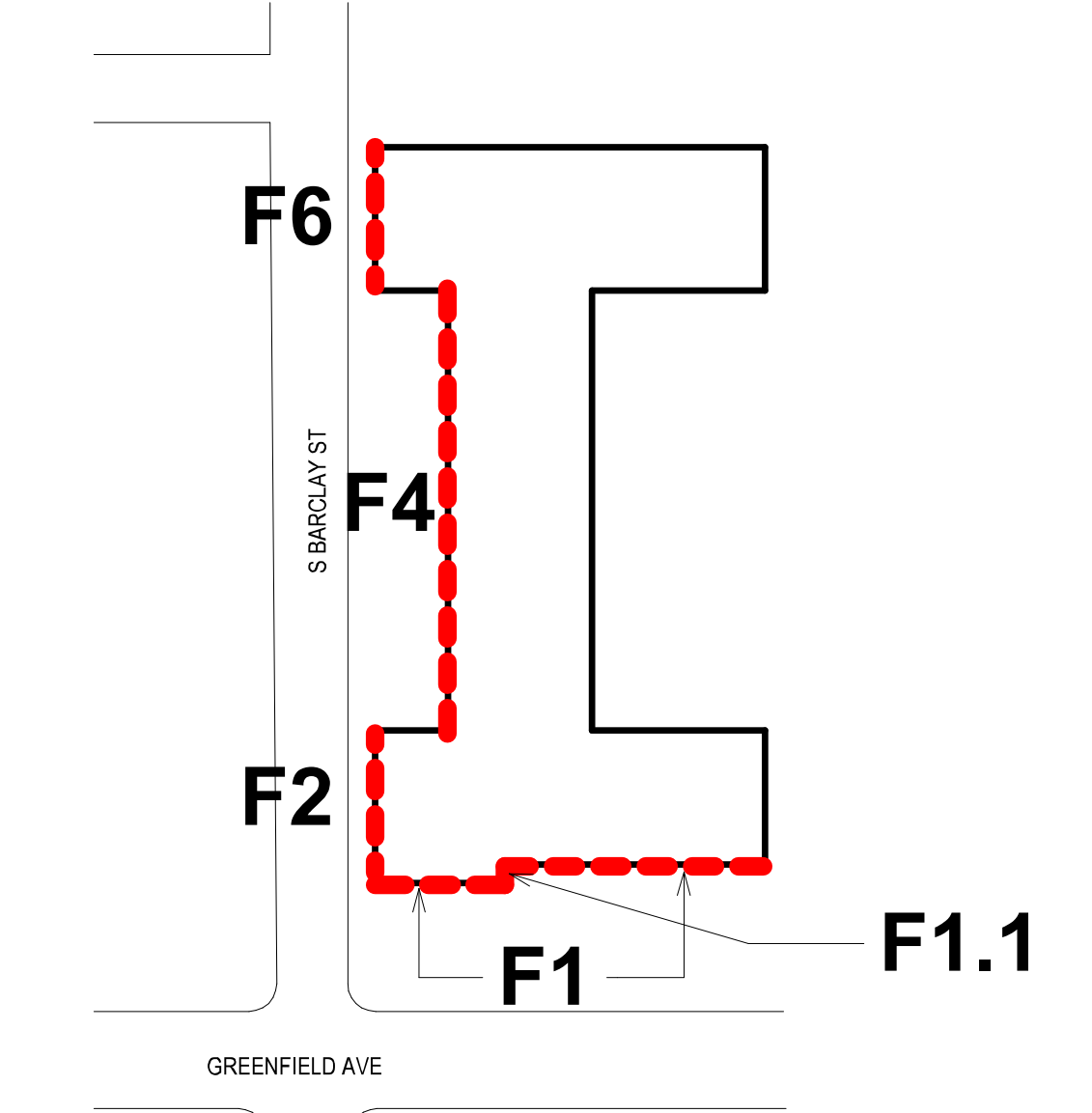
- BUILDING WALL SIGN - TYPE A SIGN (PER ZONING CODE 295-407-2-b-2-a) WITH INDIVIDUAL CHANNEL LETTERS BACKLIT TO 1 FC. BUILDING NAME/LOGO TBD BY OWNER. FINAL SIGN DESIGN TBA BY OGD.
- TYPE OA - INSIGHT LIGHTING #65X MO 35K DL EXA-6" 48" DIM TW WITH REMOTE POWER SUPPLIES TO LIGHT SIGNAGE AT ENTRY ON TWO ELEVATIONS. QUANTITY (6) 4" UNITS WITH REMOTE POWER SUPPLIES.
- TYPE OB-10 - BETA CALCO #83826-40-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 #83825-40-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" L X 3-5/8" D 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" L X 3-5/8" D OR 7-5/8" X 16" L 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



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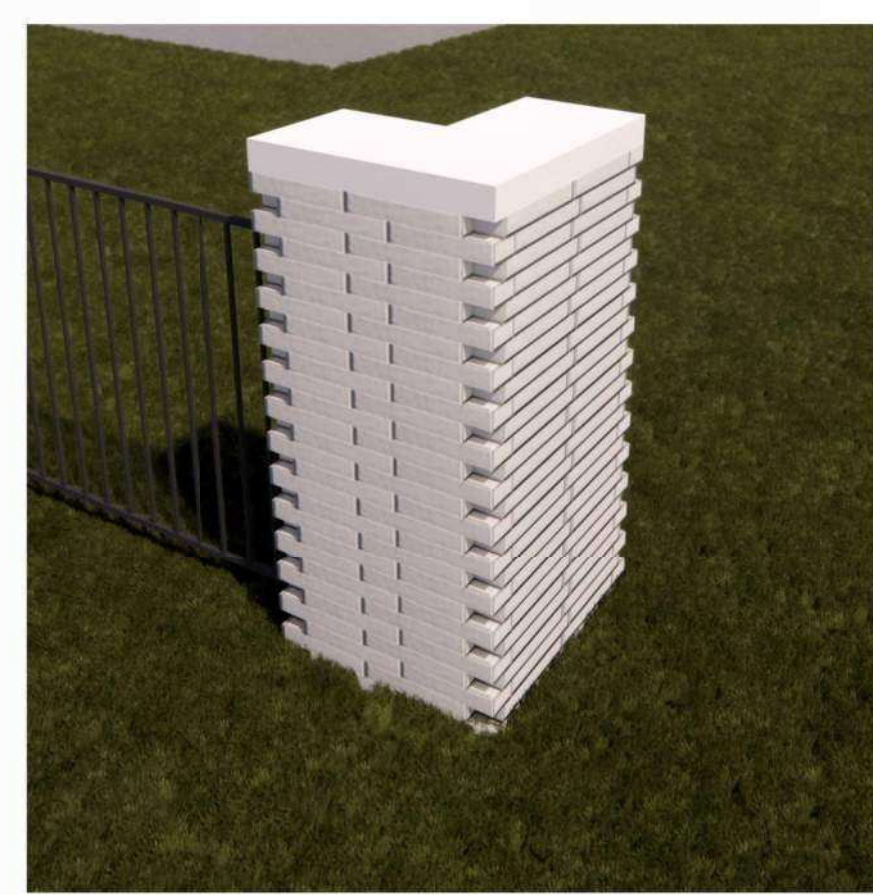
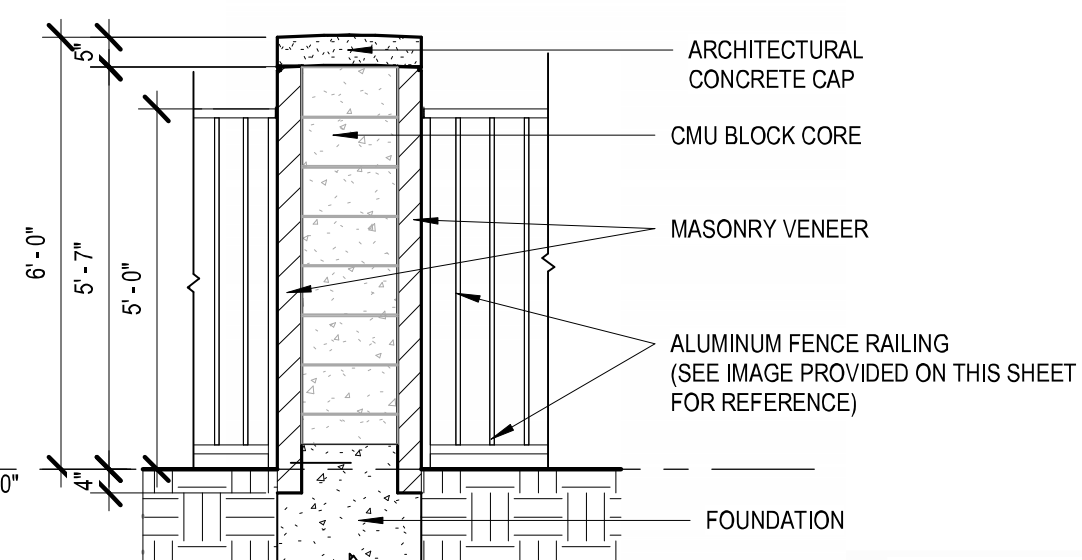
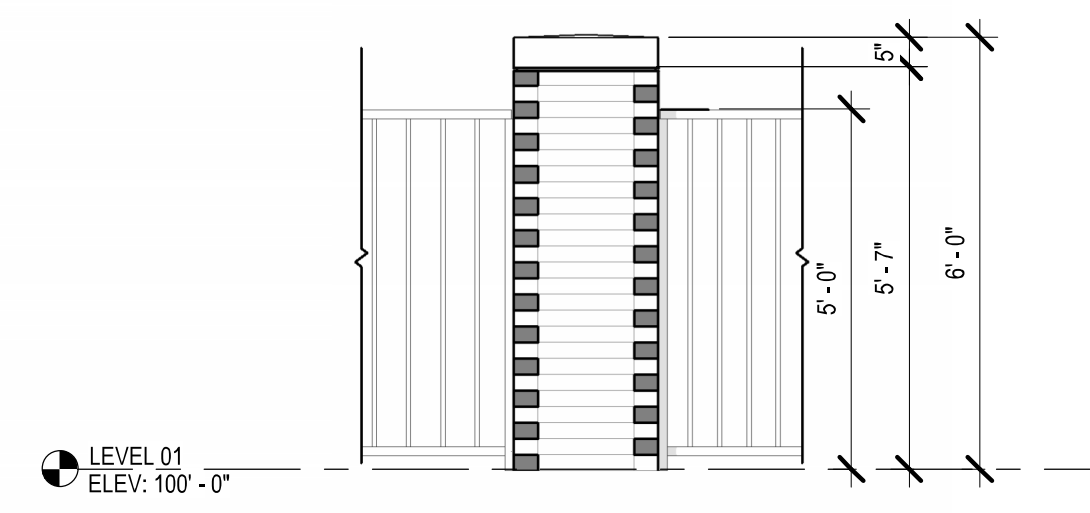
1ST & GREENFIELD (FRESHWATER PLAZA)

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	07/12/2024
SHEET NUMBER	A07



CORNER PIER

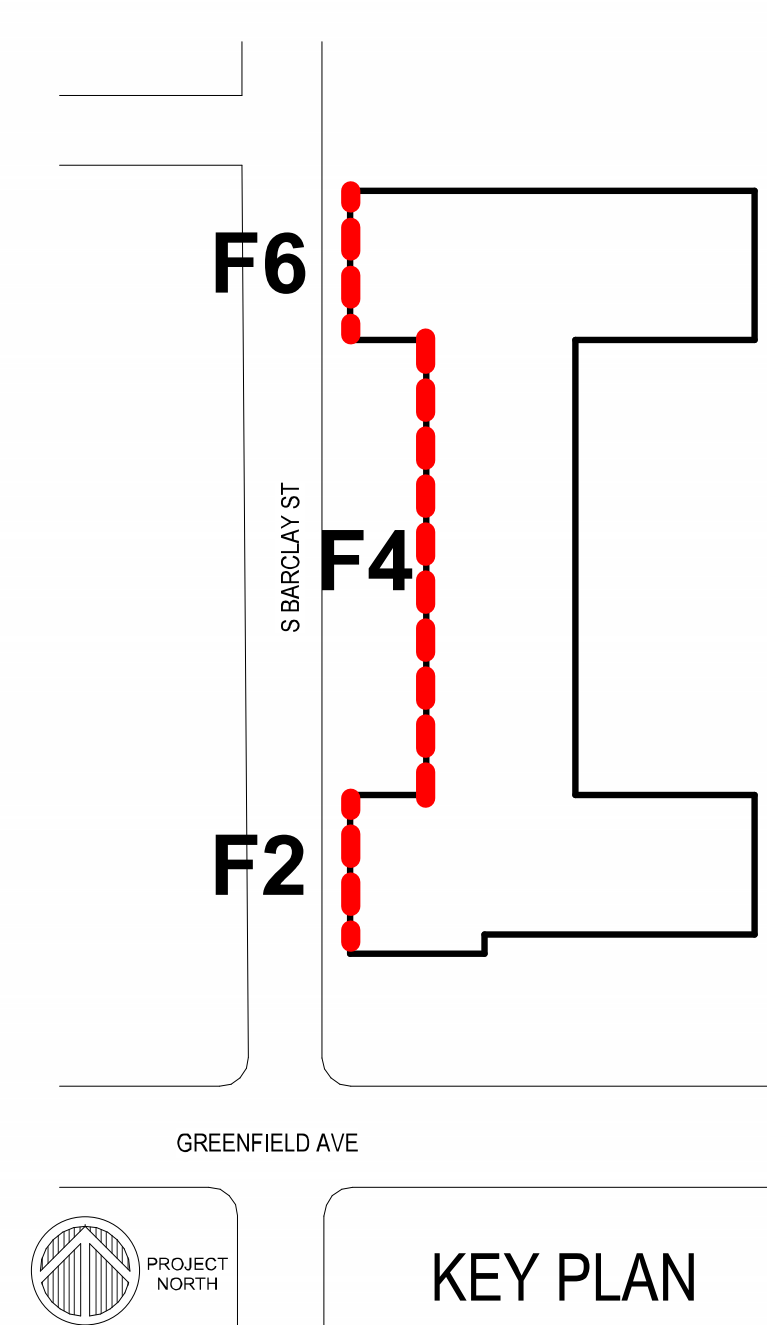


PIERS ALONG THE BARCLAY STREET



ALUMINUM FENCE RAILING
INSTALLED BETWEEN BRICK PIERS

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 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-3 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"
BASIS OF DESIGN SPECTRA GLAZE CMU

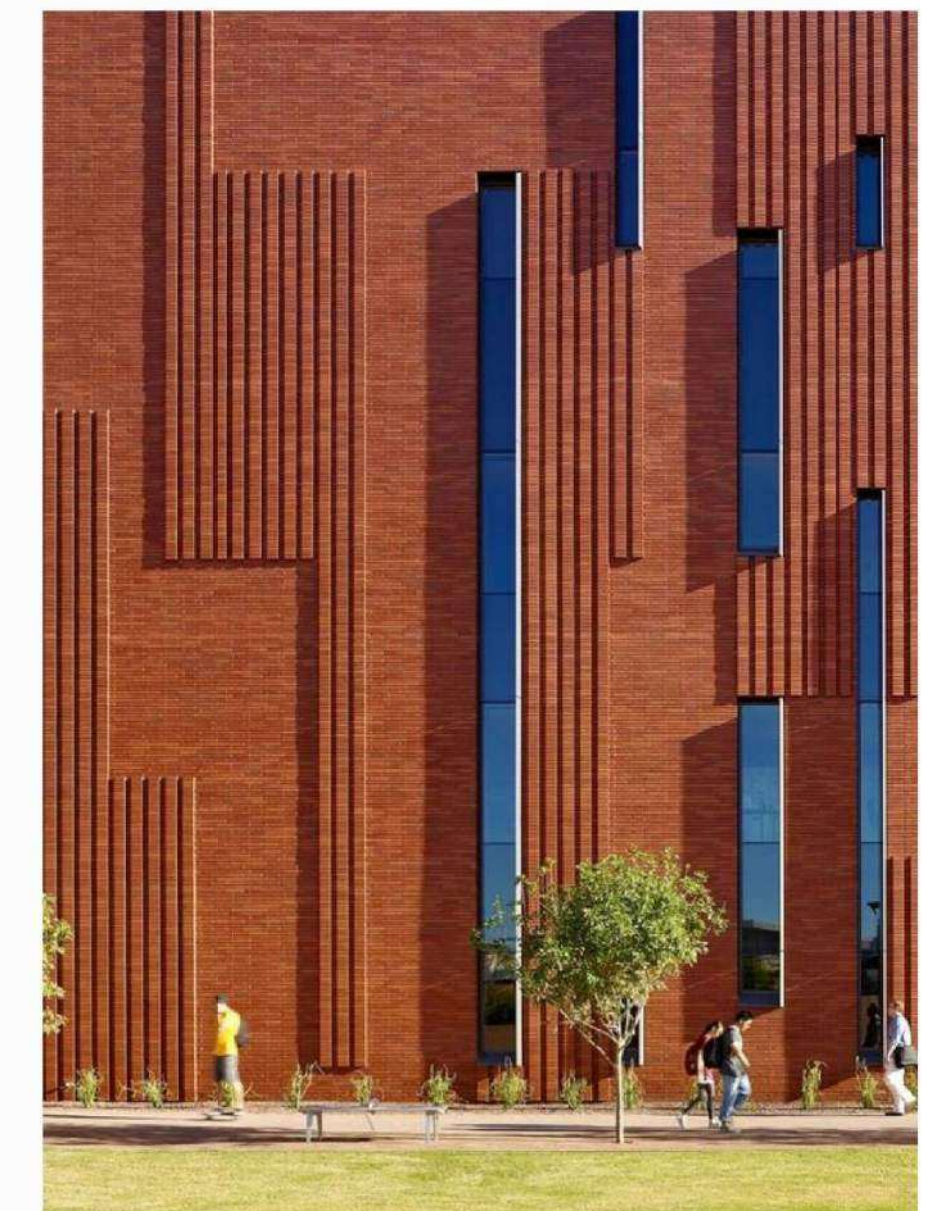
	A BR-2.0 PACIFIC BLUE - HORIZONTAL STACK BOND
	B BR-2.1 DEEP ASTRAL - VERTICAL STACK BOND
	C BR-2.2 LIGHT KINGSTON - VERTICAL STACK BOND
	D BR-2.3 DEEP KINGSTON - VERTICAL STACK BOND
	E BR-2.4 LIGHT IRIS - VERTICAL STACK BOND

4 TYPICAL PIER ELEVATION

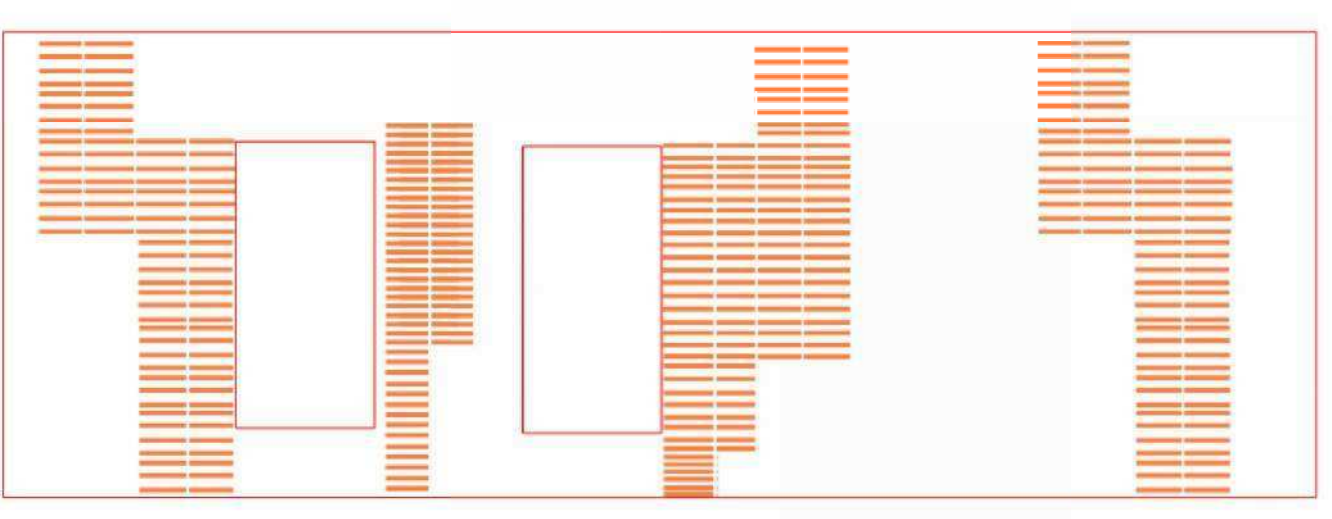
2 TYPICAL PIER SECTION

3 TYPICAL PIER PLAN

1 CORNER PIER PLAN



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



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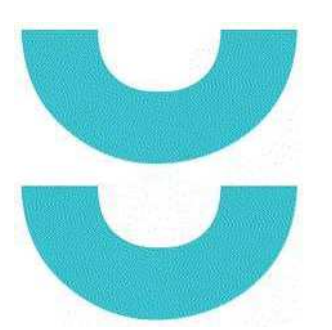
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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
SHEET TITLE
EXTERIOR ELEVATIONS & DOG FENCE

