



# Historic Garfield School Redevelopment

MILWAUKEE, WISCONSIN | NOVEMBER 11, 2016



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## CONTACT INFORMATION

**Melissa Goins**  
Maures Development LLC

PH | (414)239-7990  
EMAIL | melissa@mauresllc.com

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# ALTA/NSPS LAND TITLE SURVEY

## CLIENT

The Griot, LLC

## SITE ADDRESS

411 W. North Avenue, Milwaukee, Wisconsin.

## LEGAL DESCRIPTION

**PARCEL 1:** Lot 4 and the East 1/2 of vacated alley adjoining on the West, in Block 7, in Sherman's Addition in the Northeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.  
Tax Key No. 353-0221-100-9  
Address: 411 W. North Avenue

**PARCEL 2:** Lots 5 and 8, together with the East 1/2 of the vacated alley adjoining said land on the West, in Block 7, in Sherman's Addition in the Northeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.  
Tax Key No. 353-0228-111-2  
Address: 2235 N. 4th Street

**PARCEL 3:** Lots 9, 10, 11, 12, 13, 14, 15 and 16, together with the vacated alley adjoining said land, in Block 7, in Sherman's Addition in the Northeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.  
Tax Key No. 353-0228-111-2  
Address: 2215 N. 4th Street

**PARCEL 4:** The South 24 feet of Lot 7 and the West 1/2 of the vacated alley adjoining on the East, in Block 7, in Sherman's Addition in the Northeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.  
Tax Key No. 353-0226-100-6  
Address: 2226-2228 N. 5th Street

**PARCEL 5:** The North 26 feet of Lot 7 and the West 1/2 of the vacated alley adjoining on the East, in Block 7, in Sherman's Addition in the Northeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.  
Tax Key No. 353-0225-100-0  
Address: 2230-2232 N. 5th Street

**PARCEL 6:** The South 1/2 of Lot 6 and the West 1/2 of the vacated alley adjoining on the East, in Block 7, in Sherman's Addition in the Northeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.  
Tax Key No. 353-0224-100-5  
Address: 2234 N. 5th Street

**BASIS OF BEARINGS**  
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NE 1/4 bears N89°08'05"E.

## TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-4864, effective date of May 30, 2016 which lists the following easements and/or restrictions from schedule B-II:

- 1, 5, 6, 7, 8 & 10, visible evidence shown, if any.
- 2, 3, 4, 8, 15, 16, 17, 18, 19, 20, 21 & 22, not survey related.
11. Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 3928155. **Affects property by location, shown.**
12. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded as Document No. 3985858. **Affects property by location, shown.**
13. Utility Easement granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies recorded as Document No. 9127251. **Affects property by location, shown.**
14. Rights of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee by reason of the fact that the subject premises are included in the North 7th Street - West Garfield Avenue Redevelopment Project Area. A certified copy of said redevelopment plan with accompanying approval resolutions of the Common Council of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee was recorded on June 30, 1983 as Document No. 5630275, together with amendments thereto recorded on February 15, 1984 as Document No. 5693942, on June 14, 2005 as Document No. 9028109 and on June 15, 2009 as Document No. 9751858. **Affects property by location, blanket in nature.**

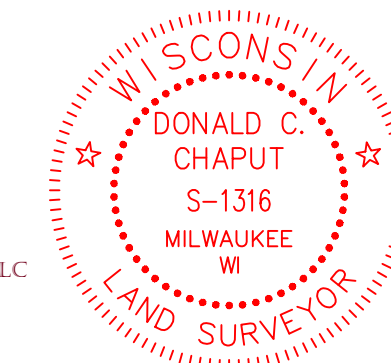
## TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20162305254. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

TO: The Griot LLC, a Wisconsin limited liability company  
Chicago American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11, 20 and 22 of Table A thereof. The field work was completed on June 13, 2016.

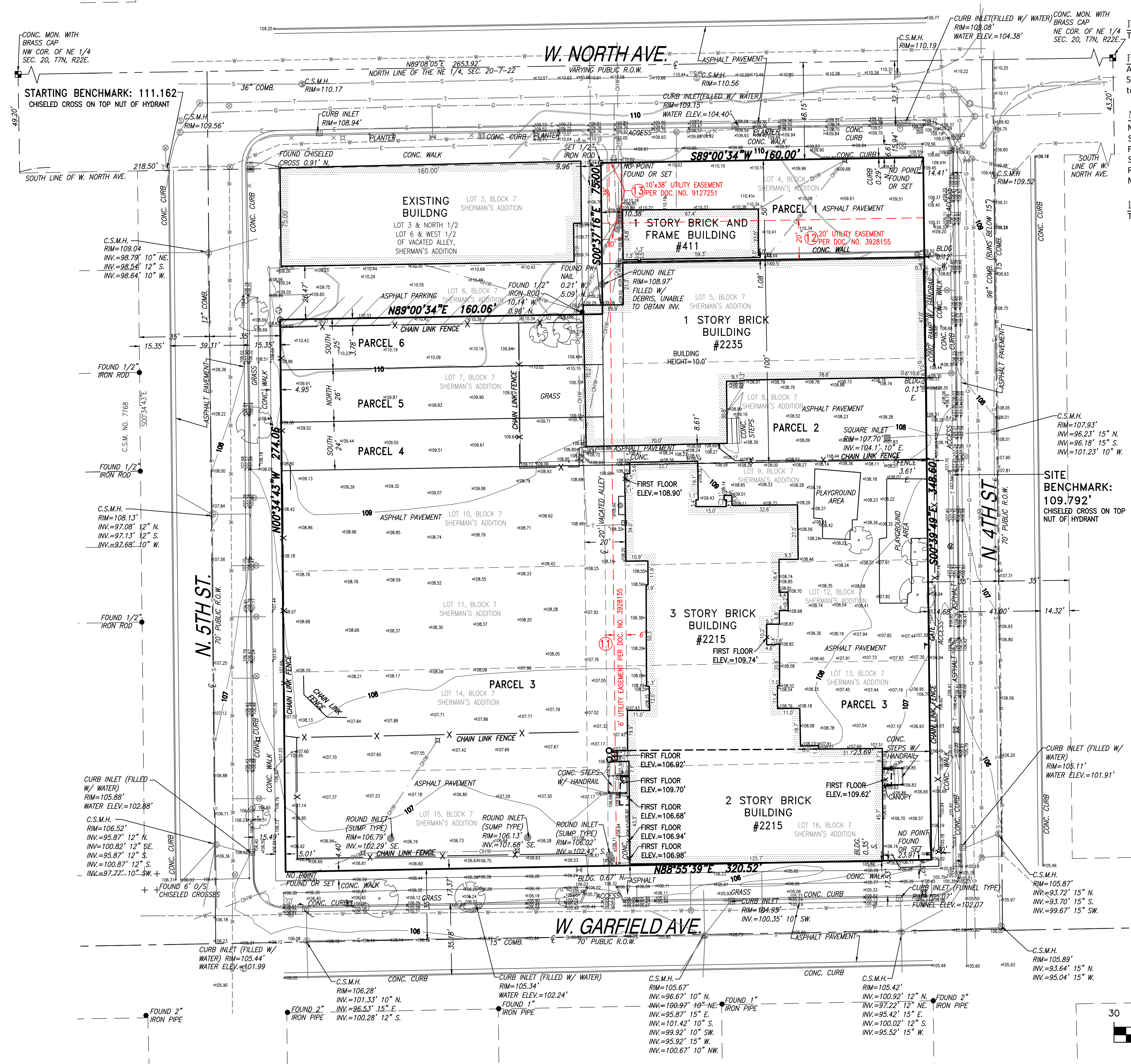
Date of Map: June 17, 2016.