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
SHEET NUMBER	A07.1

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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:

SHEET TITLE

GLAZING CALCULATIONS

SCALE

VARIES

PROJECT NUMBER

221005

SET TYPE

DPD SUBMITTAL

DATE ISSUED

07/12/2024

SHEET NUMBER

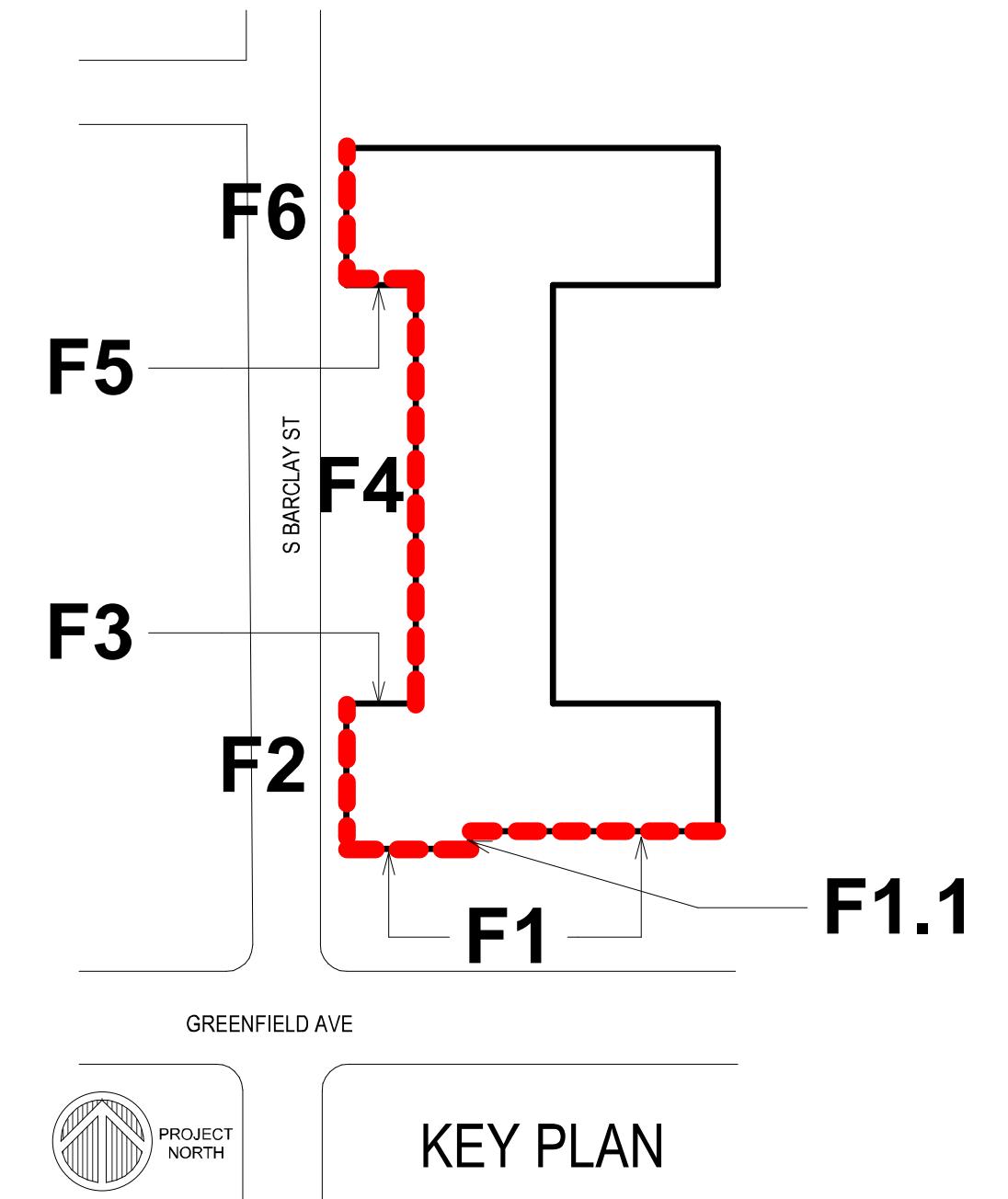
A07.2

GLAZING CALCULATION LEGEND

LINEAL LENGTH OF CLEAR GLAZED WINDOW OPENING

LINEAL LENGTH OF FROSTED GLAZED WINDOW OPENING

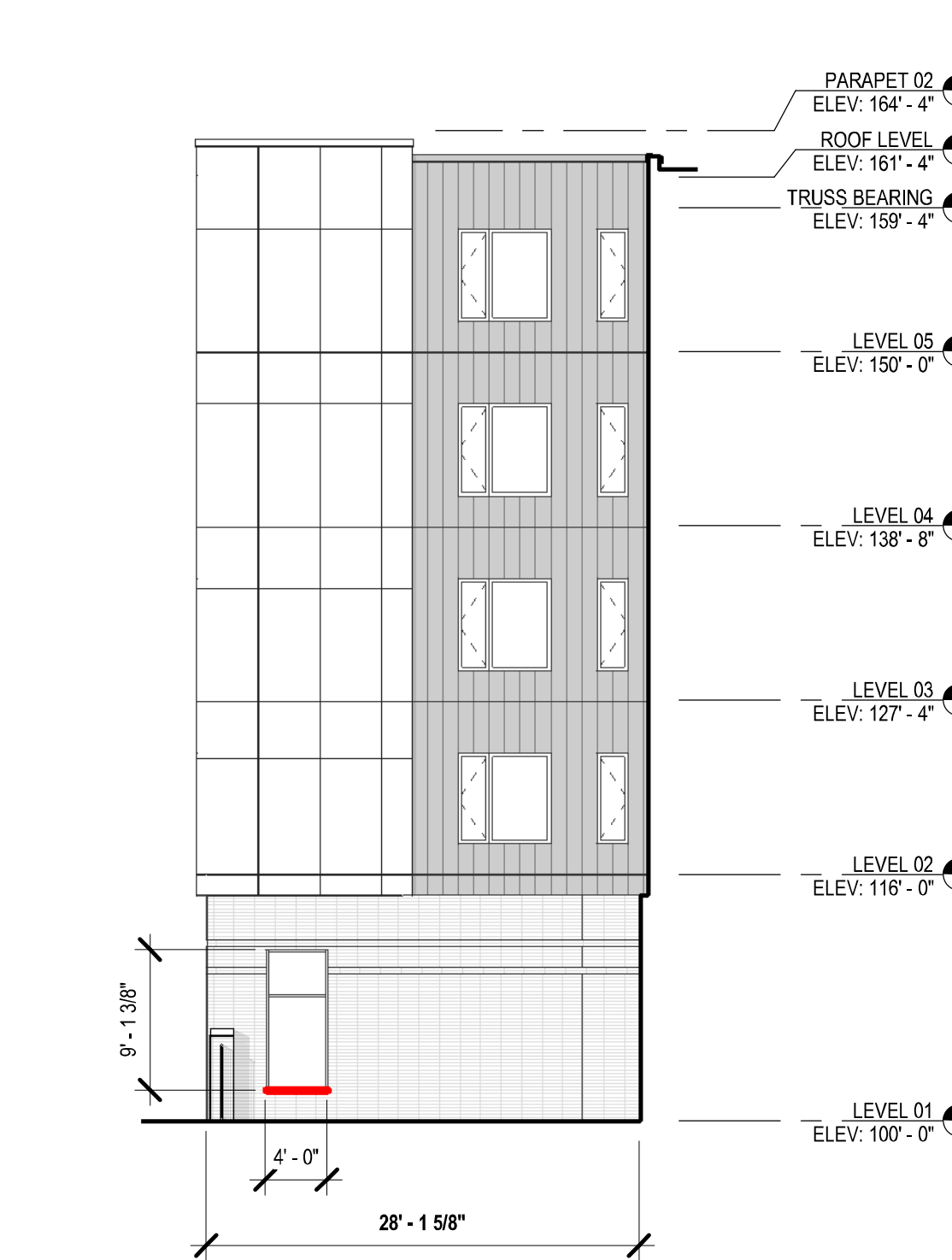
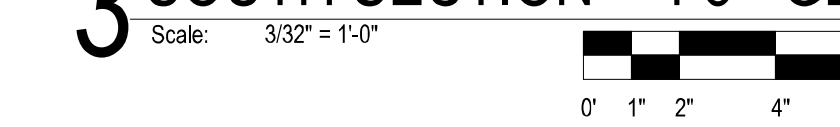
NOTE: ALL WINDOW OPENINGS USED IN CALCULATIONS ARE 6'-0" MINIMUM IN HEIGHT



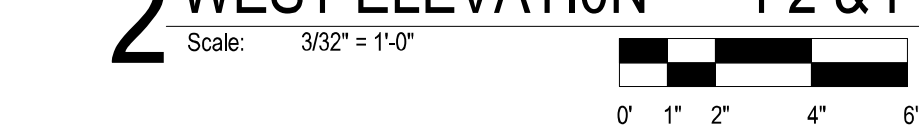
4 WEST ELEVATION F4 - GLAZING CALCULATIONS



3 SOUTH SECTION F5 - GLAZING



2 WEST ELEVATION F2 & F6 - GLAZING CALCULATIONS



1 SOUTH ELEVATION F1 - GLAZING CALCULATIONS



GLAZING CALCULATIONS

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

SOUTH ELEVATION (F1.1):
TOTAL LINEAL FRONTAGE = 6' - 7"
CUMULATIVE LINEAL LENGTH OF CLEAR GLAZING = NONE
CUMULATIVE LINEAL LENGTH OF FROSTED GLAZING = NONE

TOTAL SOUTH ELEVATION CLEAR GLAZING CALCULATION = 48.17%
TOTAL SOUTH ELEVATION FROSTED GLAZING CALCULATION = NONE

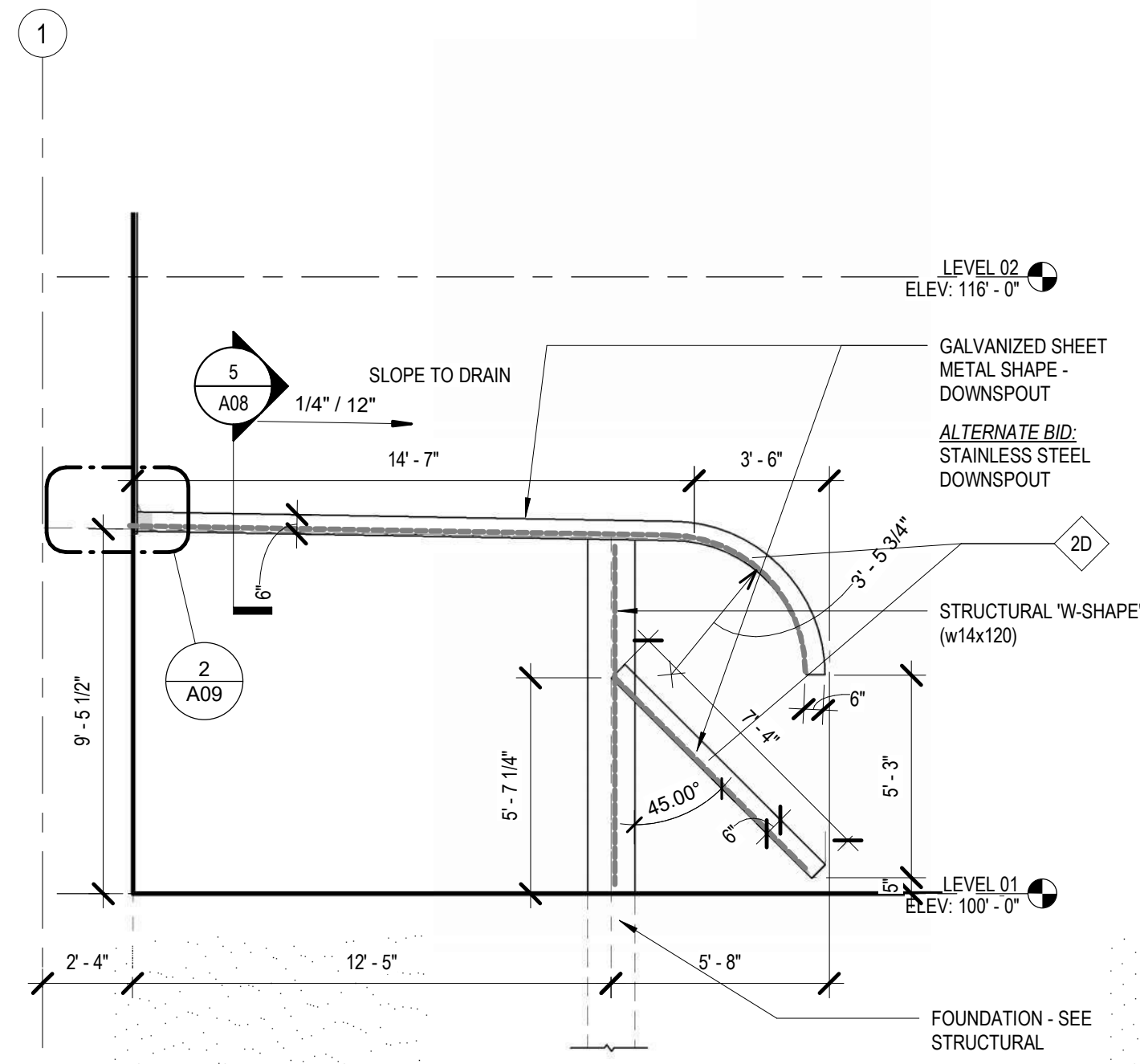
WEST ELEVATION (F2 & F6):
TOTAL LINEAL FRONTAGE = 64' - 0" + 70' - 0" = 134' - 0"
CUMULATIVE LINEAL LENGTH OF CLEAR GLAZING = 67' - 2" = 50.12%
CUMULATIVE LINEAL LENGTH OF FROSTED GLAZING = NONE

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%

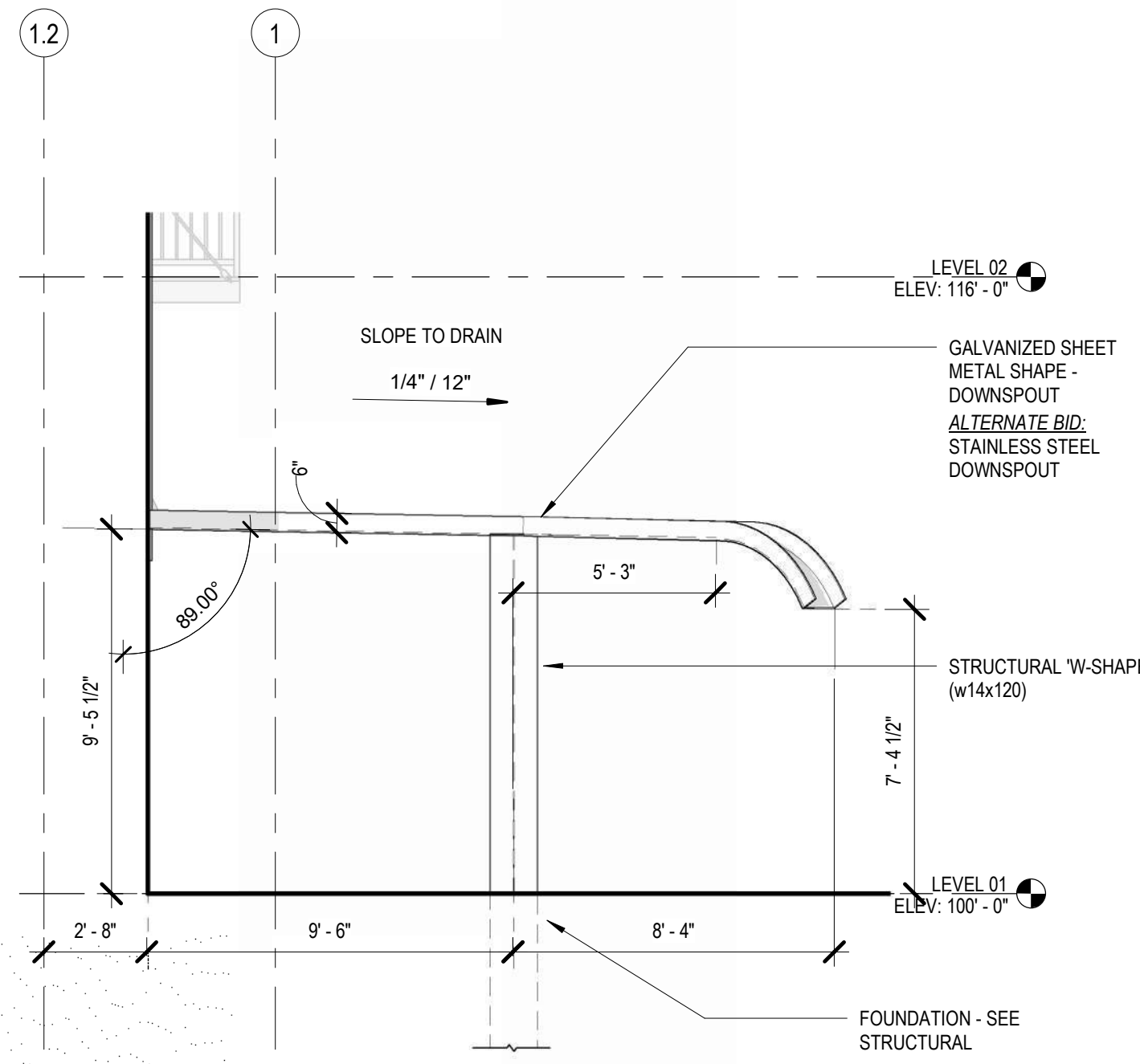
WEST ELEVATION (F3):
TOTAL LINEAL FRONTAGE = 28' - 1 5/8"
CUMULATIVE LINEAL LENGTH OF CLEAR GLAZING = NONE
CUMULATIVE LENGTH OF FROSTED GLAZING = NONE

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

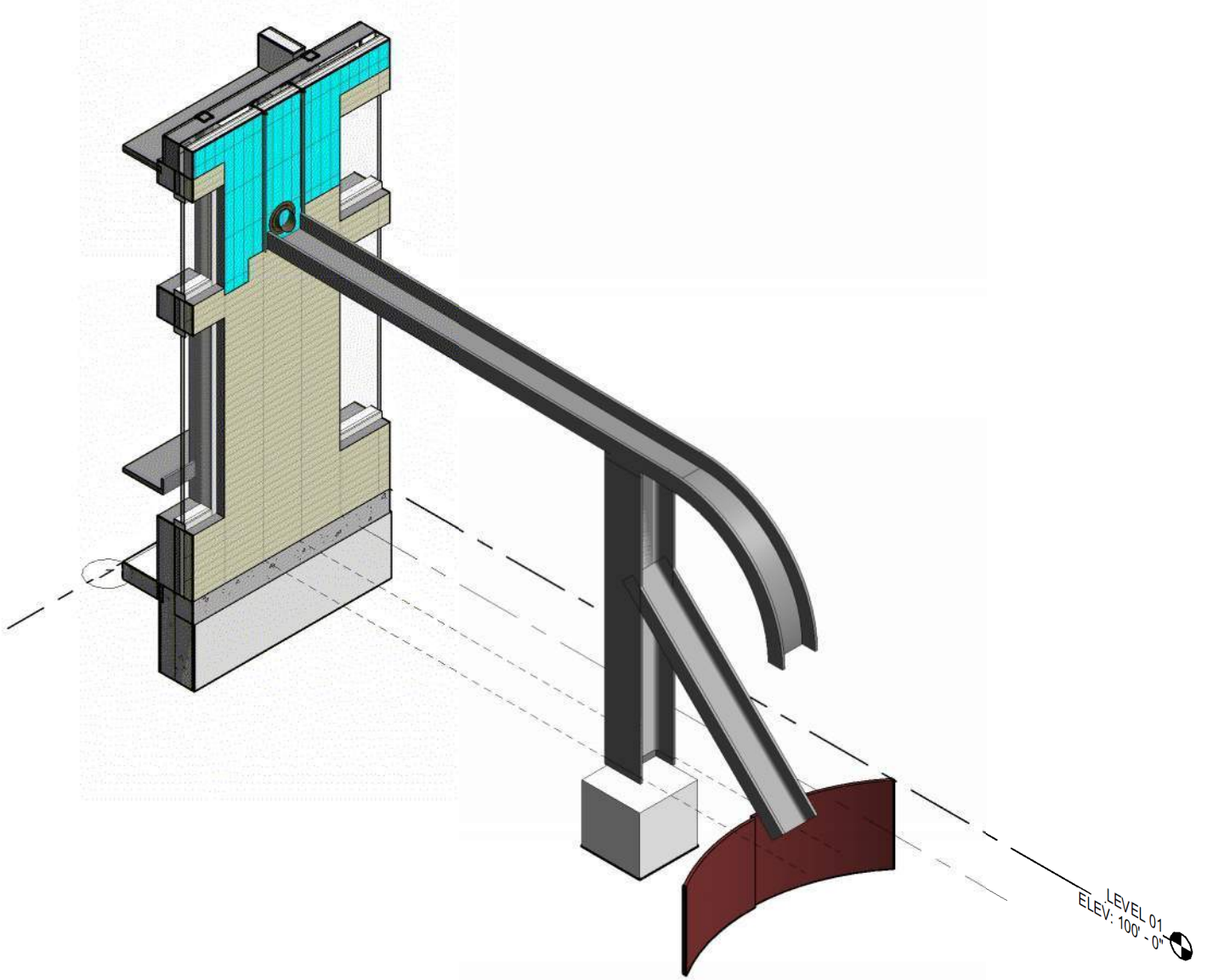
TOTAL WEST ELEVATION CLEAR GLAZING CALCULATION = 18.87 %
TOTAL WEST ELEVATION FROSTED GLAZING CALCULATION = 6.36%



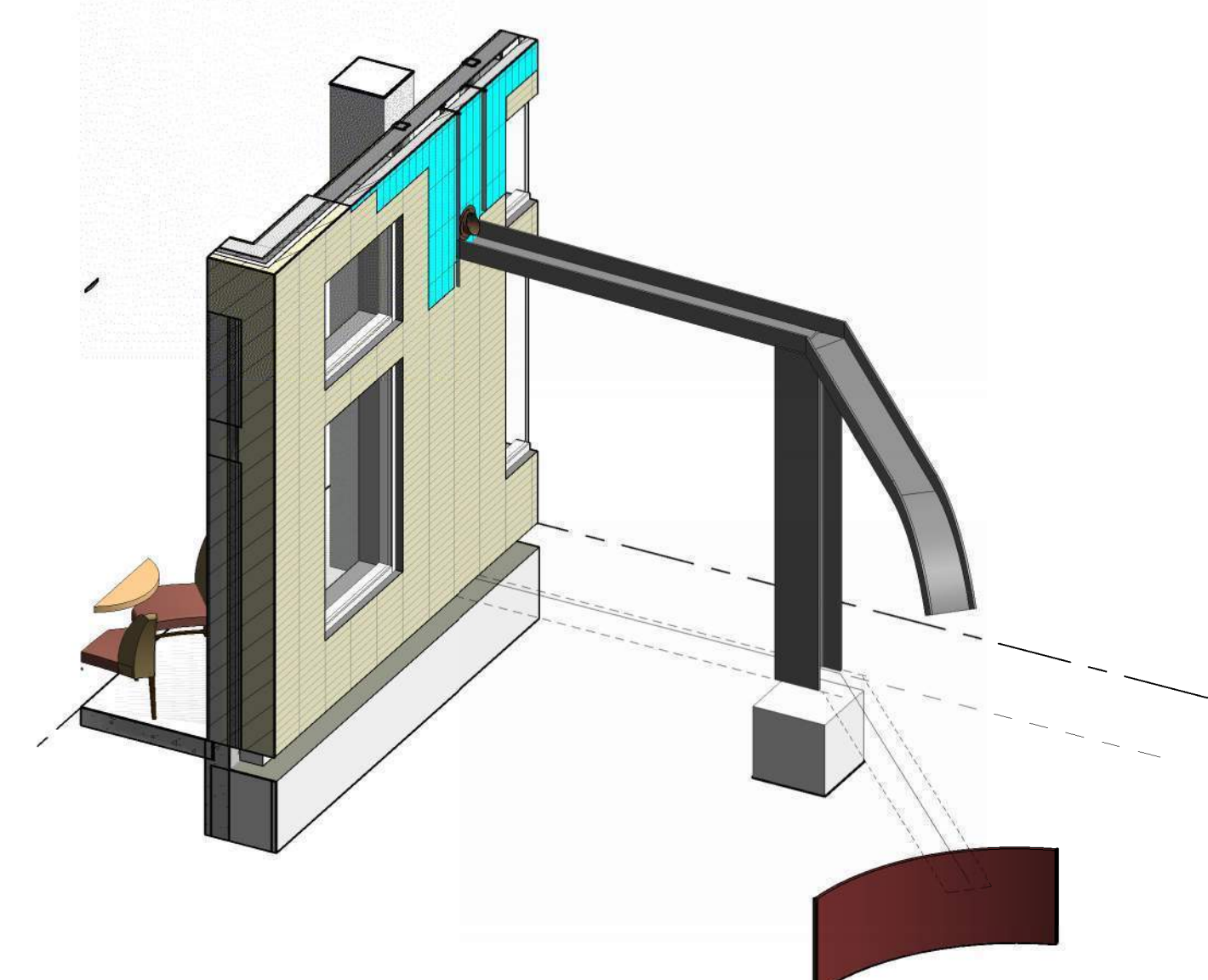
7 SW DOWNSPOUT ELEVATION
Scale: 1/4" = 1'-0"



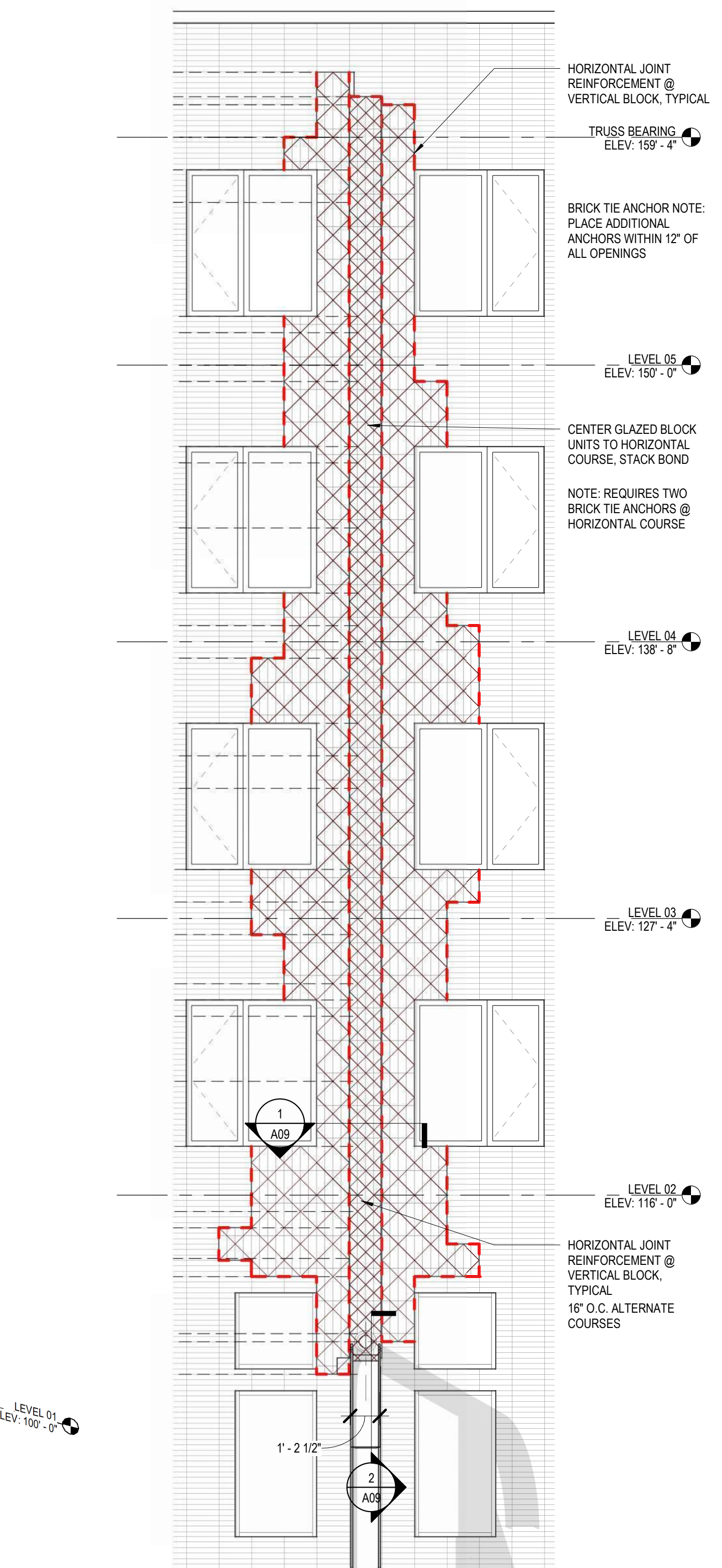
6 SE DOWNSPOUT - ELEVATION
Scale: 1/4" = 1'-0"



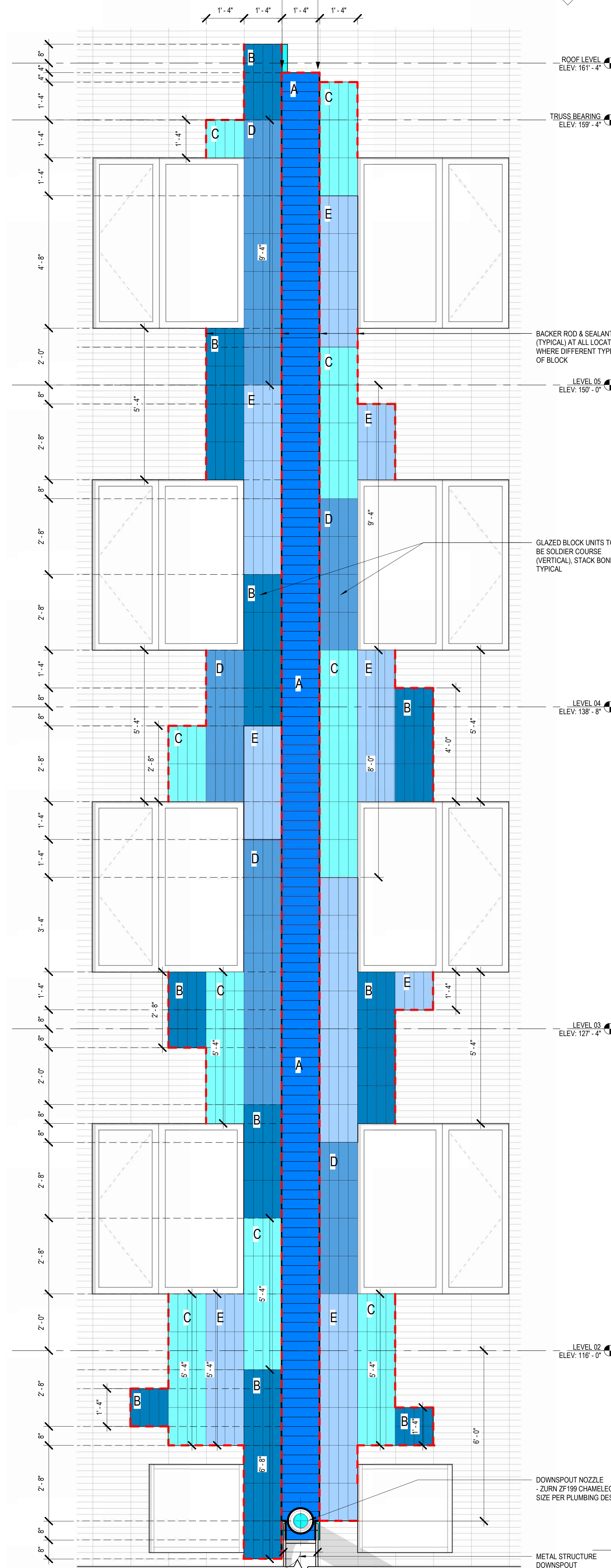
4 SW DOWNSPOUT
Scale: 1/4" = 1'-0"



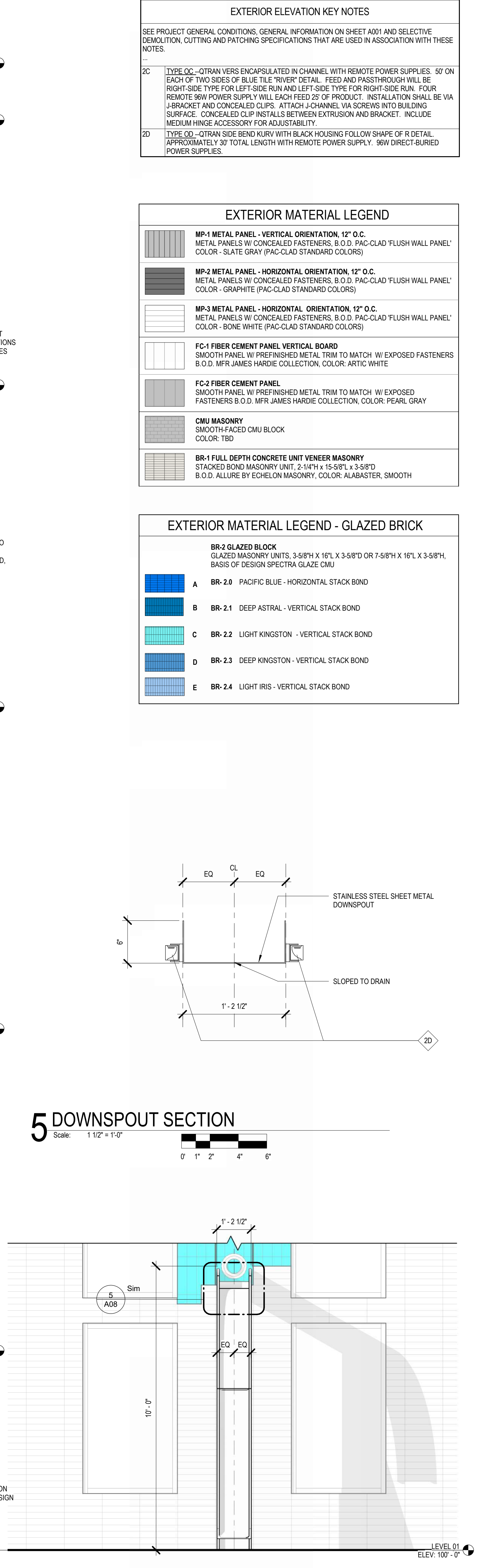
3 SE DOWNSPOUT
Scale: 1/4" = 1'-0"



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 - OTHER VENTS 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 - OTHER 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

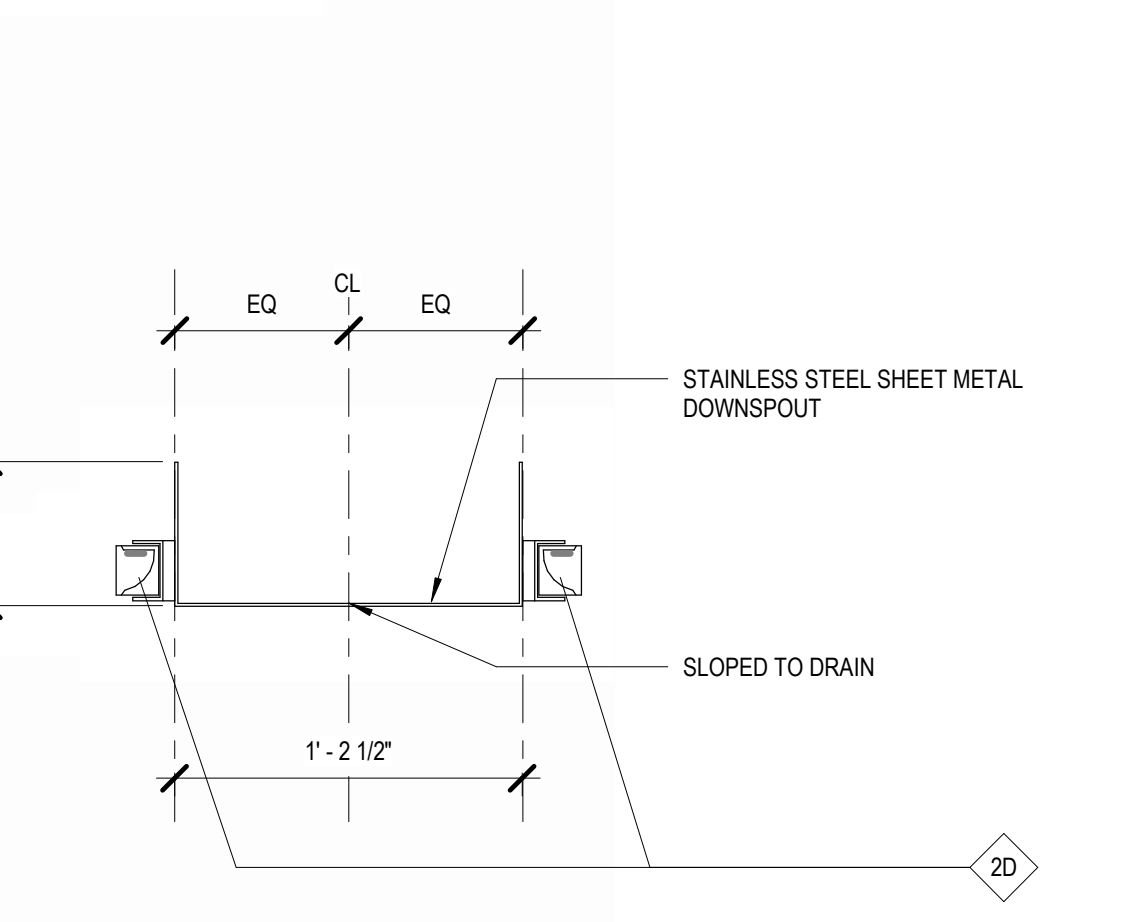
A BR-2.0 PACIFIC BLUE - HORIZONTAL STACK BOND

B BR-2.1 DEEP ASTRAL - VERTICAL STACK BOND

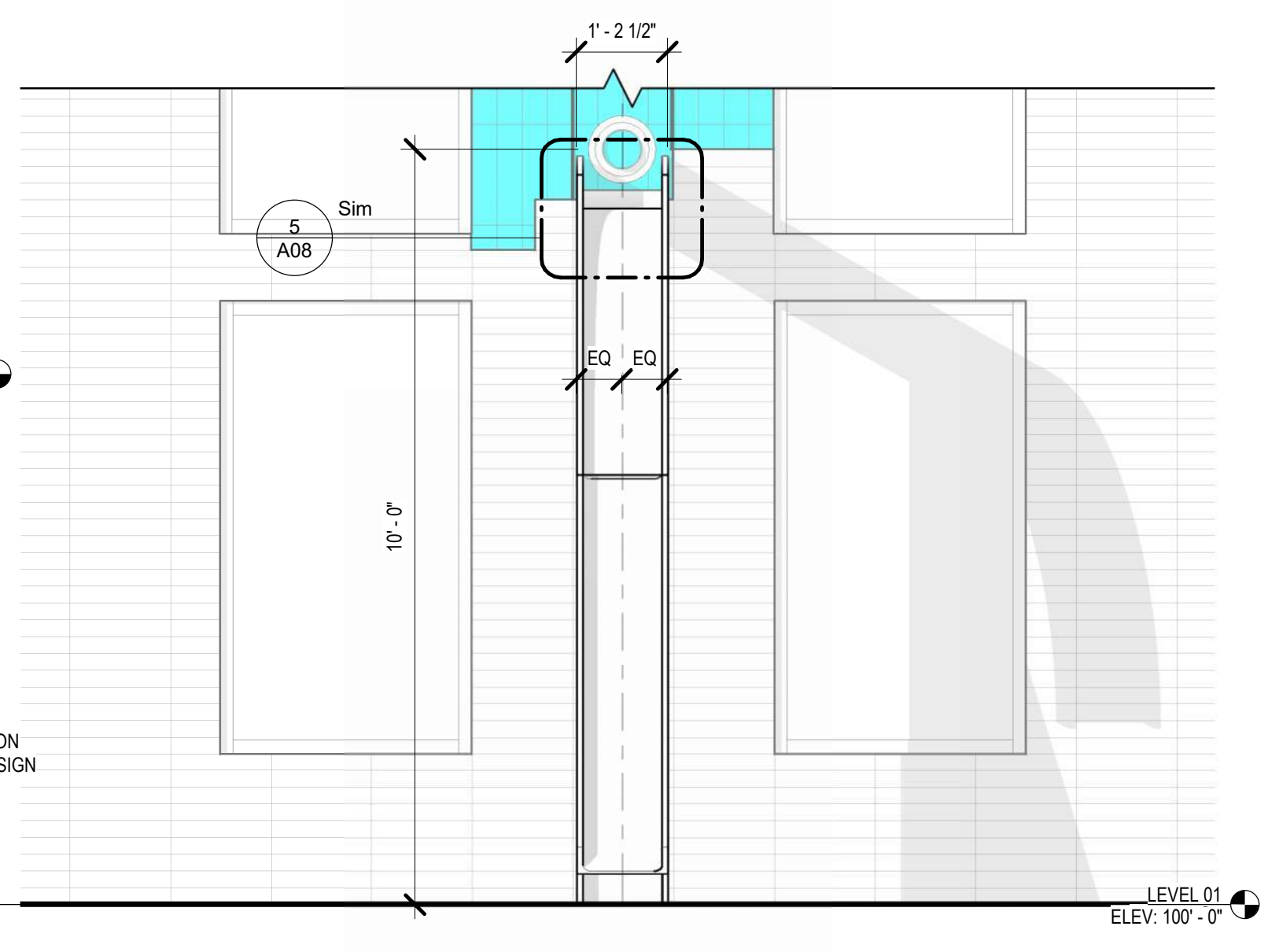
C BR-2.2 LIGHT KINGSTON - VERTICAL STACK BOND