**Donald C. Chaput**  
Professional Land Surveyor  
Registration Number S-1316

**CHAPUT LAND SURVEYS LLC**  
234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
414-224-8063  
www.chaputlandsurveys.com

Drawing No. 2317-dmb



**PARKING SPACES**  
There are no parking spaces marked on this site.

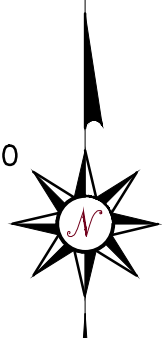
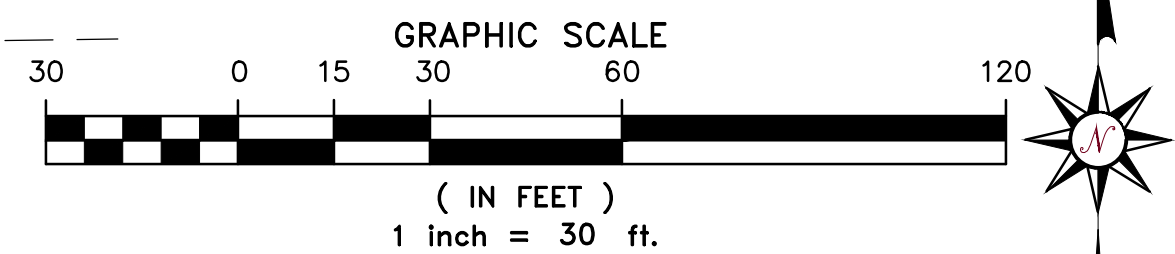
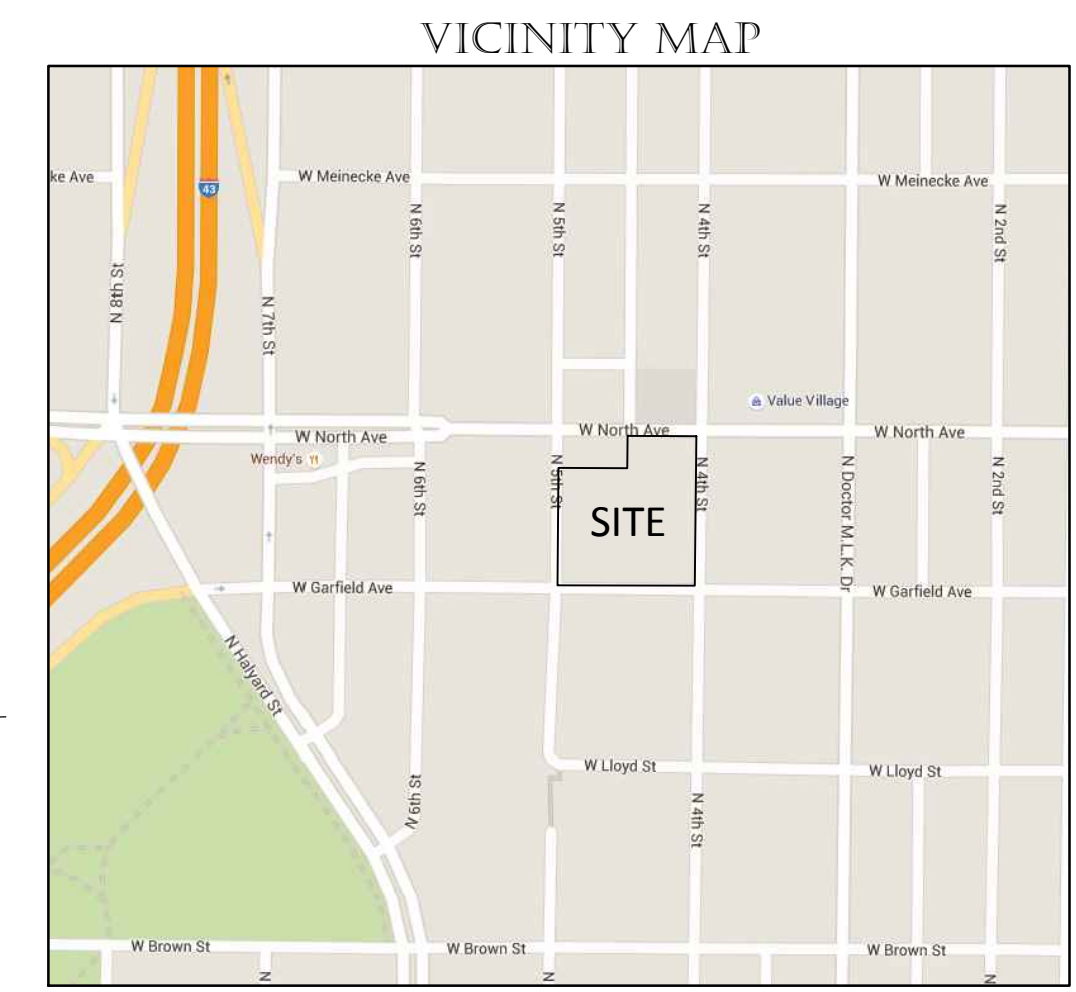
**FLOOD NOTE**  
According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0091E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