D BR-2.3 DEEP KINGSTON - VERTICAL STACK BOND

E BR-2.4 LIGHT IRIS - VERTICAL STACK BOND



5 DOWNSPOUT SECTION
Scale: 1/12" = 1'-0"



REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
SHEET NUMBER	A08

VERS-ENCAPSULATED (06)
STATIC WHITE
 Linear Fixtures - Surface

200 E. Greenfield Type OC

VERS-ENCAPSULATED (06) is a linear fixture with a static white finish. It is designed for surface mounting and features a remote power supply. The fixture is available in various lengths and wattages. Key features include:

- 5-year warranty
- Remote power supply
- Adjustable mounting bracket
- Concealed clips
- Medium hinge accessory for adjustability

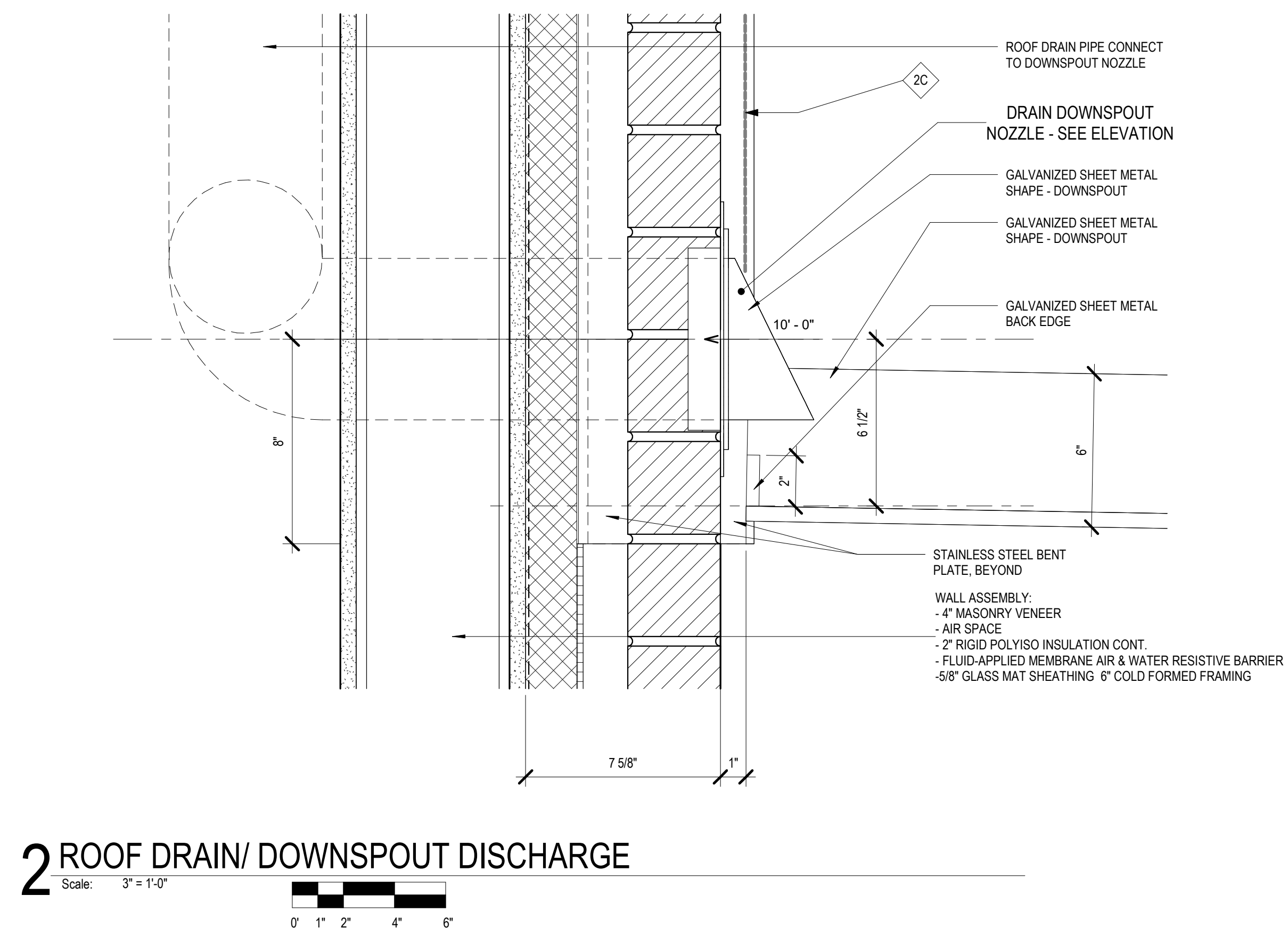
PRODUCT	WATTSPFT	CCT	RATED	LENS	EXTERNAL LOUVER
VERS-ENC (06)	1.0	2700K	100%	ENDCL	None
VERS-ENC (06)	2.0	2700K	100%	ENDCL	None
VERS-ENC (06)	3.0	2700K	100%	ENDCL	None
VERS-ENC (06)	4.0	2700K	100%	ENDCL	None
VERS-ENC (06)	5.0	2700K	100%	ENDCL	None
VERS-ENC (06)	6.0	2700K	100%	ENDCL	None

1 PRODUCT 2 WATTSPFT 3 CCT 4 RATED 5 LENS 6 EXTERNAL LOUVER

7 WIRE IN/OUT 8 CON/WIRE IN 9 CON/WIRE OUT 10 END CAP IN 11 END CAP OUT

12 WIRE COLOR 13 WIRE TYPE 14 MOUNTING 15 FINISH 16 LENGTH (IN) 17 EXACT/OPTIMAL

5 year warranty | Warranty only valid with Q-Tran power supplies | Field modifications void warranty | Data subject to change, all data has +/- 5% tolerance



EXTERIOR ELEVATION KEY NOTES

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A01 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

2C TYPE OC-QTRAN 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.

EXTERIOR LIGHT FIXTURE
 TO BE INSTALLED AT RIVER WALL FEATURE ON SOUTH FACADE

(SEE EXTERIOR ELEVATIONS & CORRESPONDING KEY NOTE 2C)

Q-CAP KURV™-BK STATIC WHITE
 Flexible Fixtures

1 PRODUCT - DIMENSIONS

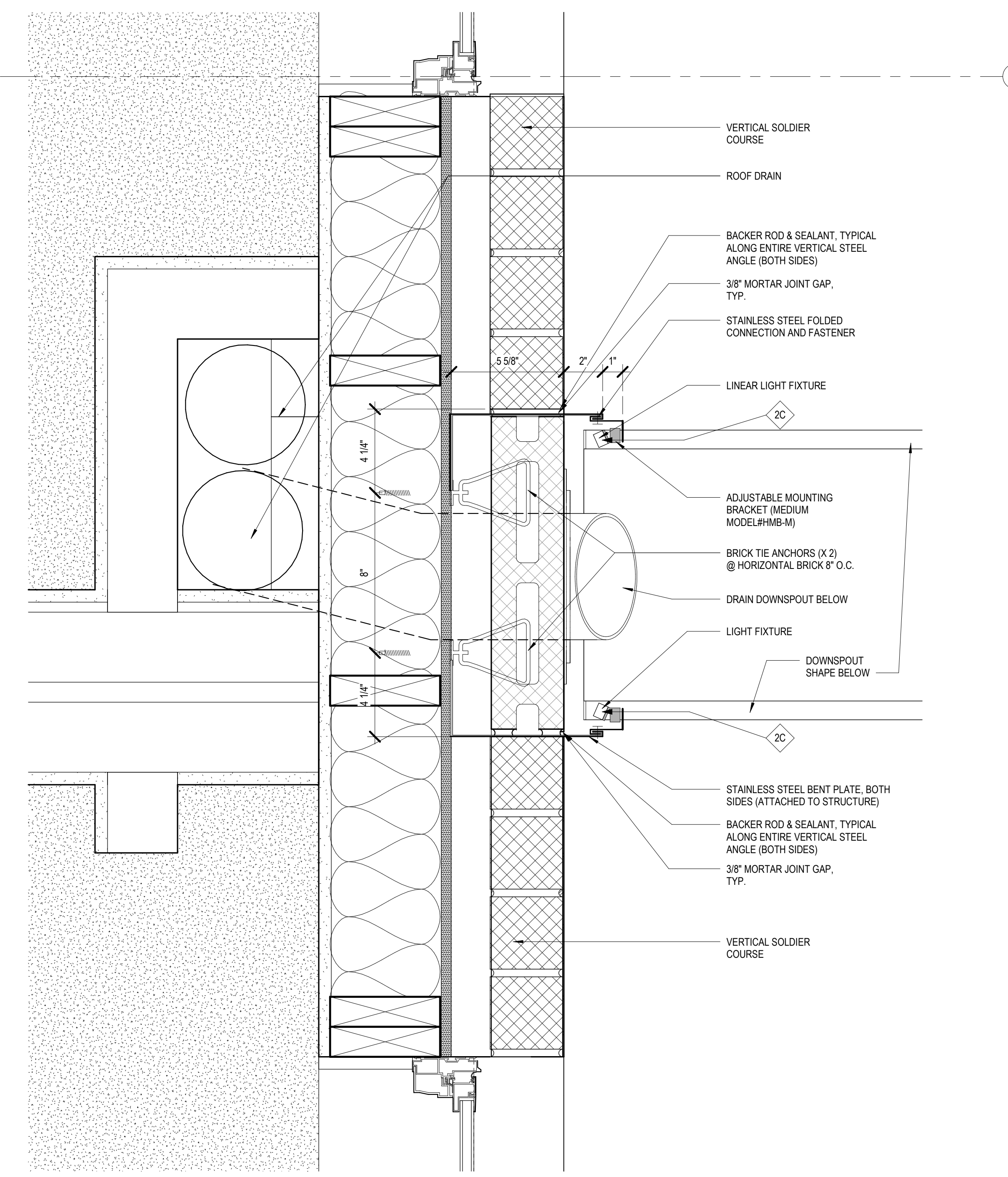
2 MOUNTING

3 DELIVERED LUMENS

4 DIODE VISIBILITY

Q-CAP KURV is a flexible linear fixture with a static white finish. It is designed for surface mounting and features a remote power supply. Key features include:

- 5-year warranty
- Remote power supply
- Adjustable mounting bracket
- Concealed clips
- Medium hinge accessory for adjustability



EXTERIOR LIGHT FIXTURE
 TO BE INSTALLED AT WATER FEATURE (SW Downspout)

(SEE DOWNSPOUT SECTION DRAWING & CORRESPONDING KEY NOTE 2D)

CONSULTANTS:

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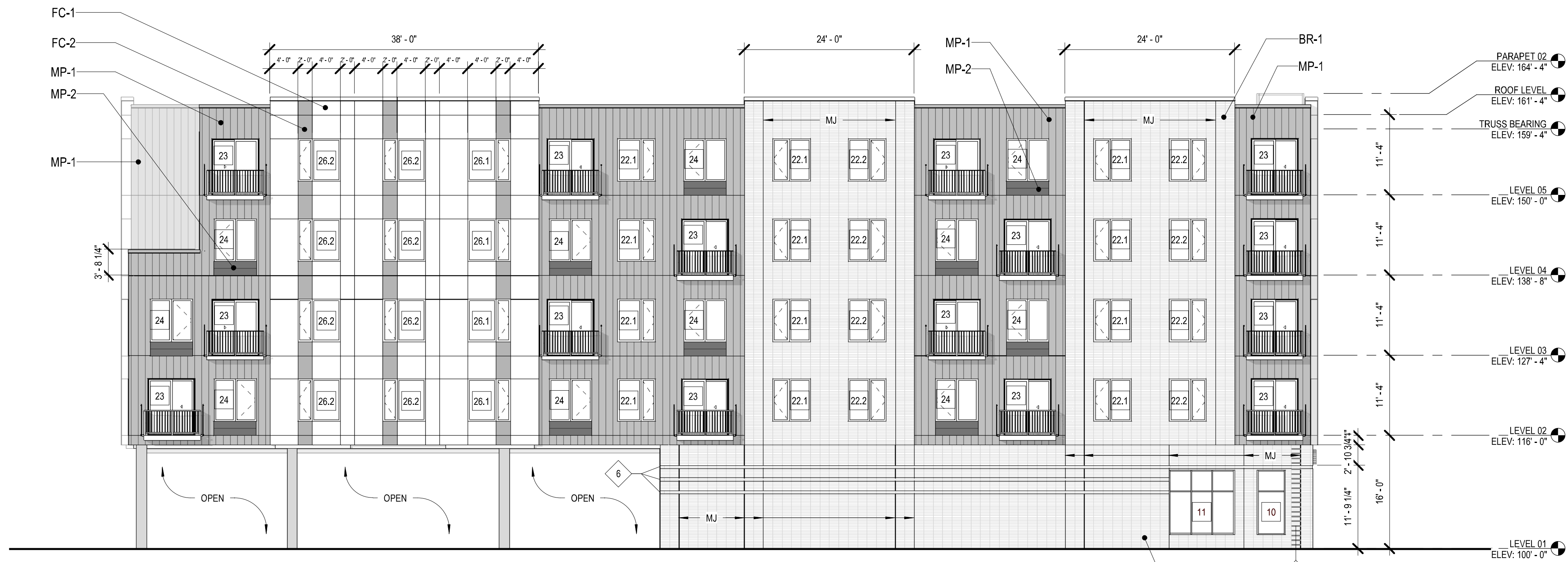
1ST & GREENFIELD (FRESHWATER PLAZA)
 THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204

SOUTH FACADE DETAIL & WATER FEATURES

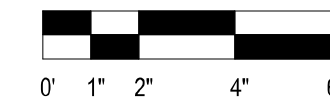
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
SHEET NUMBER	A09

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



EXTERIOR ELEVATION KEY NOTES

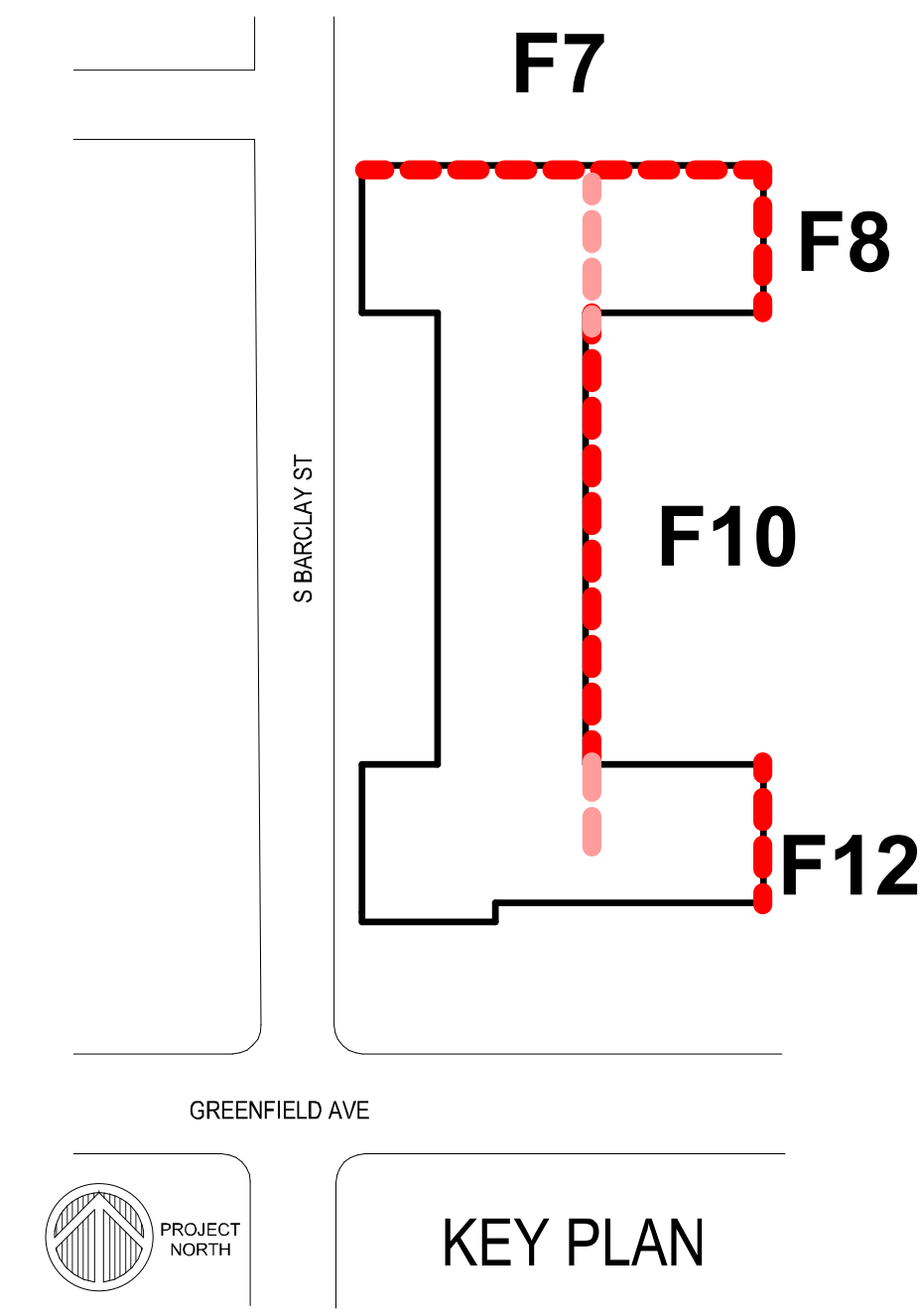
- SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.
- 6 TWO BRICK COURSE INSET
- 7 WALLMOUNT GAS METERS
- 8 VERTICAL STACKING PATTERN OF MASONRY ARTICULATION. PULL OUT SINGLE BRICK 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

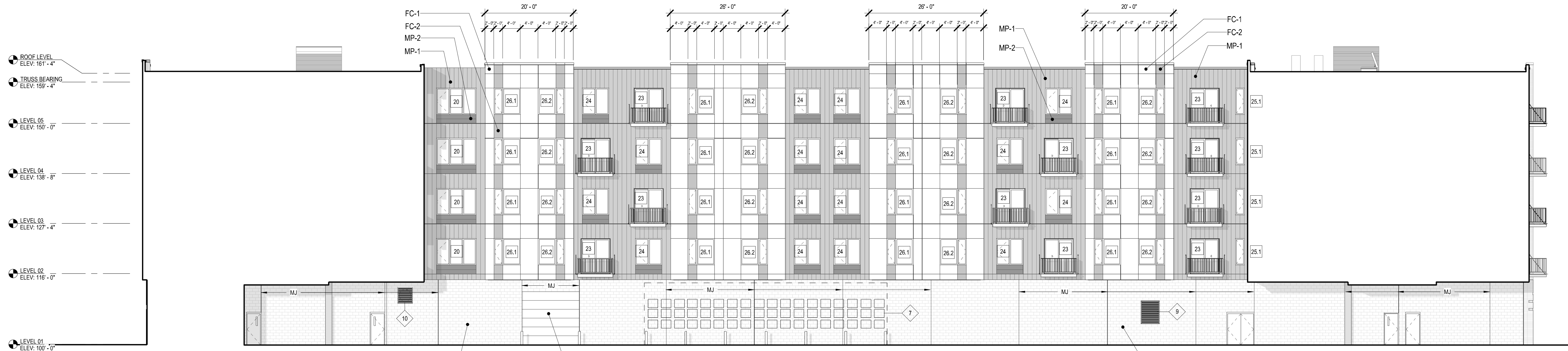
- MP-1 METAL PANEL - VERTICAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - SLATE GRAY (PAC-CLAD STANDARD COLORS)
- MP-2 METAL PANEL - HORIZONTAL ORIENTATION, 12" O.C. METAL PANELS W/ CONCEALED FASTENERS, B.O.D. PAC-CLAD 'FLUSH WALL PANEL' COLOR - 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