**MUNICIPAL ZONING**  
Municipal Code: Milwaukee Zoning Code; Sec. 295-602-2  
Site is zoned: LB2 (Local Business District)  
Front setback: none  
Side setback: none  
Rear setback: none  
Maximum building height: 60 feet

**LAND AREA**  
The Land Area of the subject property is 99,712 square feet or 2.2891 acres.

**LEGEND**

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





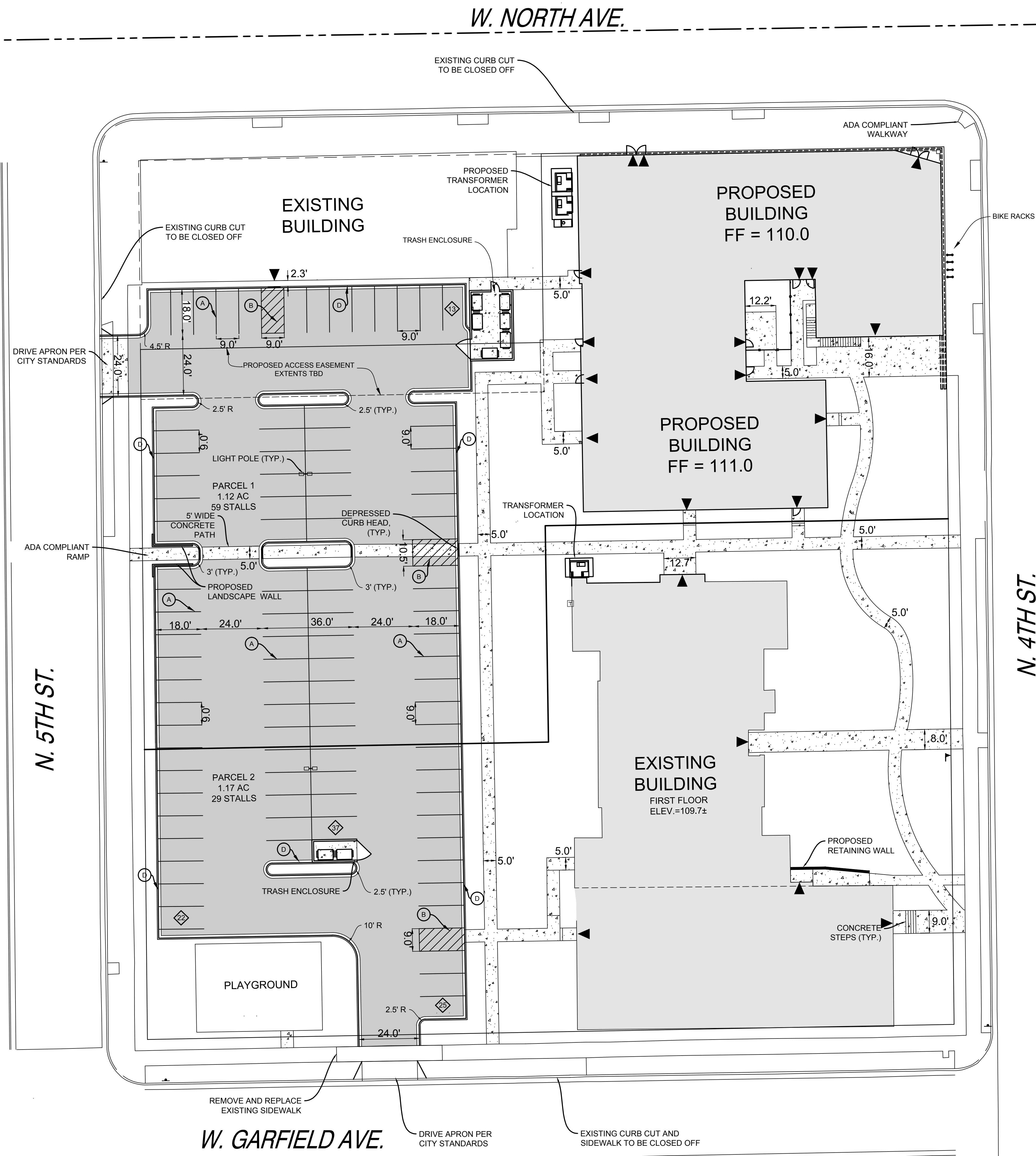
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**LEGEND**

- LIGHT DUTY PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 3/4" ASPHALTIC CONC. (3 LIFTS)
  - TOP LAYER (E-1 MIX) 30.0 mm NOMINAL SIZE
  - LOWER LAYER (E-1 MIX) 9.5 mm NOMINAL SIZE
- CONCRETE SIDEWALK
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 4" CONC. (W/4 REINFORCING FABRIC FOR EACH 15'-0")
- 4" SOLID WHITE STRIPE
- 4" DIAGONAL AT 45° SPACED 2' O.C.
- R7-B HANDICAP PARKING SIGN (SEE DETAIL)
- 18" CURB & GUTTER (SEE DETAIL)
- 18" REVERSE CURB & GUTTER (SEE DETAIL)
- PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- MAN DOOR
- OVERHEAD DOOR

**NOTES**

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL), UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST; THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
8. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
9. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF STURTEVANT ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
10. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
11. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
12. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
13. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION. CONSTITUTE CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
14. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. FREE HAND PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
15. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
16. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
17. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-  
 CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREINAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.  
 WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).  
 GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.  
 CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.  
 BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.  
 SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.  
 ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.  
 SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.



www.pinnacle-engr.com

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GRAPHICAL SCALE (FEET)  
 0 1" = 20' 40'

**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING  
 WISCONSIN OFFICE: 15850 W. BLUEMOUND ROAD, BROOKFIELD, WI 53005 (262) 754-8888  
 CHICAGO | MILWAUKEE | NATIONWIDE

**HISTORIC GARFIELD SCHOOL  
 REDEVELOPMENT  
 MILWAUKEE, WI**

**SITE PLAN**

REVISIONS	SHEET
	C-2
	C-7

SHEET C-2 OF C-7



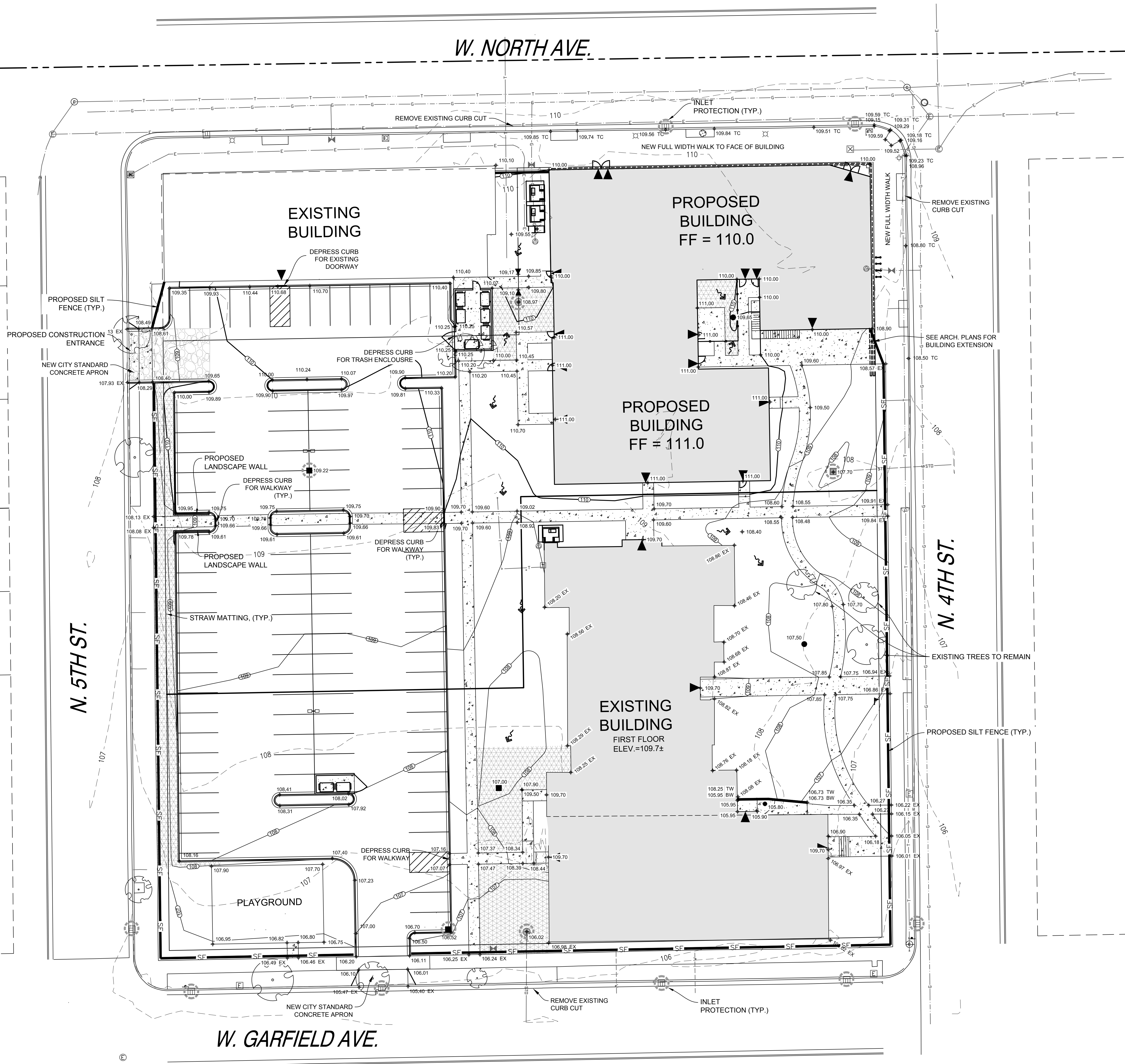
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**LEGEND**

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- ▴ PROPOSED CONCRETE FLARED END SECTION
- (749)— PROPOSED CONTOUR
- + 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- TW TOP OF WALK
- YG YARD GRADE

**NOTES**

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DESCRIBED IN THE PLANS.  
 CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.  
 THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNDROP THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGERS' HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL MILWAUKEE COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.
19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY CHAPUT LAND SURVEY, INC. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.




**HISTORIC GARFIELD SCHOOL  
REDEVELOPMENT  
MILWAUKEE, WI**

**GRADING AND EROSION CONTROL PLAN**

**REVISIONS**

NO.	DATE	DESCRIPTION

  
 GRAPHICAL SCALE (FEET)  
 0 1" = 20' 40'  
 REG. JOB NO. 476.00  
 REG. NO. A/EK  
 START DATE 11/01/18  
 SCALE 1"=20'  
 SHEET C-3 of C-7