EXTERIOR MATERIAL LEGEND - GLAZED BRICK

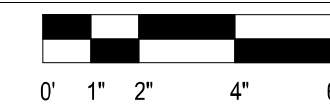
- BR-2 GLAZED BLOCK GLAZED MASONRY UNITS, 3-5/8" H x 16" L x 3-5/8" D OR 7-5/8" H x 16" L x 3-5/8" H, BASIS OF DESIGN SPECTRA GLAZE CMU
- A BR-2.0 PACIFIC BLUE - HORIZONTAL STACK BOND
- B BR-2.1 DEEP ASTRAL - VERTICAL STACK BOND
- C BR-2.2 LIGHT KINGSTON - VERTICAL STACK BOND
- D BR-2.3 DEEP KINGSTON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



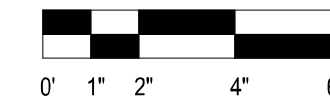
KEY PLAN



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



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



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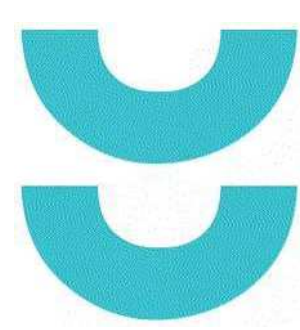
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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT MAP KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
SHEET TITLE: EXTERIOR ELEVATIONS

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
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

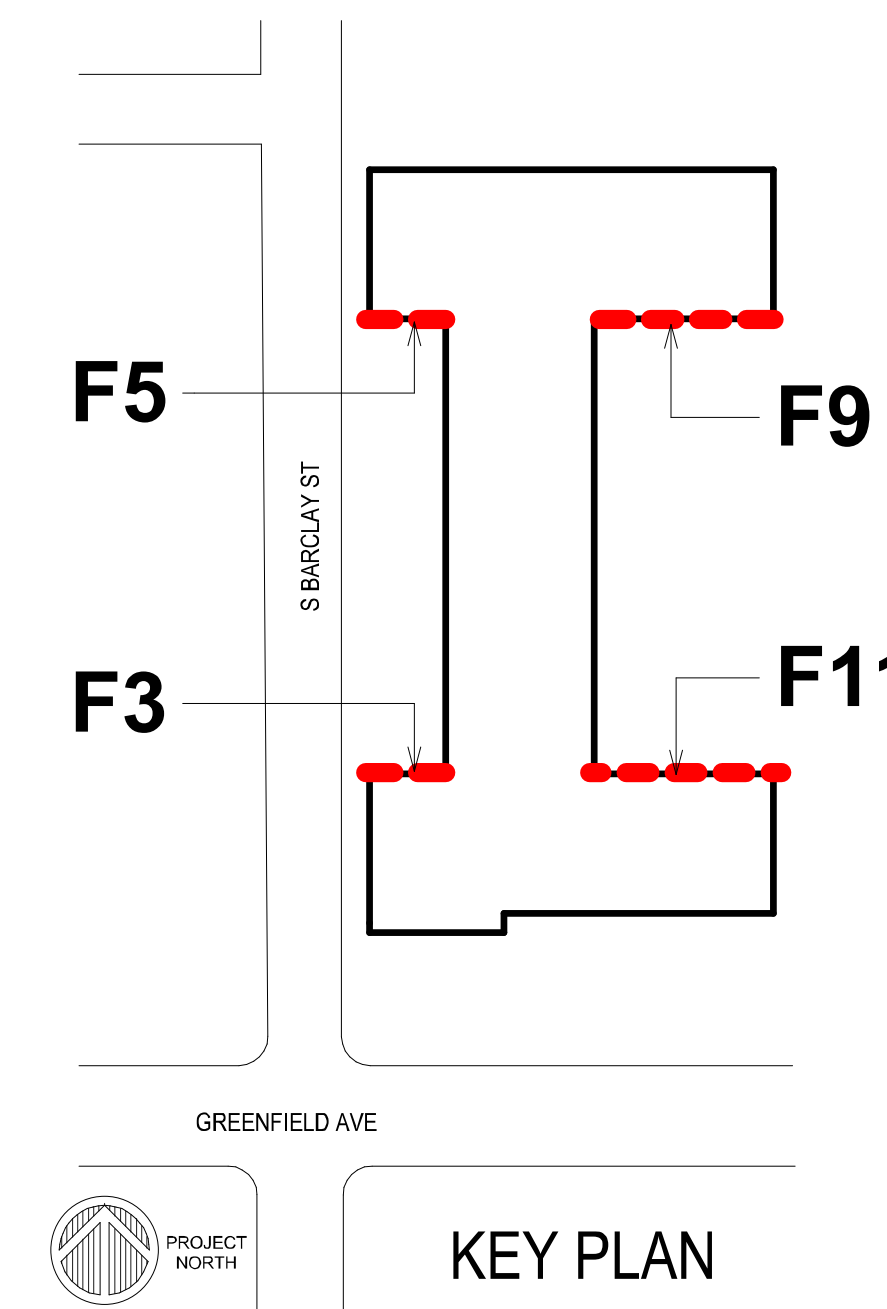
SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
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

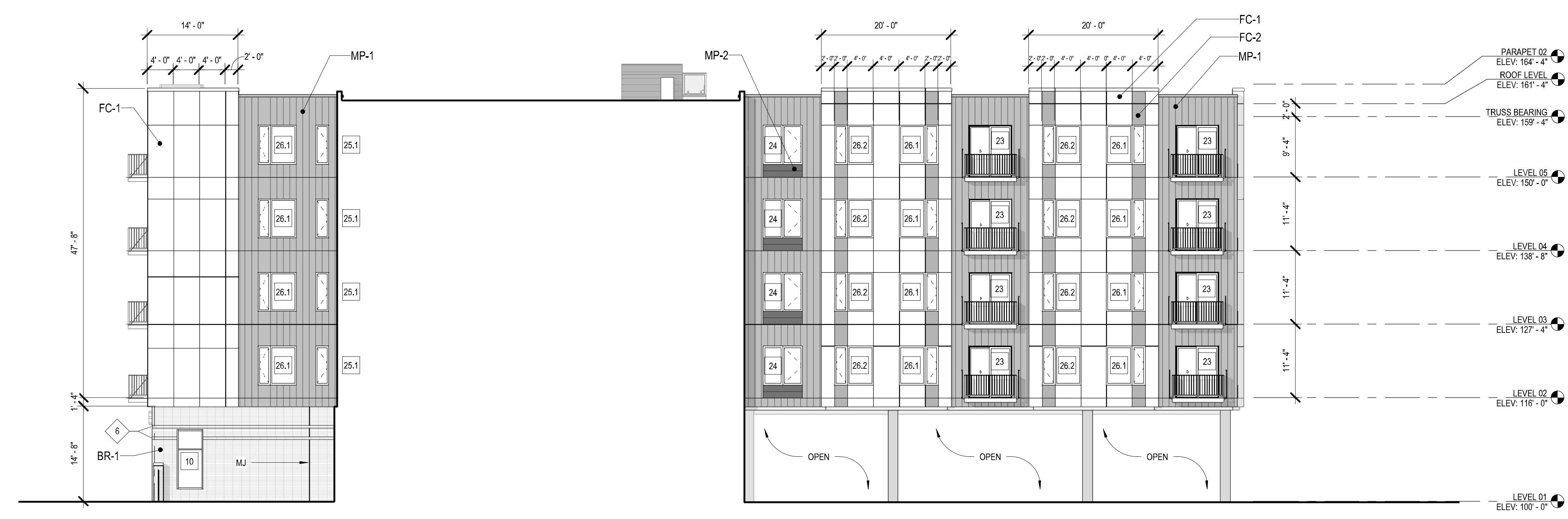


EXTERIOR ELEVATION KEY NOTES	
SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.	
6	TWO BRICK COURSING INSET

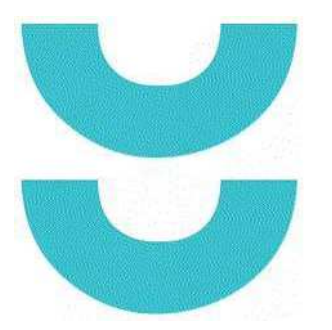
EXTERIOR MATERIAL LEGEND - GLAZED BRICK	
BR-2 GLAZED BLOCK GLAZED MASONRY UNITS, 3-5/8" X 10" X 3-5/8" OR 7-5/8" X 10" X 3-5/8". BASIS OF DESIGN SPECTRA GLAZE CMU	
	BR-2-0 PACIFIC BLUE - HORIZONTAL STACK BOND
	BR-2-1 DEEP ASTRAL - VERTICAL STACK BOND
	BR-2-2 LIGHT KINGSTON - VERTICAL STACK BOND
	BR-2-3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

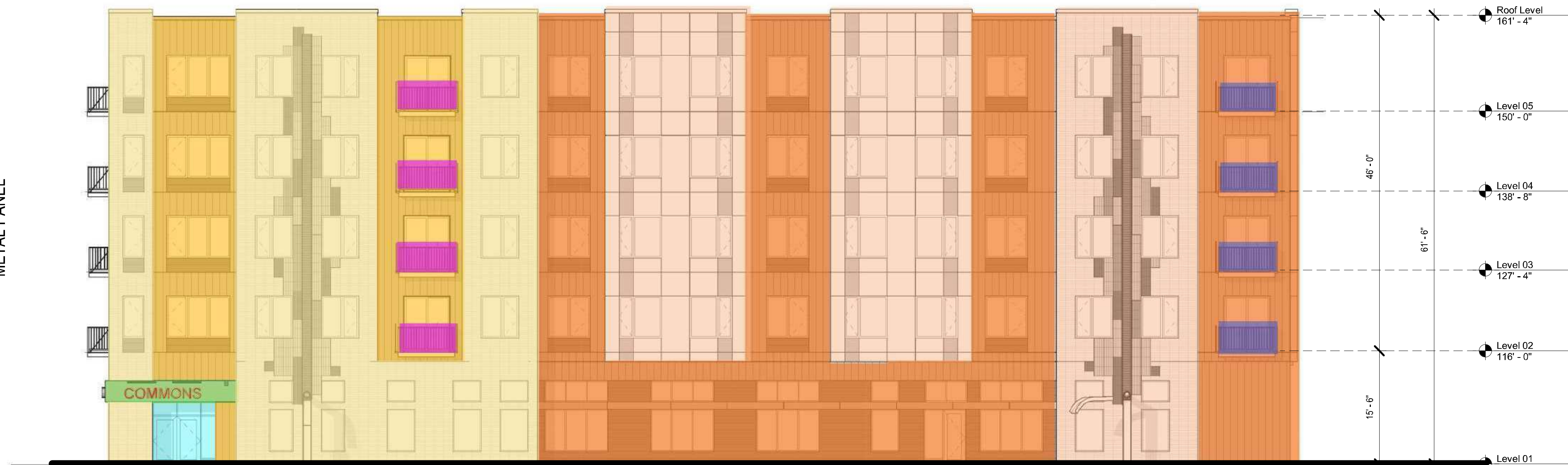
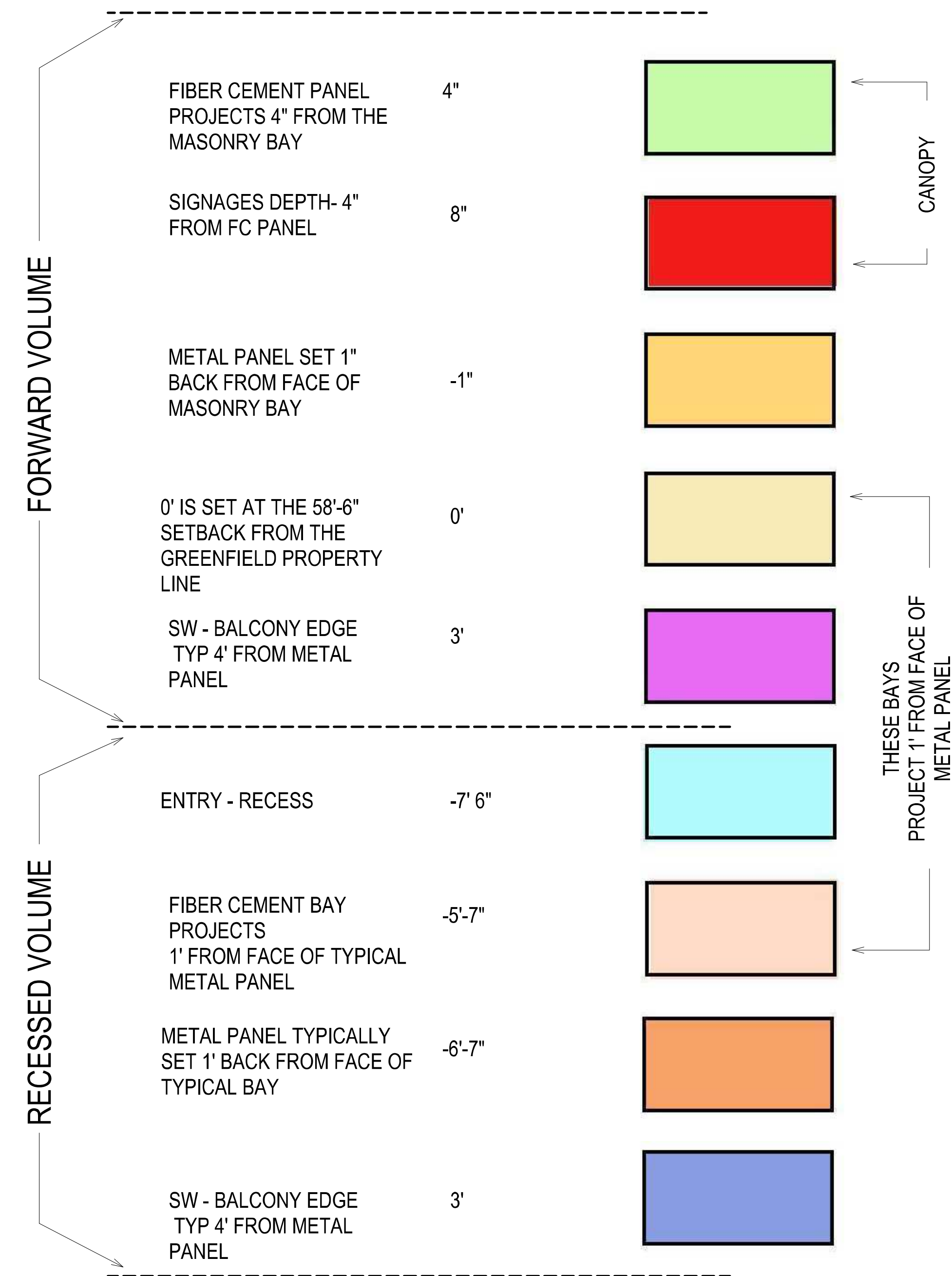
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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204
SHEET TITLE
TYPICAL DESIGN DEPTH DIAGRAM

REVISIONS:

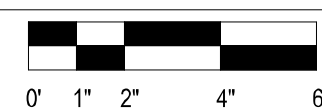
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PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
SHEET NUMBER	A12