**PLAN | DESIGN | DELIVER**  
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**PINNACLE ENGINEERING GROUP**  
 WISCONSIN OFFICE: 15850 W. BLUEMOUND ROAD, BROOKFIELD, WI 53005 (262) 754-8888  
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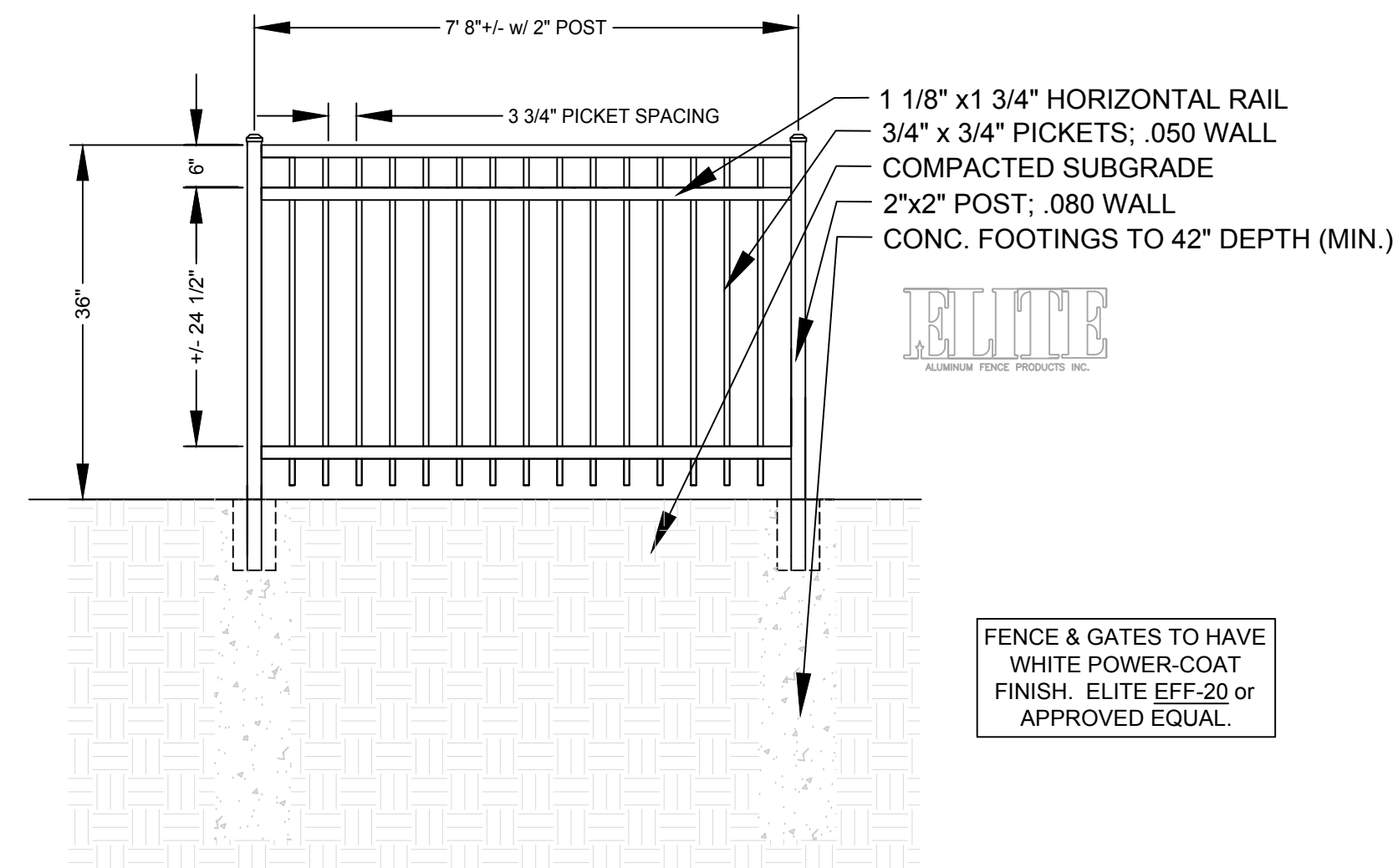
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GRADING AND EROSION CONTROL PLAN









**1** DETAIL 36" ORNAMENTAL ALUMINUM FENCE DETAIL SECTION  
N.T.S.

- SHADE TREES (DECIDUOUS)**
- ARM Armstrong Red Maple
  - ABM Autumn Blaze Maple
  - SHL Skyline Honeylocust
  - SWO Swamp White Oak
  - GSL Greenspire Linden

- EVERGREEN TREES**
- FVJ Fairview Upright Juniper (upright)

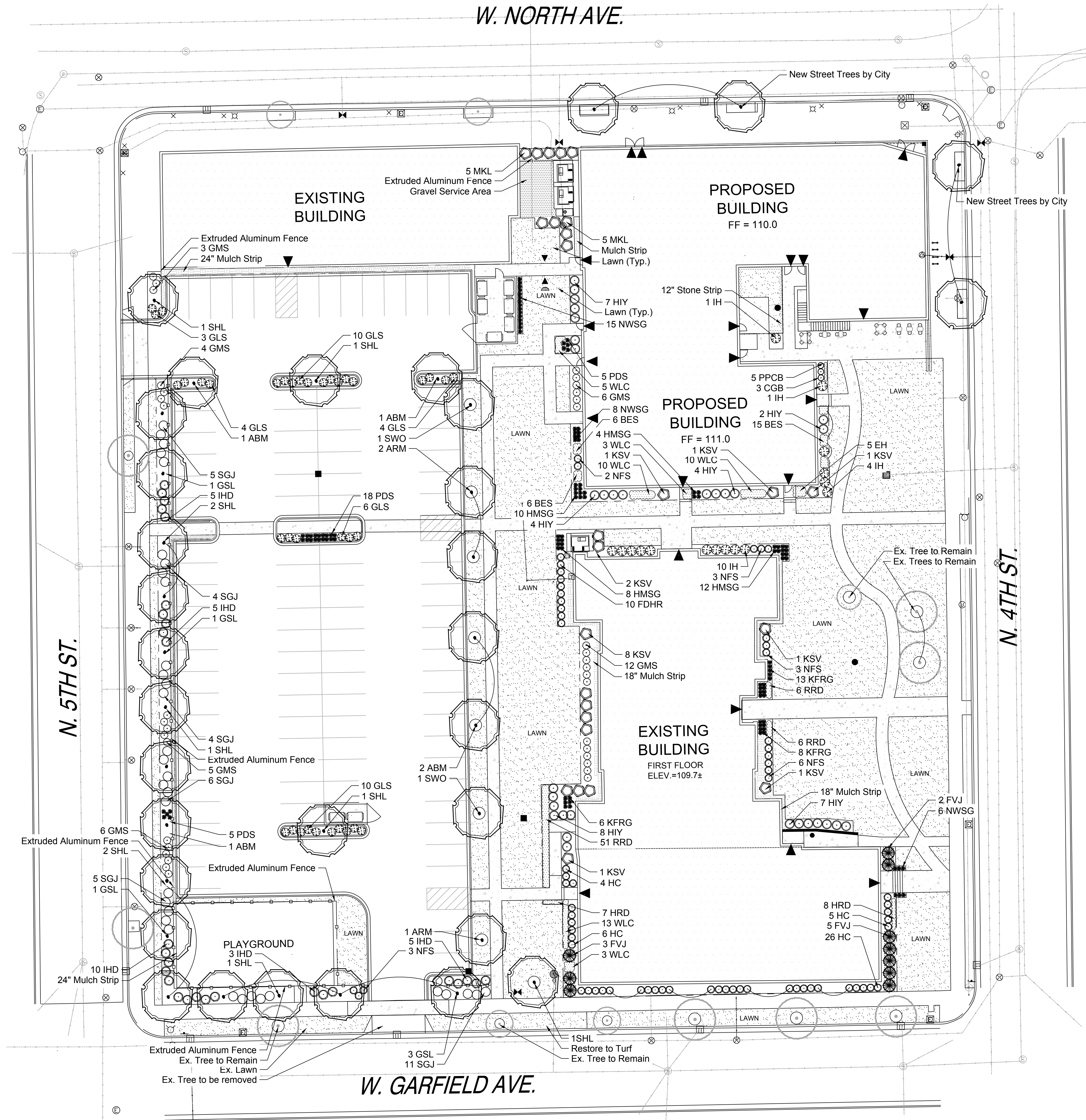
- EVERGREEN SHRUBS**
- CGB Chicagoland Green Boxwood
  - SGJ Sea Green Juniper
  - HIY Hick's Intermediate Yew

- DECIDUOUS SHRUBS**
- IHD Ivory Halo Tatarian Dogwood
  - HC Peking (Hedge) Cotoneaster
  - IH Incrediball Hydrangea
  - GLS Gro Low Fragrant Sumac
  - FDHR Frau Dagmar Hastrup Rugosa Rose
  - GMS Goldmound Spirea
  - NFS Neon Flash Spirea
  - MKL Miss Kim Dwarf Lilac
  - KSV Fragrant Koreanspice Viburnum

- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
  - HMSG Heavy Metal Switch Grass
  - NWSG Northwind Switchgrass
  - PDS Prairie Dropseed

- HERBACEOUS PERENNIALS**
- HRD Happy Returns Daylily
  - RRD Rosy Returns Daylily
  - PCB Palace Purple Coralbells
  - EH Elegans Bigleaf Hosta
  - WLC Walker's Low Catmint
  - BES Black-eyed Susan

**PLANT KEY**



W. NORTH AVE.

N. 5TH ST.

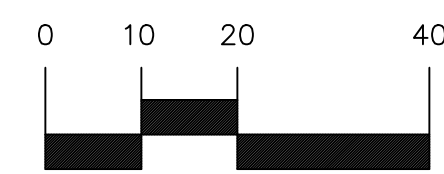
N. 4TH ST.

W. GARFIELD AVE.



**OVERALL LANDSCAPE PLAN**

Scale: 1"=20'0"



**HELLER & ASSOCIATES, LLC**  
LANDSCAPE ARCHITECTURE  
One Redwood Court  
Racine, Wisconsin 53402  
ph 262.639.9733  
fx 262.639.9737  
david@wtdavidheller.com

**PROJECT**  
**HISTORIC GARFIELD SCHOOL REDEVELOPMENT**

2215 N. 4th Street  
Milwaukee, WI

DATE	DESCRIPTION
7.15.16	FIRST ISSUE
8.04.16	REVISIONS
8.11.16	REVISIONS
8.17.16	REVISIONS
8.30.16	SUBMITTAL
9.16.16	REVISED PARKING
10.14.16	REVISED SITE PLAN
11.8.16	REVISED SITE PLAN