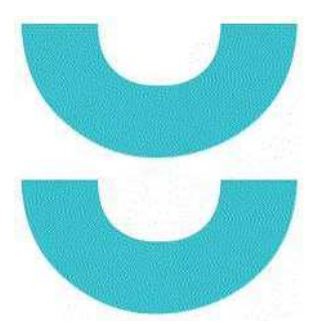
SOUTH ELEVATION DEPTH LEGEND



1 TYPICAL DEPTH DIAGRAM

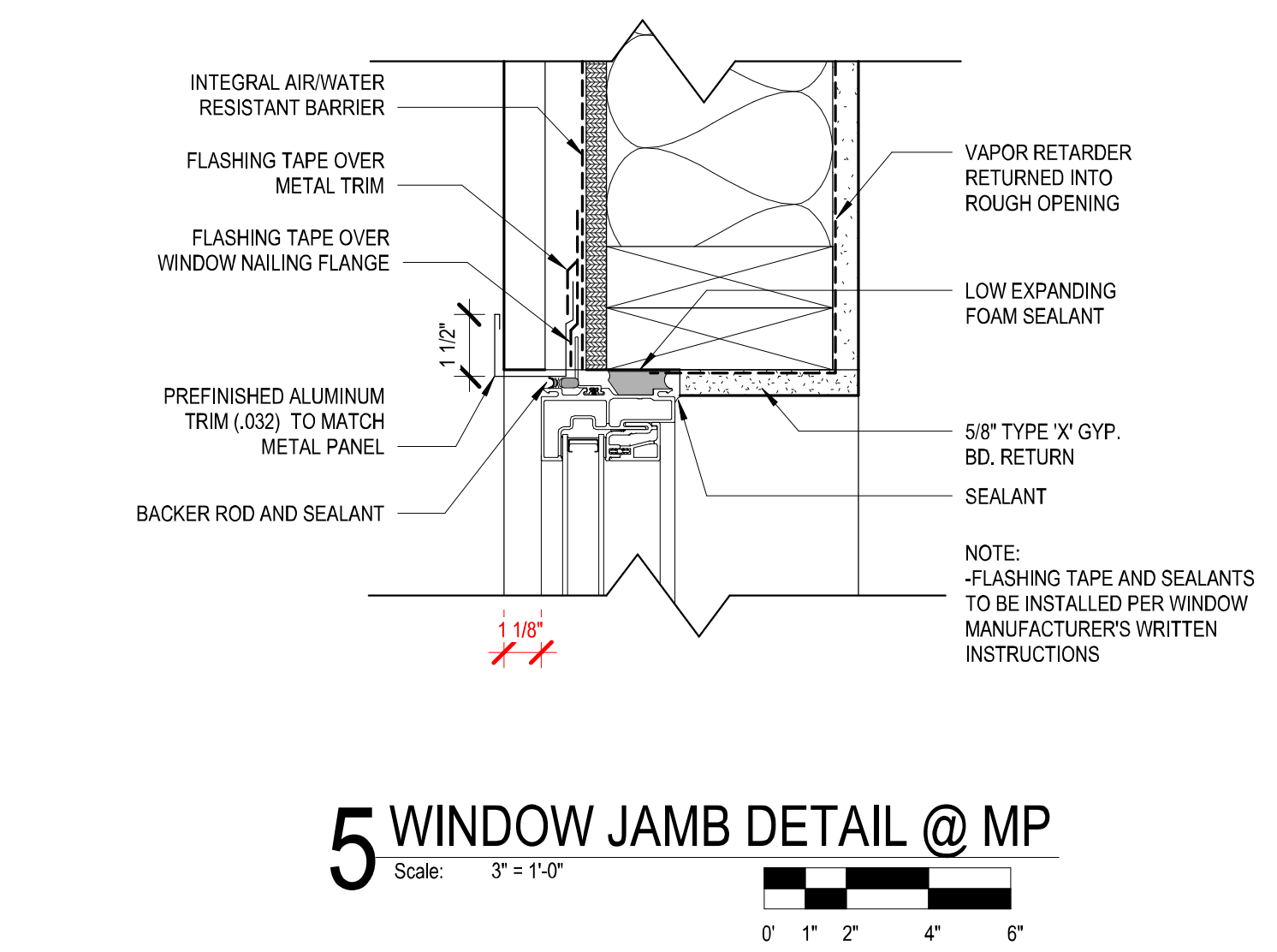
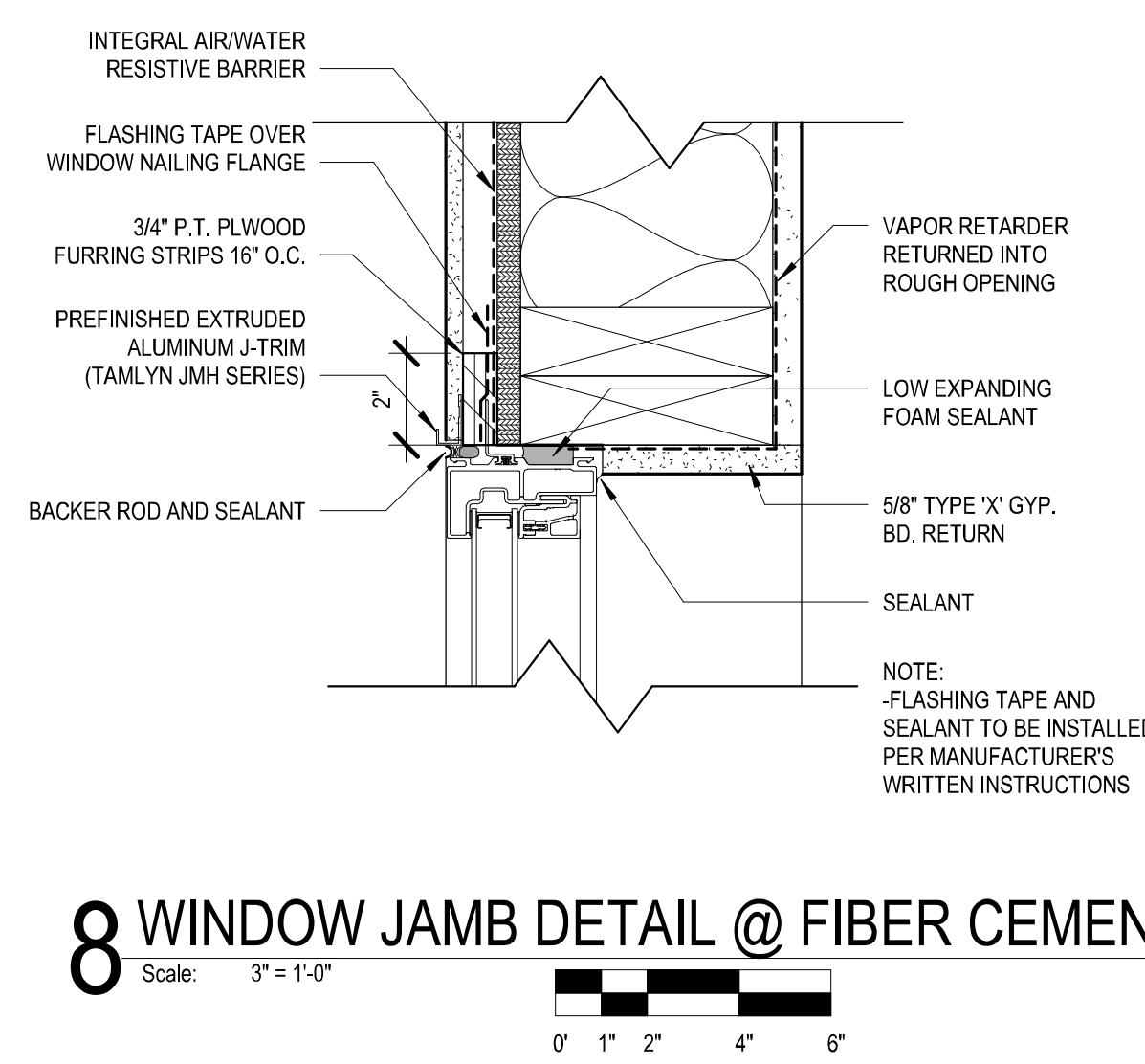
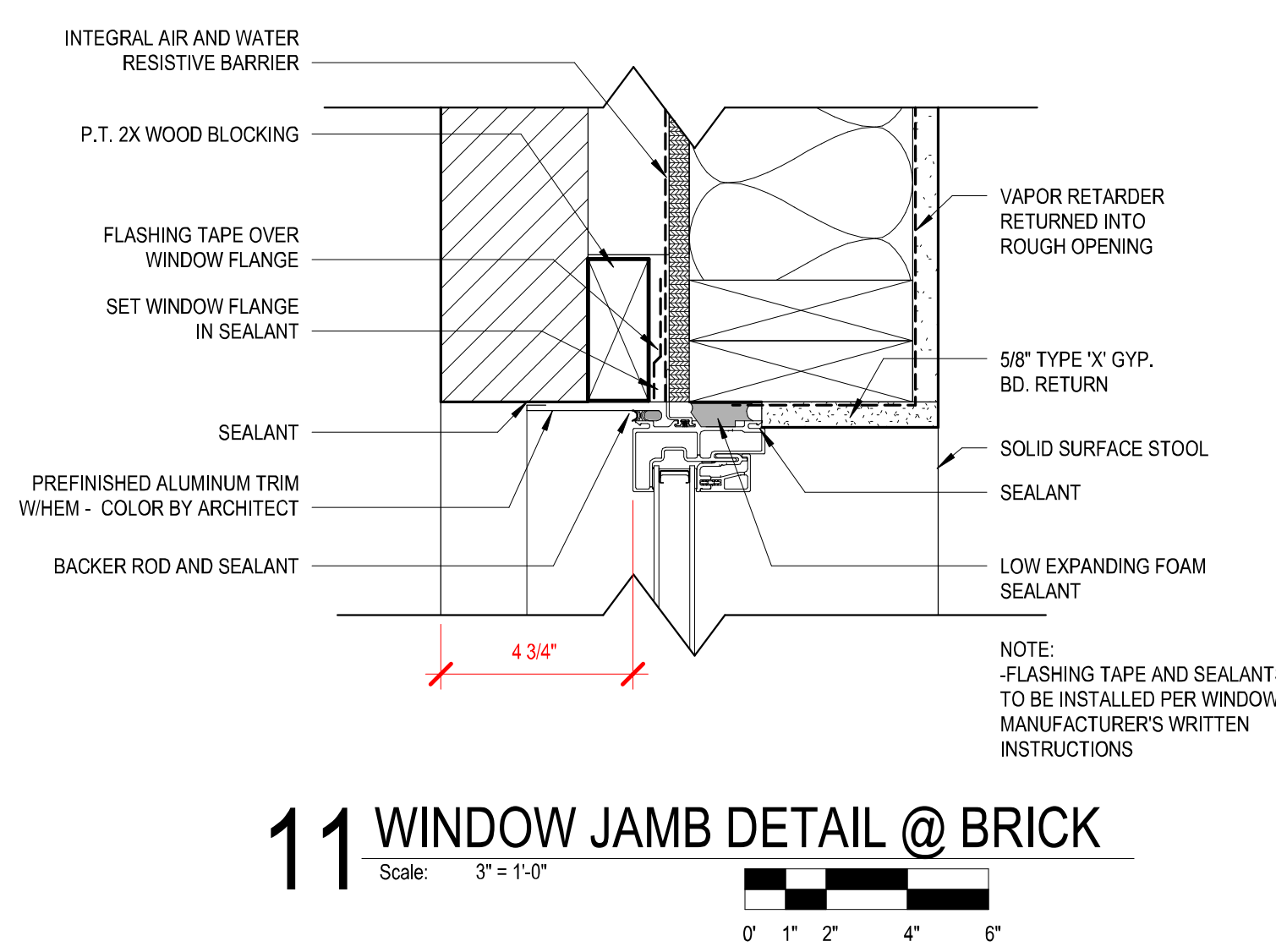
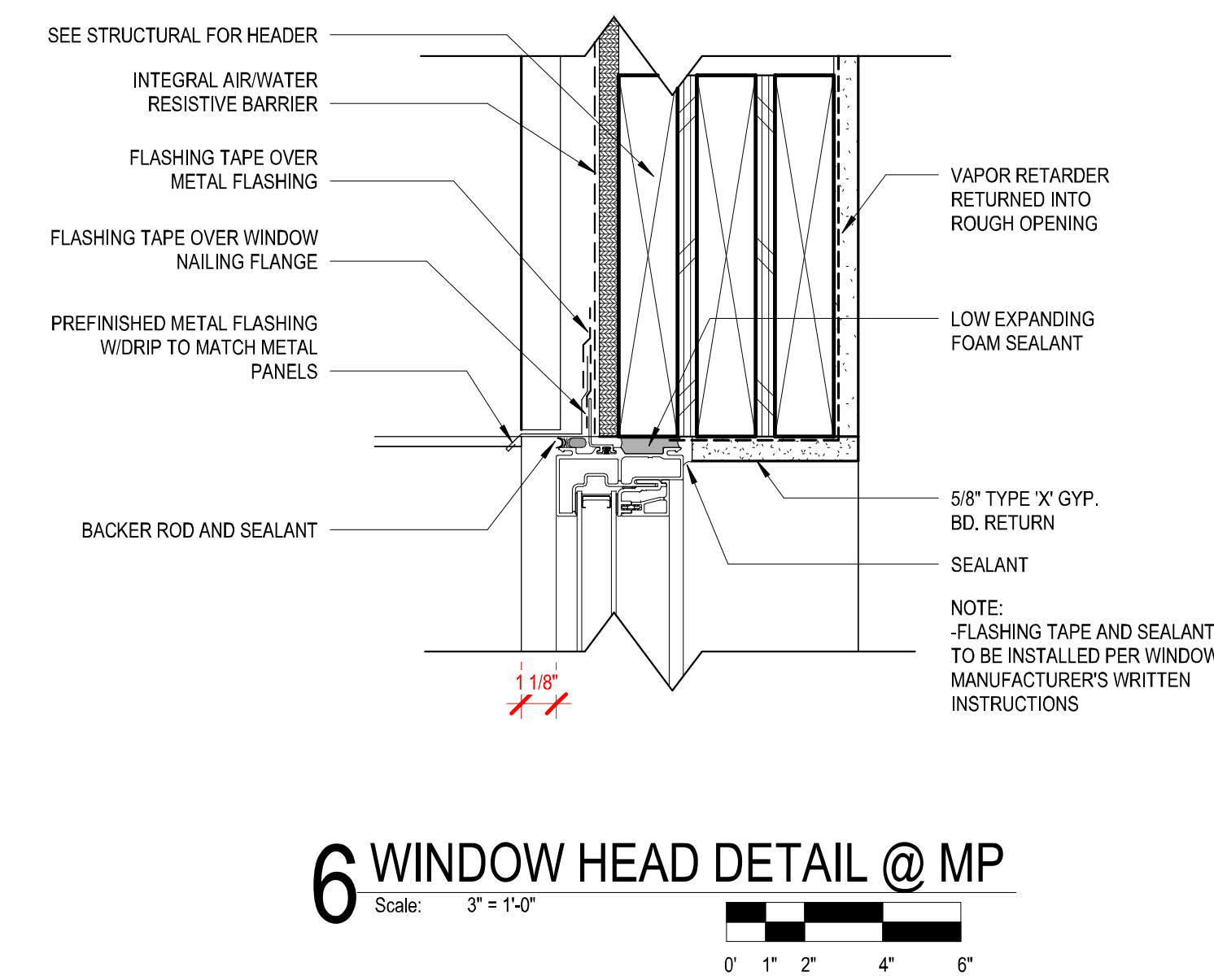
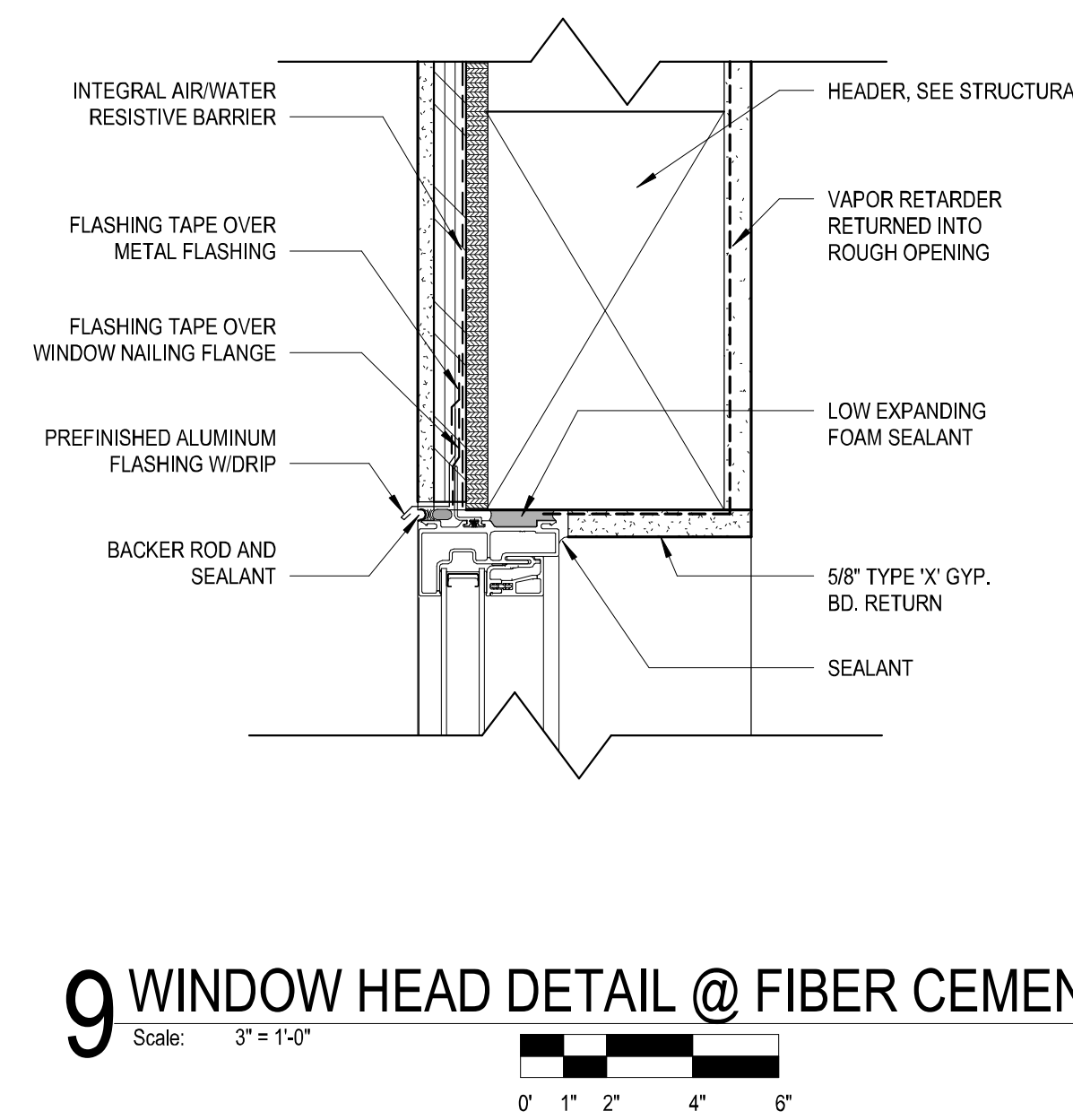
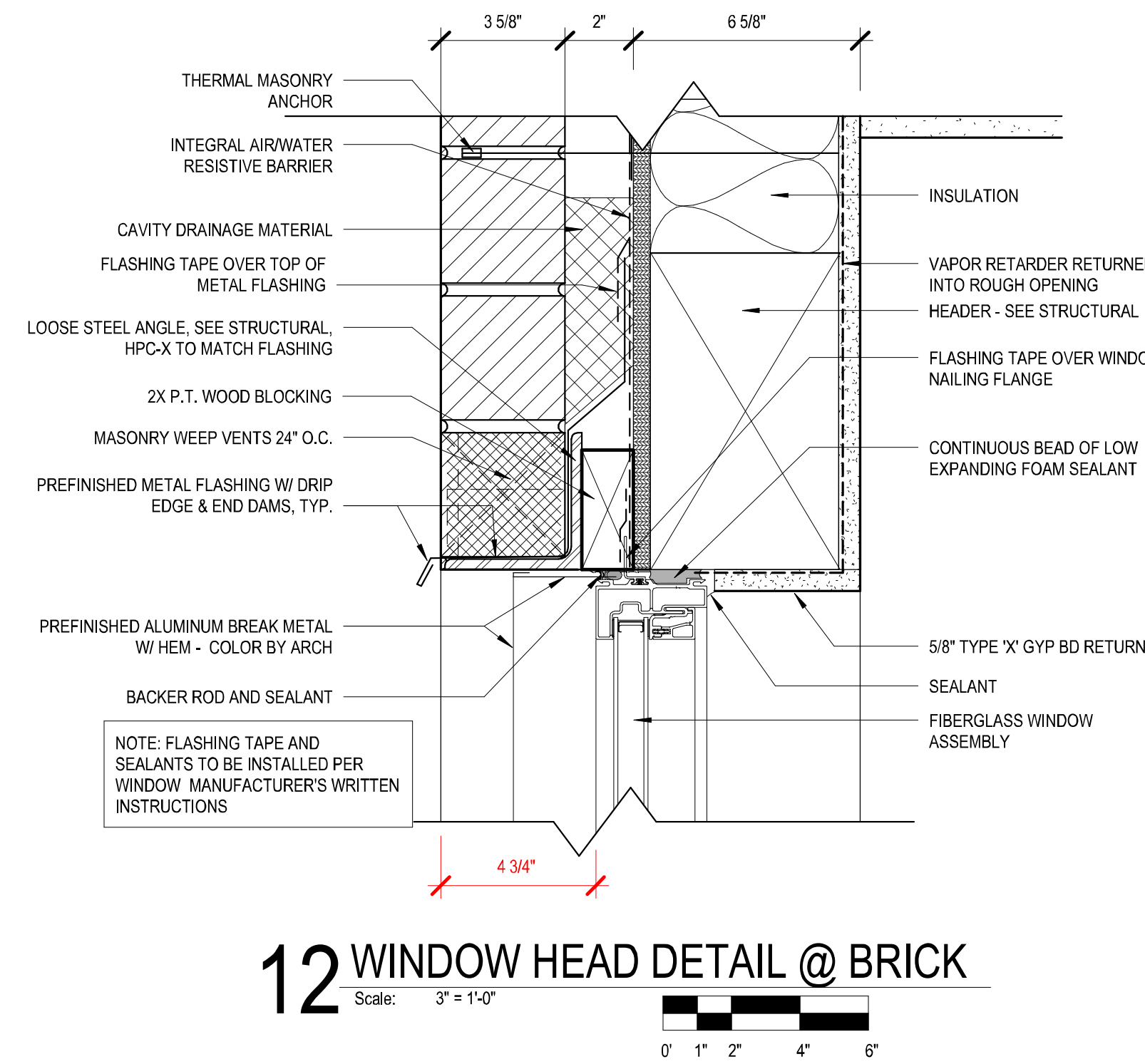
Scale: 1" = 10'-0"