**SHEET TITLE**  
**OVERALL LANDSCAPE PLAN**

PROJECT MANAGER WDH

PROJECT NUMBER 16-084

DATE 11.08.16

SHEET NUMBER

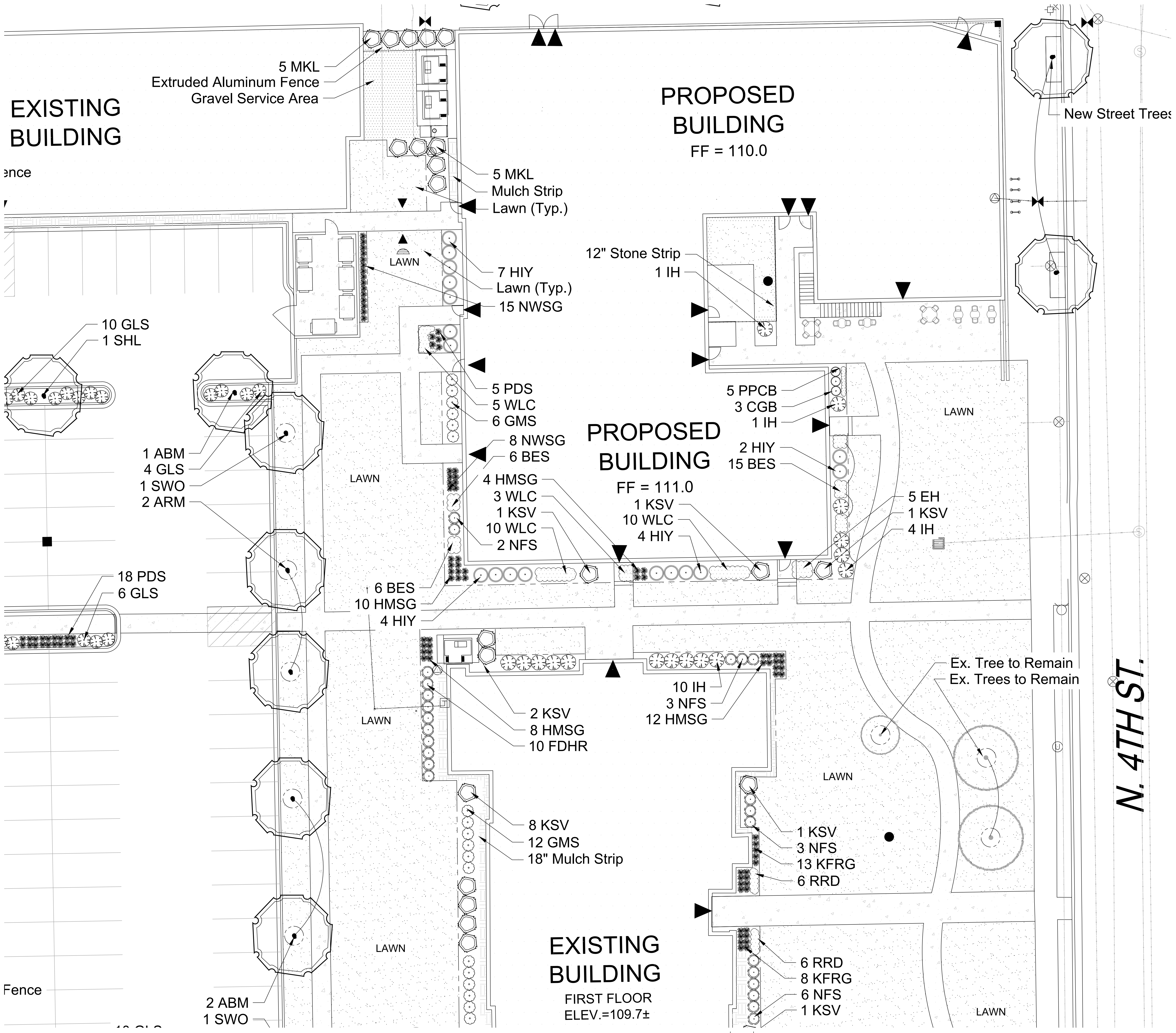
**L 100**





- SHADE TREES (DECIDUOUS)**
- ARM Armstrong Red Maple
  - ABM Autumn Blaze Maple
  - SHL Skyline Honeylocust
  - SWO Swamp White Oak
  - GSL Greenspire Linden
- EVERGREEN TREES**
- FVJ Fairview Upright Juniper (upright)
- EVERGREEN SHRUBS**
- CGB Chicagoland Green Boxwood
  - SGJ Sea Green Juniper
  - HIY Hick's Intermediate Yew
- DECIDUOUS SHRUBS**
- IHD Ivory Halo Tatarian Dogwood
  - HC Peking (Hedge) Cotoneaster
  - IH Incredible Hydrangea
  - GLS Gro Low Fragrant Sumac
  - FDHR Frau Dagmar Hastrup Rugosa Rose
  - GMS Goldmound Spirea
  - NFS Neon Flash Spirea
  - MKL Miss Kim Dwarf Lilac
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- HRD Happy Returns Daylily
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  - PPCB Palace Purple Coralbells
  - EH Elegans Bigleaf Hosta
  - WLC Walker's Low Catmint
  - BES Black-eyed Susan

**PLANT KEY**



**HELLER & ASSOCIATES, LLC**  
 LANDSCAPE ARCHITECTURE  
 One Redwood Court  
 Racine, Wisconsin 53402  
 ph 262.639.9733  
 fx 262.639.9737  
 david@wtavidheller.com

**PROJECT**  
**HISTORIC GARFIELD SCHOOL REDEVELOPMENT**

2215 N. 4th Street  
 Milwaukee, WI

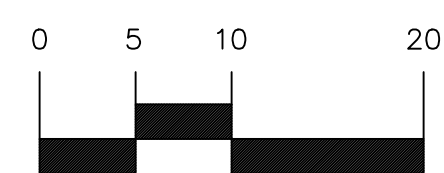
DATE	DESCRIPTION
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9.16.16	REVISED PARKING
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11.8.16	REVISED SITE PLAN

**SHEET TITLE**  
**ENLARGED LANDSCAPE PLAN**

PROJECT MANAGER	WDH
PROJECT NUMBER	16-084
DATE	11.08.16
SHEET NUMBER	

**L 101**

**ENLARGED LANDSCAPE PLAN**  
 Scale: 1"=10'0"





- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top  $\frac{1}{3}$  of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining  $\frac{2}{3}$  of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is  $\frac{2}{3}$  full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a  $\frac{50}{60}$  mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are  $\frac{2}{3}$  full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

- Per 100 SF of bed area (Soil Amendment composition):
- $\frac{3}{4}$  CY Peat Moss or Mushroom Compost
  - $\frac{3}{4}$  CY blended/pulverized Topsoil
  - $\frac{1}{4}$  CY composted manure

- In roto-tilled beds only, also include in above mixture:
- 2 lbs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

- An acceptable quality seed installation is defined as having:
- No bare spots larger than one (1) square foot
  - No more than 10% of the total area with bare areas larger than one (1) square foot
  - A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