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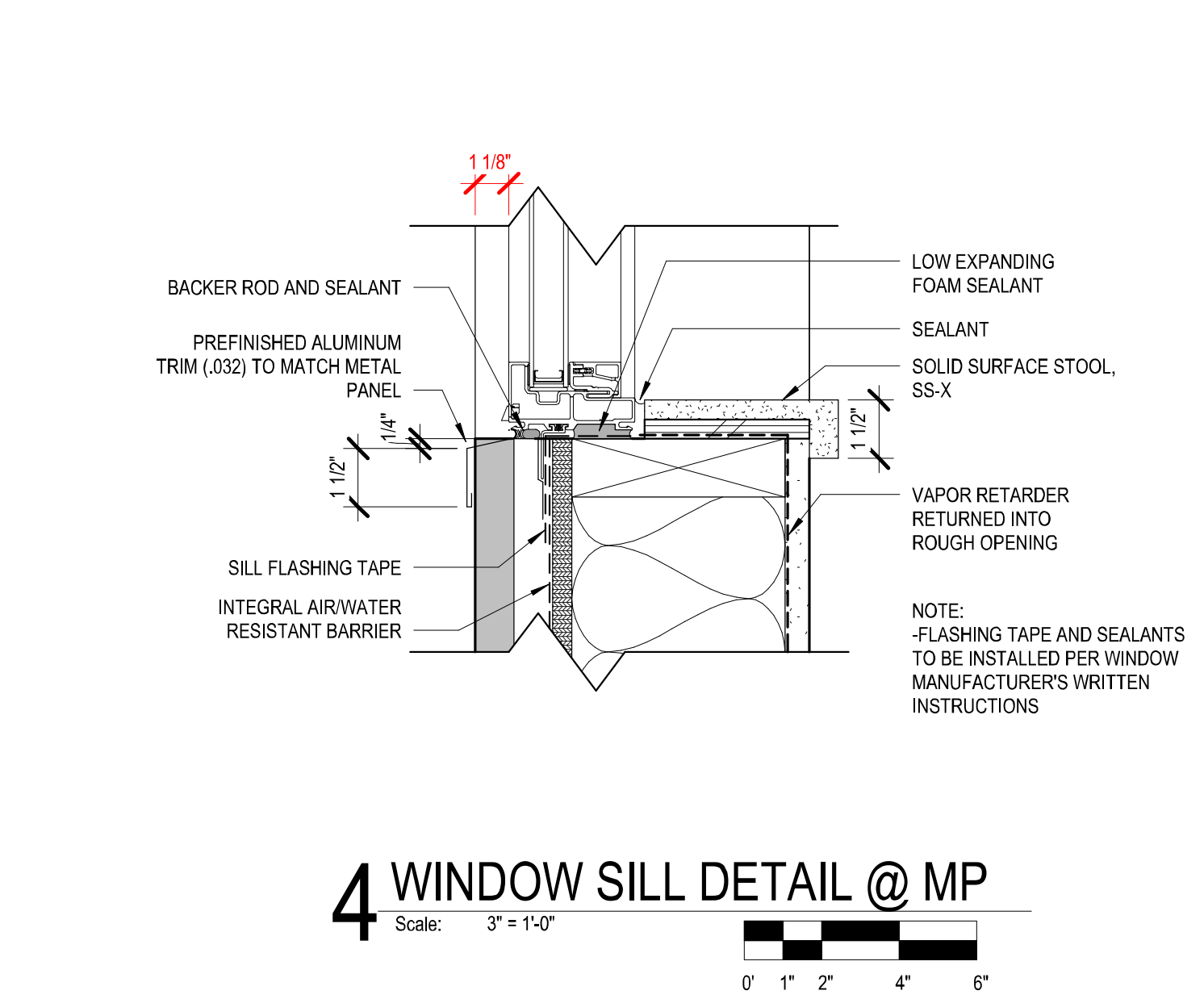
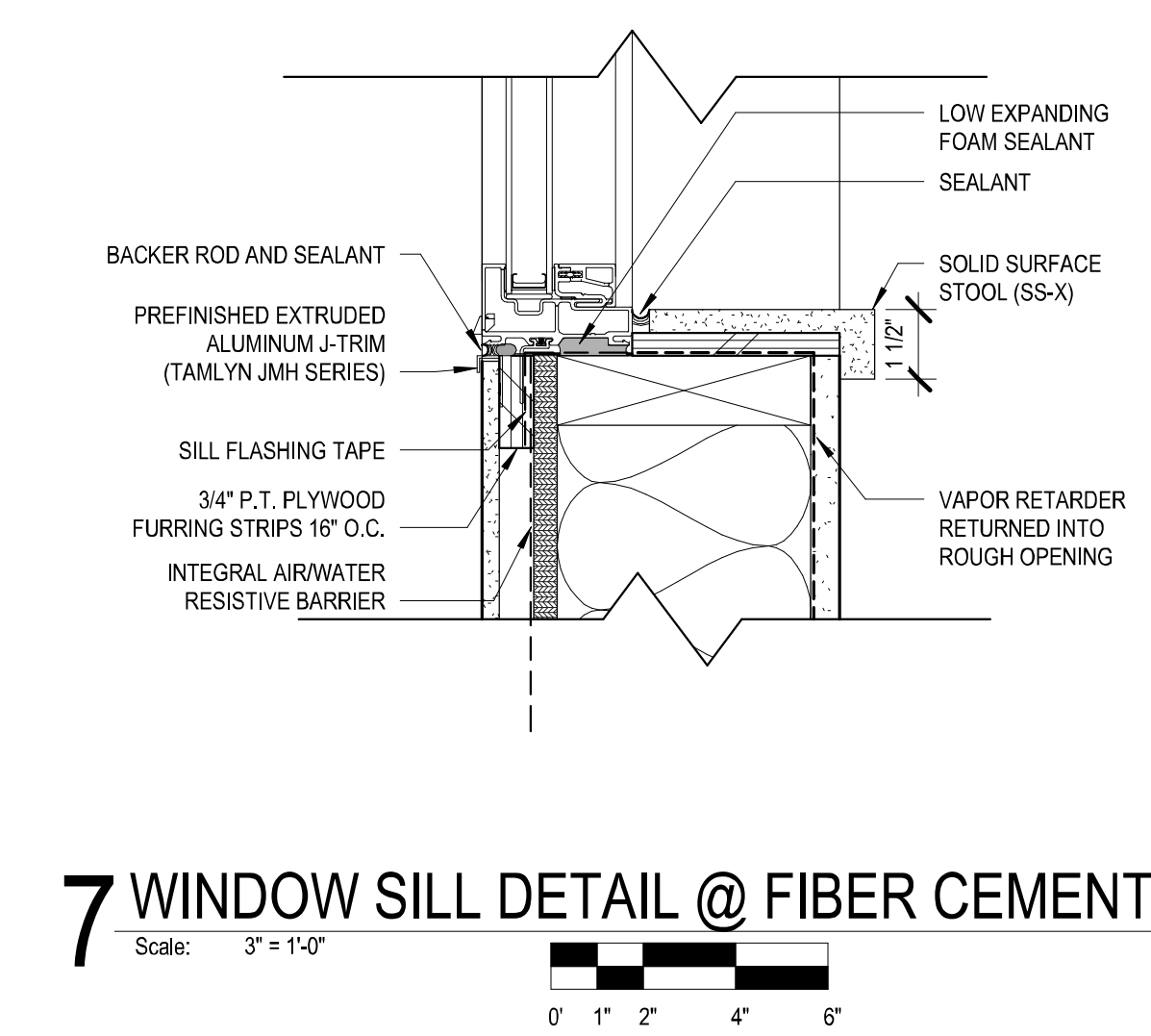
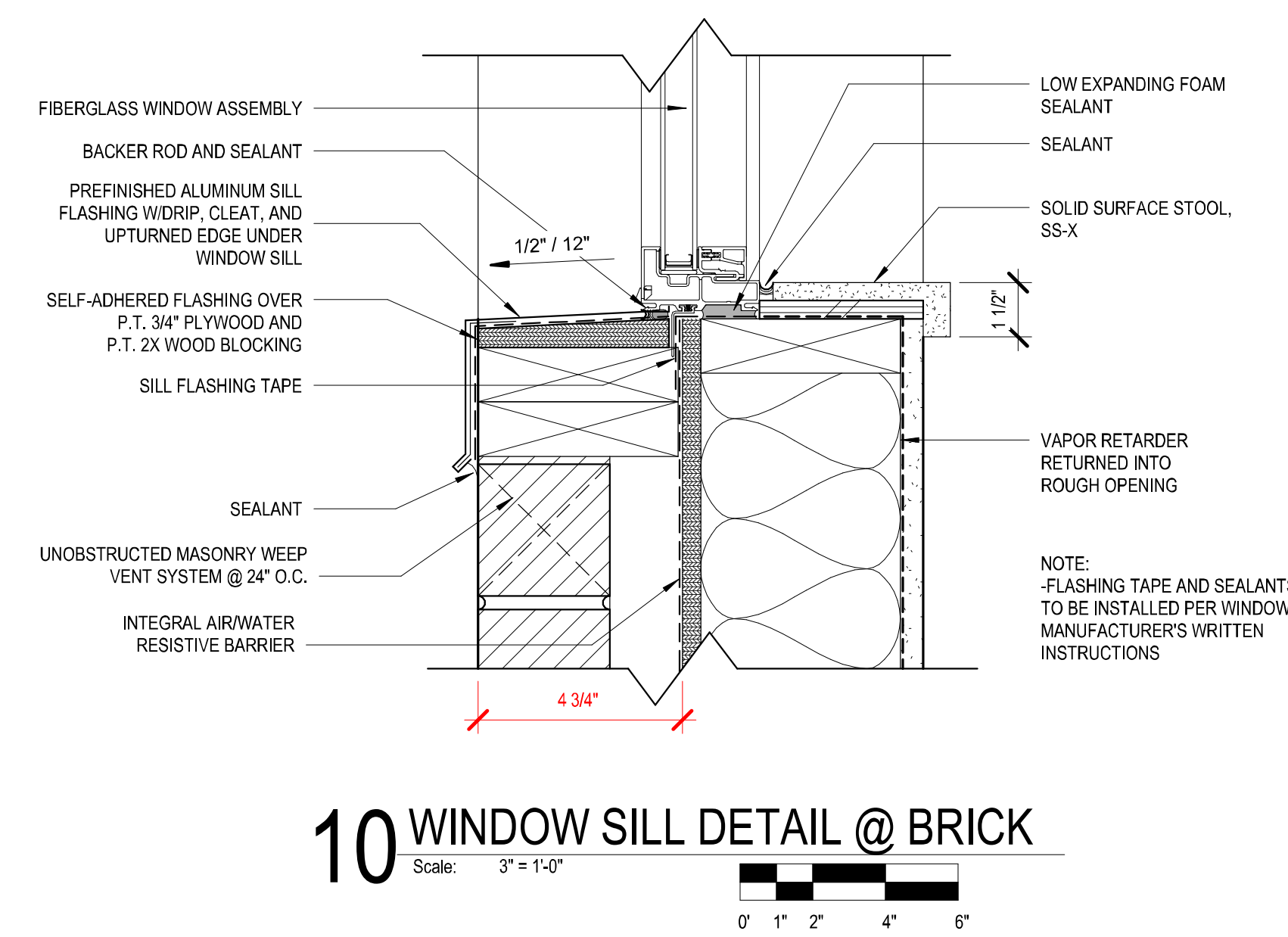
CONSULTANTS:



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

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

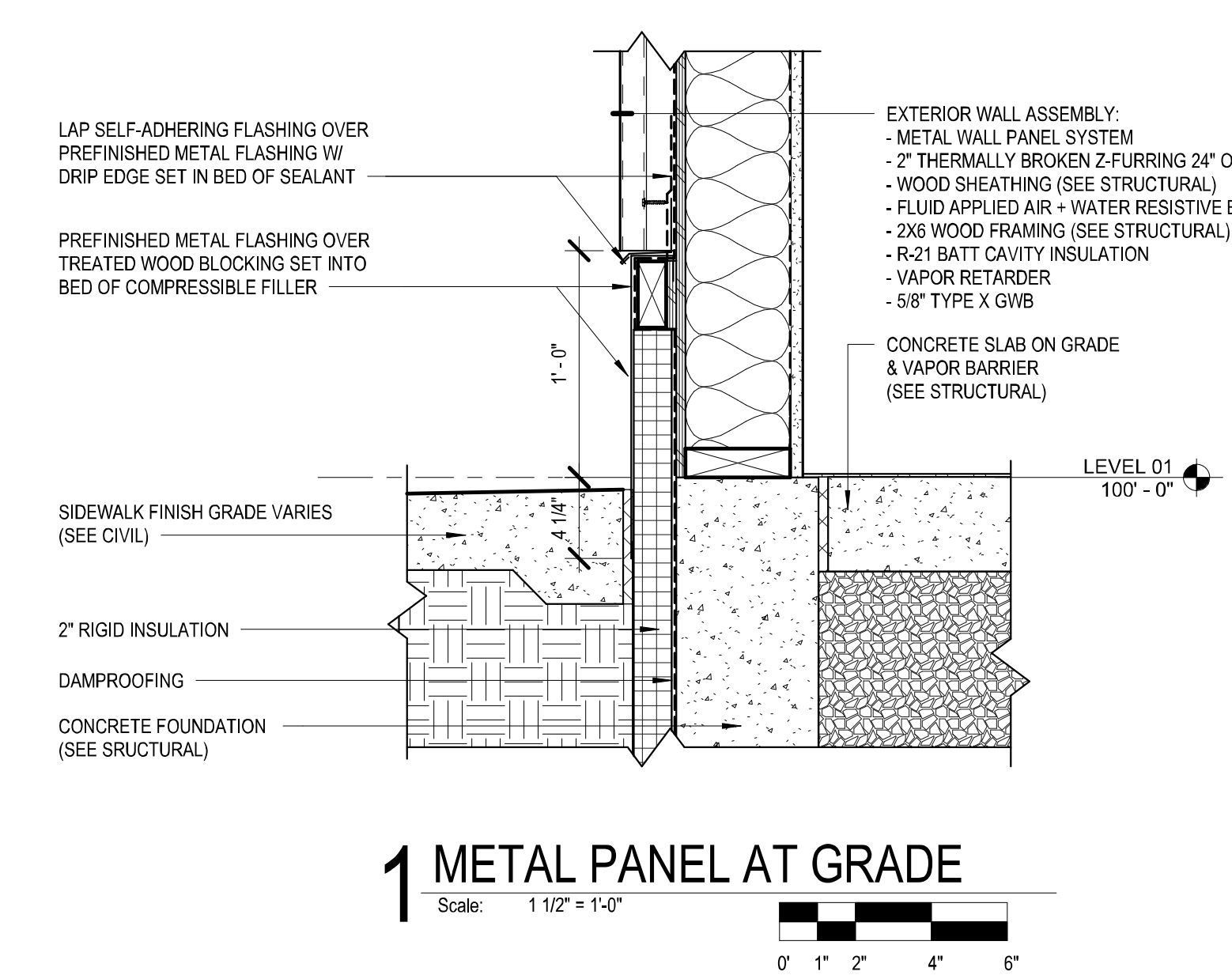
5 WINDOW JAMB DETAIL @ MP
Scale: 3" = 1'-0"



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" = 1'-0"

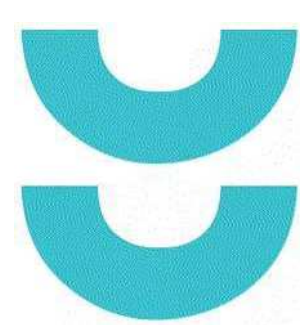
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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT KNOWN AS 1ST & GREENFIELD (FRESHWATER PLAZA) LOT 4 - 200 EAST GREENFIELD AVE MILWAUKEE, WI 53204

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
SHEET NUMBER	A13



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Suite 200
Milwaukee, WI
53202

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F12

F11

F10

F9

F8

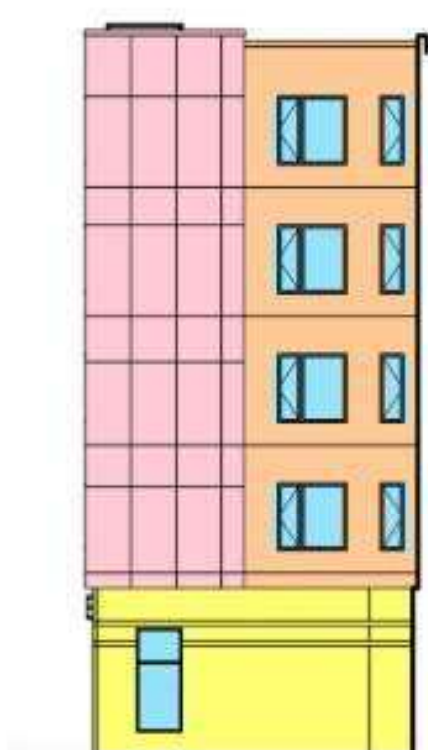


F7

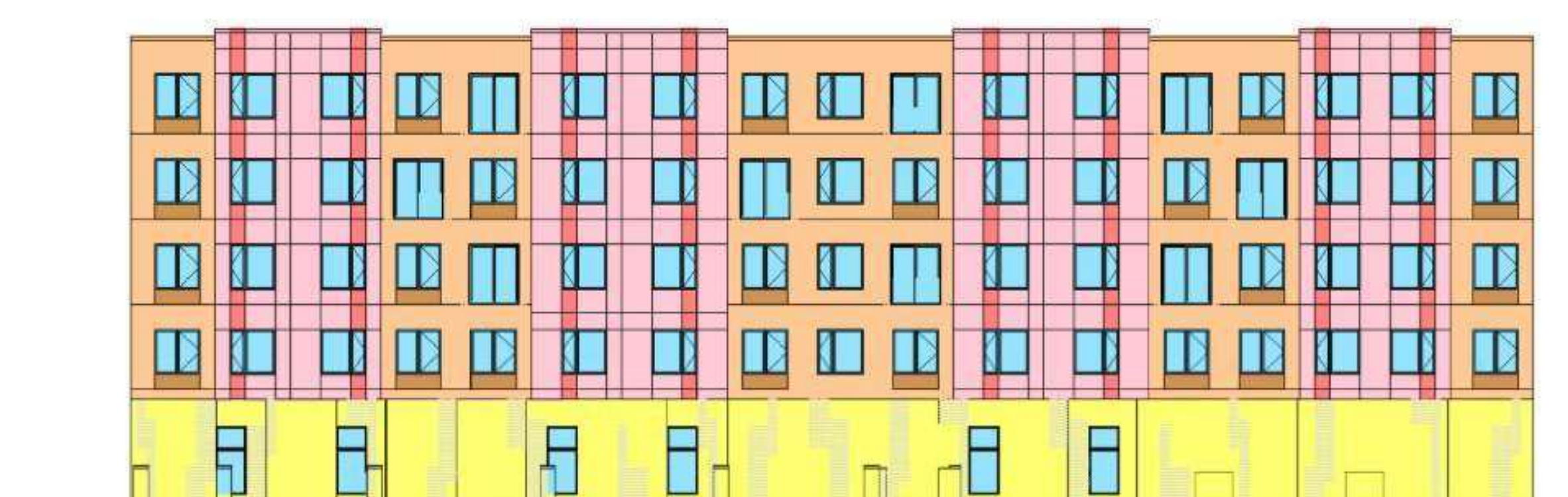
ALLURE MASONRY -	
SLATE GRAY METAL PANEL -	
GRAPHITE METAL PANEL-	
ARCTIC WHITE FIBRE CEMENT PANEL-	
PEARL GRAY FIBRE CEMENT PANEL-	
CMU-	
GLASS -	
CEMENT BOARD-	



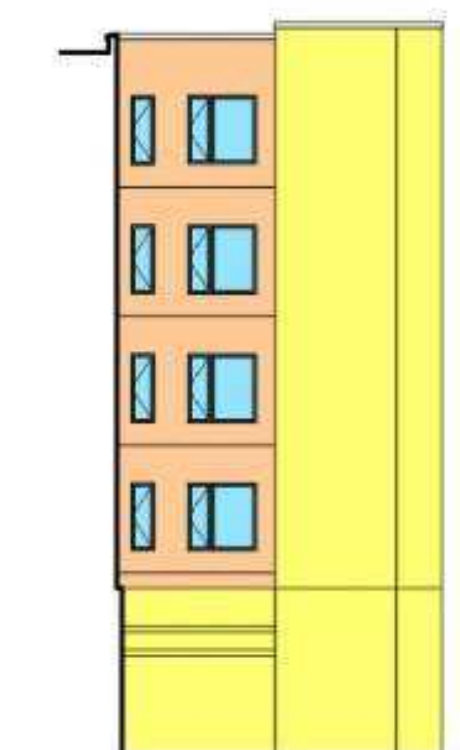
F6



F5



F4



F3



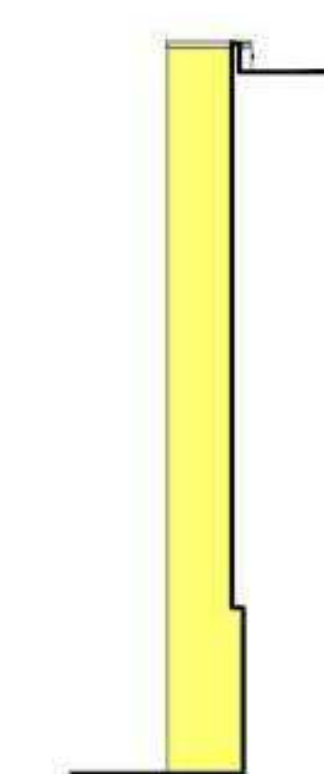
F2

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	



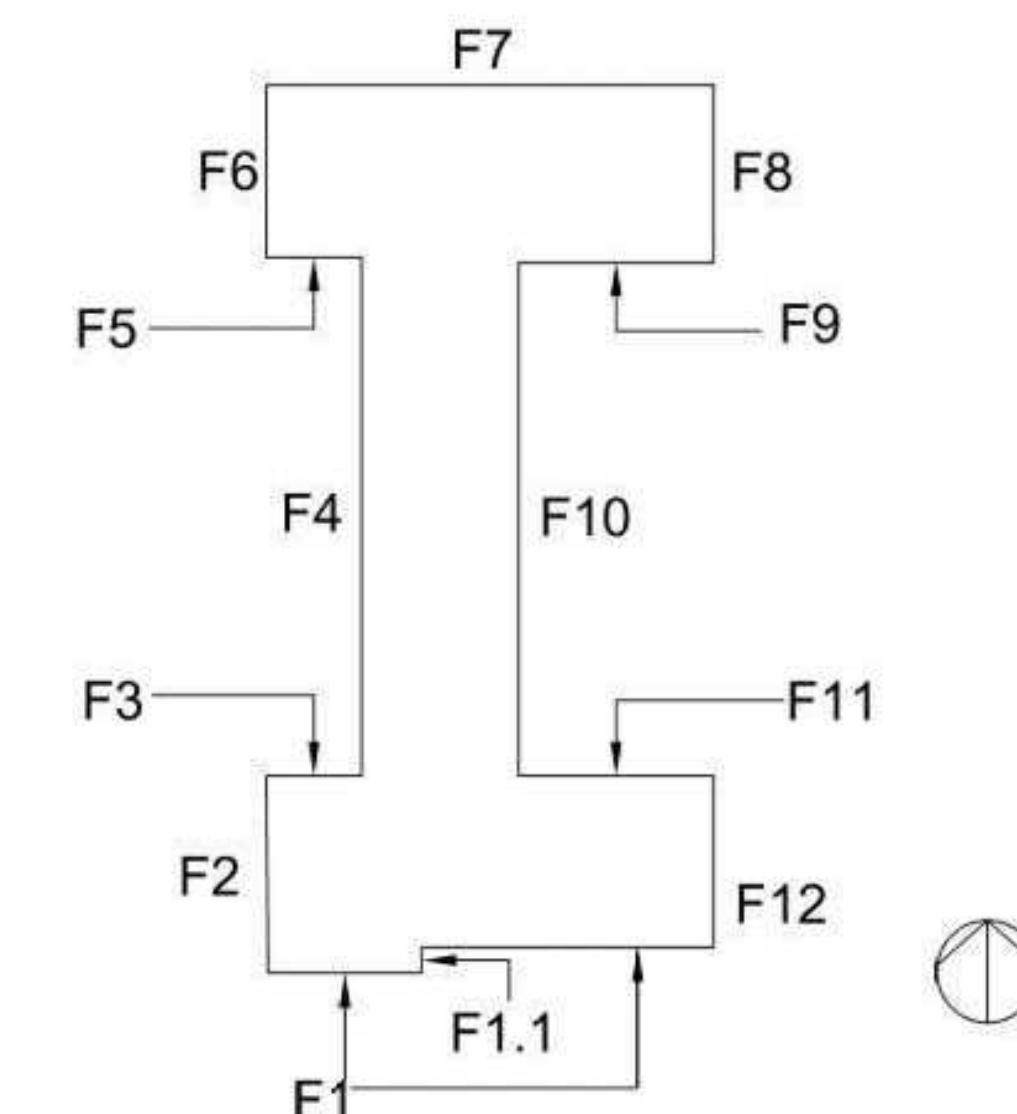
F1



F1.1



F1



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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	07/12/2024
SHEET NUMBER	A14

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SHEET TITLE: EXTERIOR MATERIAL - SAMPLE IMAGES

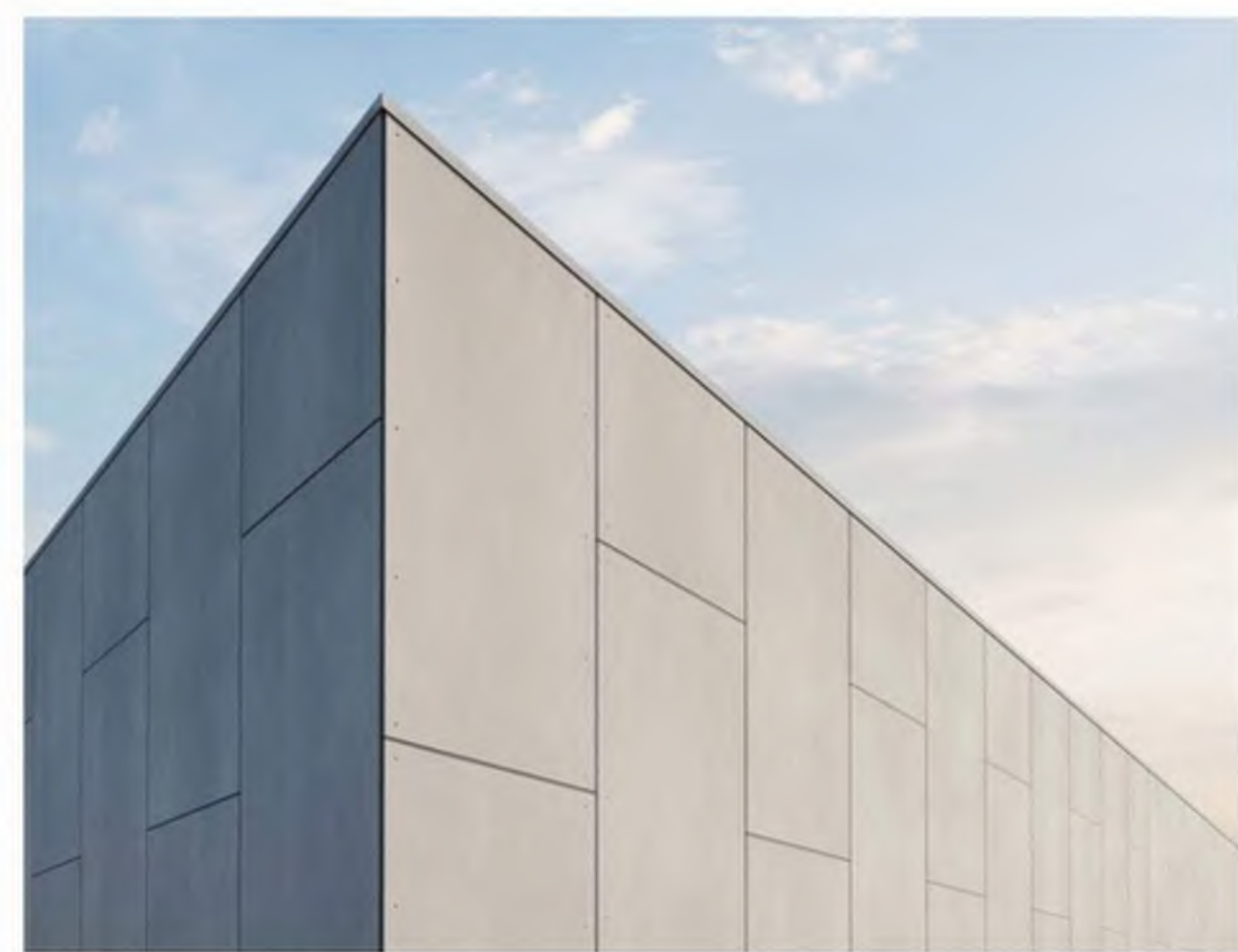
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	221005
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/12/2024
SHEET NUMBER	A15

HARDIE PANEL



Metal Panel



FC-1

FC-2

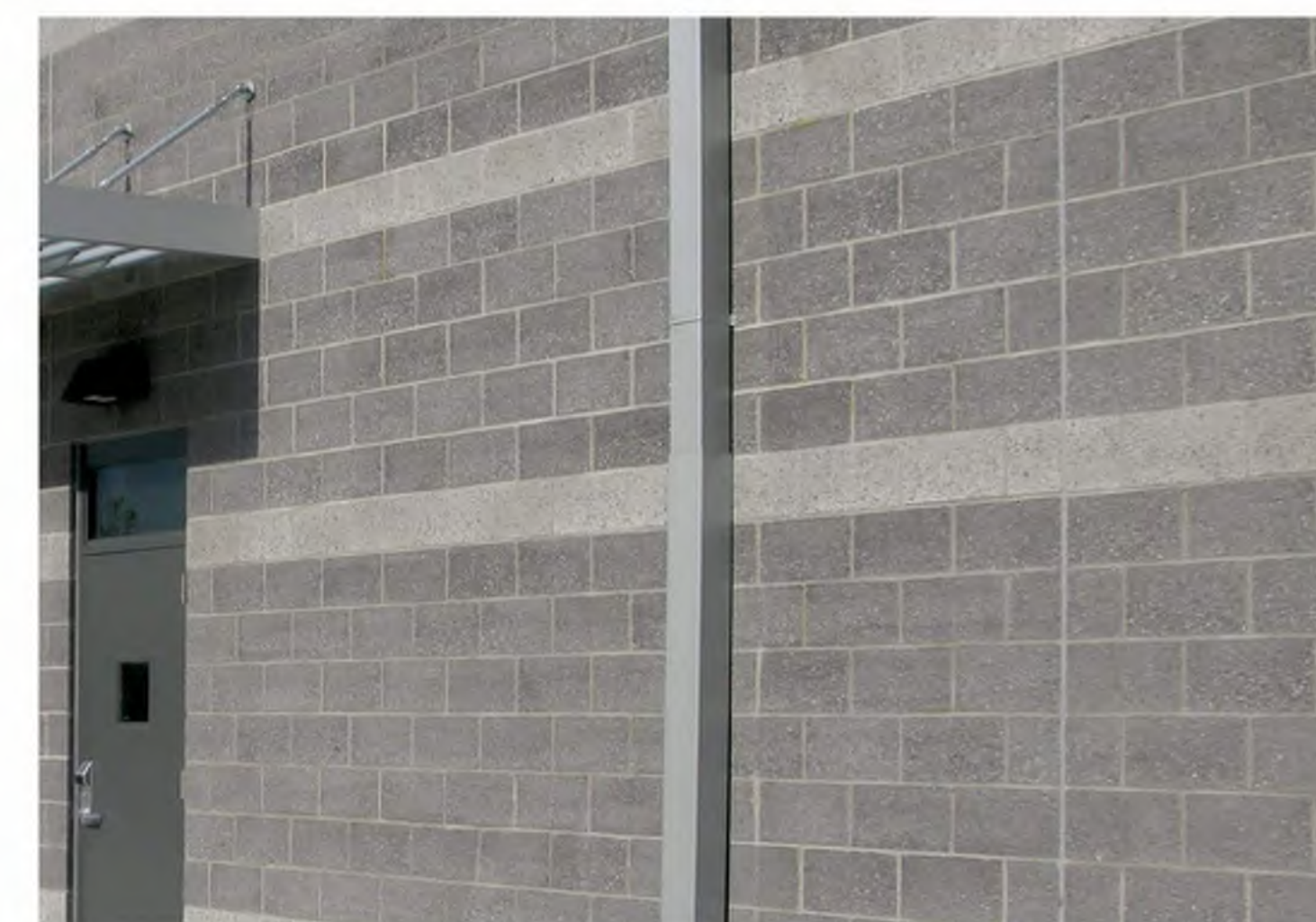
BR-1 ALLURE BRICK



Allure Brick



CMU



METAL PANEL



MP-1



MP-2



MP-3



FLUSH & REVEAL WALL PANEL



Play of 2 tone of Metal Panel



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wahoo COMPLETE
prefabricated balcony system

THE COMPLETE APPROACH

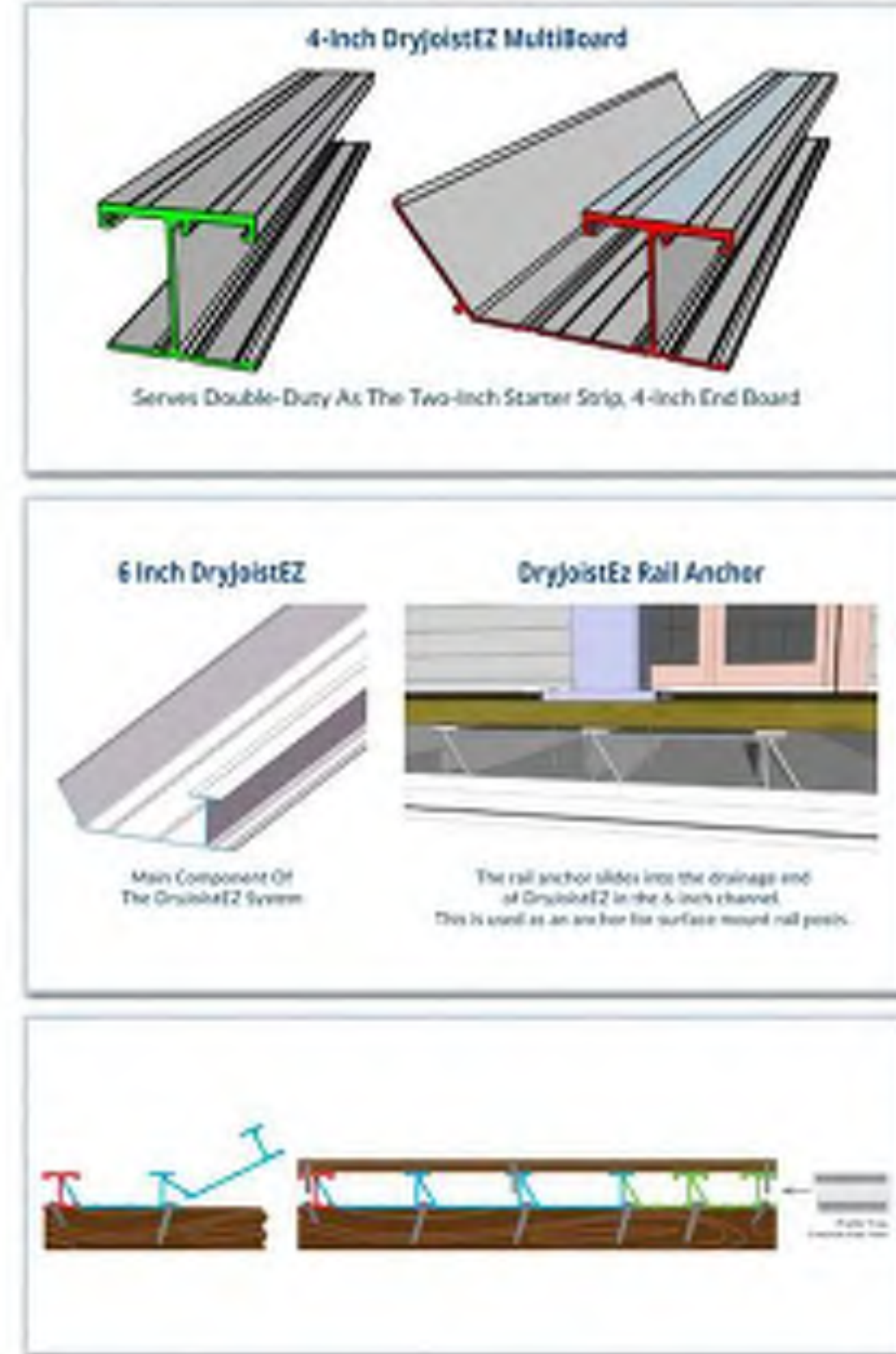
Wahoo Complete™ is a complete pre-fabricated aluminum balcony system for multi-residential developments that incorporates railing, substructure framing, and decking - all in one system. This safe, sustainable, and fire-resistant deck product includes a dry deck drainage system. Wahoo Complete is the answer to a question that we were getting from our customers - "Can you supply the substructure as well?"



DryJoistEZ
deck drainage system

THE STRUCTURAL APPROACH

DryJoistEZ™ eliminates the need for multiple steps when waterproofing exterior balconies and decks. Gone are the days of built-up rubber membrane systems or lightweight poured concrete balconies. DryJoistEZ allows developers to add structure, waterproofing, and durability to balcony or deck space with one system.



BIKE RACK

SEE SITE PLAN FOR LOCATIONS. USED INDOORS FOR LONG-TERM BICYCLE PARKING AND OUTDOORS FOR SHORT-TERM BICYCLE PARKING.

PREFABRICATED METAL BALCONY SYSTEMS
SEE EXTERIOR ELEVATIONS FOR LOCATIONS (UNDERSIDE TO BE FINISHED)

Job: Freshwater Klorcomfort 032122024
Submitted By: Stephanie Hill
Email: shill@ruskin.com

ELBD3751
Gravity Intake Combination Louver Damper
9 Inch Deep - Backdraft Damper Units

RUSKIN
AUTHORITY IN AIR CONTROL

CONSTRUCTION		PERFORMANCE RATINGS	
Frame Material	6061-T6 Extruded aluminum with CSST* corrosion resistance	Listing	UL187 (in accordance with ASHRAE 90.1)
Frame Size	9" x 9"	Area	81 sq. ft.
Blade Material	6061-T6 Extruded aluminum with CSST* corrosion resistance	Pressure	500 psf @ 1.5" H ₂ O
Frame Type	ROD	Windload	30 PSF*
Screen	58 mil 304 ALUM	Notes	Performance Based on 48" x 48" Testing Sample
Screen Mtg	HEAT		
Asks & Latches	STANDARD		
Blade Seal	STD MATERIAL		

ID#	Qty	Width (in)	Height (in)	Size	Notes	Screen	Wind Load (PSF)	Free Area (%)
ELBD3751-1	1	50	42	Output 14"	1	58 mil 304 ALUM	30	47

3/21/2024 10:18 AM | Ruskin | (816) 761-7476 | www.ruskin.com | Page 3 of 3

DECORATIVE MECHANICAL LOUVER
SEE EAST EXTERIOR ELEVATIONS & CORRESPONDING KEY NOTE 9

COOK
SHUTTER
Gravity Discharge
Galvanized construction
STANDARD CONSTRUCTION FEATURES:
Galvanized steel blades and frame - Stainless steel pivots - Vinyl blade edge seals.

NOTE
The Model GSG shutters are designed to reduce back drafts, prevent entry of some foreign material and pests, such as birds, and limit the amount of rain that enters the building. These shutters are intended to be weather-resistant, but are not weather-proof for extreme conditions. Maximum velocity 3000 FPM. Motor operated dampers required for velocities below 600 FPM.

Dimensions (inches)
Mark Qty Description A Sq. B Sq. C Max
EF 11 125G-39 42 39 13

COOK
XMW
Medium Pressure
Wall Exhaust Fan
Steel Propeller
Belt Drive

STANDARD CONSTRUCTION FEATURES:
X-tension steel propeller - Propeller lock keyed to shaft - Propeller is electrically and dynamically balanced - 1/4 gauge sheet metal - Welded steel frame - Corrosion resistant paint finish - Replicable design for easy installation - 200,000 hours average life - Adjustable pitch drives through 5 deg. - Corrosion resistant features - Steel resistant belts - All fan factory adjusted to specified fan RPM.

Performance (This requires 115V, 1-Phase)
Mark Qty Description A Sq. B Sq. C Max
EF 11 125G-39 42 39 13

Dimensions (inches)
A 16 1/2
B 14 1/2
C 13 1/2

Standard Data - Total Static Pressure by Output Rate
115V 1-Phase 115V 3-Phase
115V 1-Phase 115V 3-Phase
115V 1-Phase 115V 3-Phase

Accessories:
115V 1-Phase 115V 3-Phase
GRAVITY SHUTTER (GALV) - 39
115V 1-Phase 115V 3-Phase
SHUTTER GUARD SET

Fan Curve Legend
CFM vs SP
Point of Operation
System Curve

Page 1 of 3

MECHANICAL EXHAUST FAN & LOUVER
SEE EAST EXTERIOR ELEVATION & CORRESPONDING KEY NOTE 10

insight lighting
PROJECT: 200 E Greenfield | TYPE: DR | CAT # ESK-300-20K | BK | DRK | 48" | DM | 10" | EV

ESX
ASYMMETRIC WALL WASH | WHITE LIGHT

PROFILE
SIGHT SOURCE: HIGH PERFORMANCE LED, 4.5 W/FT, 8.0 W/FT, 12.5 W/FT
DISTRIBUTION: ASYMMETRIC
WHITES CCT: 2700K, 3000K, 3500K, 4000K
CRI: 82 CRI (OPTIONAL 90 CRI)
PERFORMANCE: 124 lm/ft, 134 lm/ft
VOLTAGE: UNIVERSAL 100-277V
POWER: REMOTE
DIMMING: 0-10V DIMMING, HUI-MAN REMOTE, DALI, DALI DIMMING, WIRELESS DIMMING TO BACK DIMMING
LENGTHS: 12", 24", 36", 48"
HOUSING: REGION EXTRUDED ALUMINUM
LENS: HIGH-CLARITY TEMPERED GLASS
FINISH: HIGH DURABILITY POWDER COATING
WARRANTY: 5 YEAR LIMITED
OPERATING TEMP: 32° C TO 50° C
LUMEN MAINTENANCE: 70, AND 60, IEC 60327
CERTIFICATION: ETL AND UL EICR P627

FINISHES
DISTRIBUTION
PROFILE

Page 1 of 3

EXTERIOR LIGHT FIXTURE
TO BE INSTALLED AT EXTERIOR SIGNAGE LOCATIONS IN AN INVERTED ORIENTATION TO PROVIDE DOWNWARD ILLUMINATION OF SIGNAGE

(SEE EXTERIOR ELEVATIONS & CORRESPONDING KEY NOTE 2A)

TOWER™ - WALL
Project Name: 200 E. Greenfield Project
Future Code: OB-10

A. LUMINAIRE
#308200 1650 mm, 14" Down | #308202 1632 mm, 22" Down | #308204 1564 mm, 35" Down | #308202 1595 mm, 14" Up/Down
#308212 2 x 1500 mm, 21" Up/Down | #308214 2 x 1032 mm, 30" Up/Down | #308210 2026 mm, 10" Down | #308211 2073 mm, 20" Down
#308212 2 x 2670 mm, 10" Up/Down | #308210 2670 mm, 10" Down | #308211 2670 mm, 20" Down | #308212 2670 mm, 10" Down

B. CCT
30 3000K (max 80 CRI) | 40 4000K (max 80 CRI)

C. FINISH
GA Light Gray | AG Architect Gray

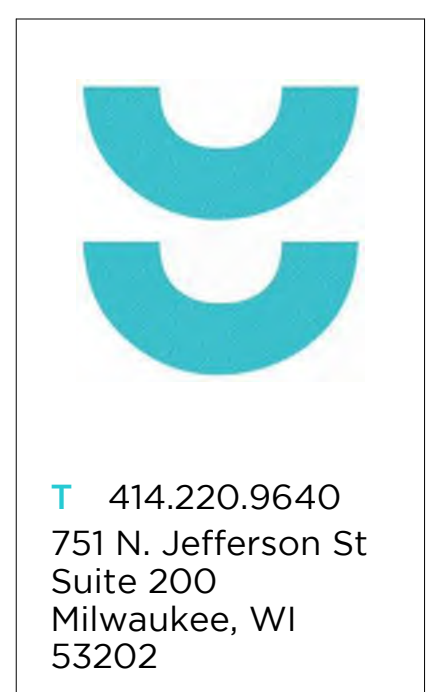
D. OPTIONS
Dimming 10-100, 100%

*Dimming is equal to or less than 10%.

Page 1 of 3

EXTERIOR LIGHT FIXTURE
BUILDING ACCENT LIGHTING TO PROVIDE 3D VISUAL EFFECT AT SW FACADE ARTICULATION

(SEE EXTERIOR ELEVATIONS & CORRESPONDING KEY NOTES 2B & 2E)



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1ST & GREENFIELD (FRESHWATER PLAZA)
THE 4TH AMENDMENT TO THE DETAILED PLANNED DEVELOPMENT TOWNMAP 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	07/12/2024
SHEET NUMBER	A16