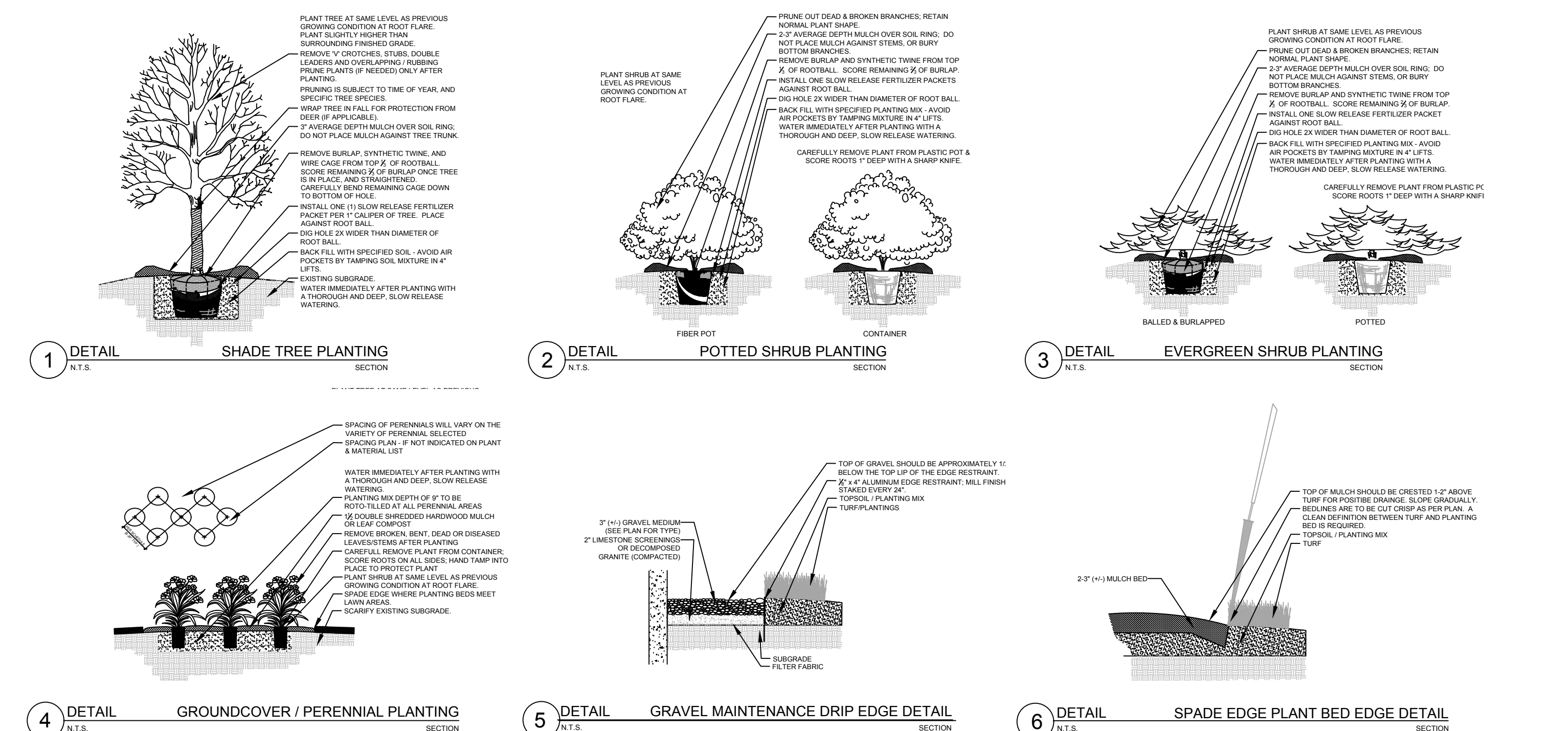
15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

## LANDSCAPE GENERAL NOTES

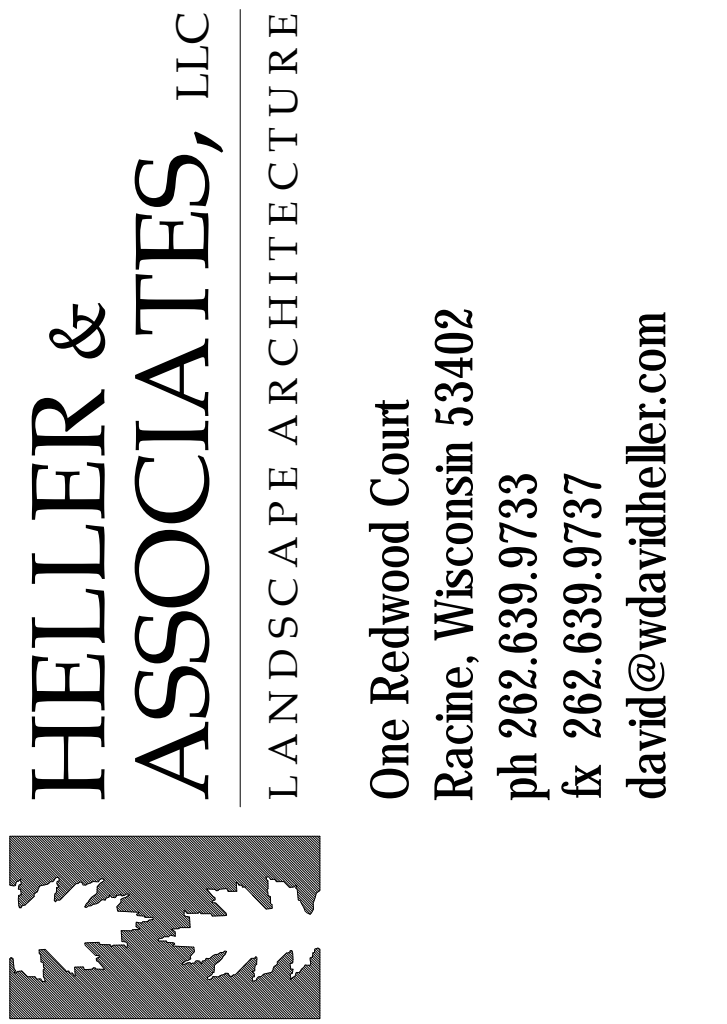


PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		
<b>Proposed Landscape Materials</b>						
<b>SHADE TREES (DECIDUOUS)</b>						
ARM	3	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
ABM	4	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SHL	11	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SWO	1	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
GSL	5	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		
<b>EVERGREEN TREES</b>						
FVJ	10	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	5-6'	B&B	Evenly shaped tree with branching to the ground
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		
<b>EVERGREEN SHRUBS</b>						
COB	3	Buxus 'Chicagoland Green'	Chicagoland Green Boxwood	18"	B&B	Full rounded well branched shrub
GJG	37	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5	Cont.	Full rounded well branched shrub
HIY	32	Taxus xmedia 'Hicksii'	Hick's Intermediate Yew	30"	B&B	Full rounded well branched shrub
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE	ROOT/CONT.	SPECIFICATION / NOTES
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		
<b>DECIDUOUS SHRUBS</b>						
IHD	28	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood	36"	Cont.	Full, well rooted plant, evenly shaped
HC	41	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance
IH	16	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped
GLS	37	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped
FDHR	10	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rugosa Rose	18"	Cont.	Full, well rooted plant, evenly shaped
GMS	36	Spirea xbumalda 'Goldmound'	Goldmound Spirea	24"	Cont.	Full, well rooted plant, evenly shaped
NFS	17	Spirea xbumalda 'Neon Flash'	Neon Flash Spirea	24"	Cont.	Full, well rooted plant, evenly shaped
MKL	10	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped
KSV	16	Viburnum carlesii	Fragrant Koreanspice Viburnum	30"	Cont.	Full, well rooted plant, evenly shaped
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		
<b>ORNAMENTAL GRASSES</b>						
KFRG	27	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
HMSG	30	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1	Cont.	Full, well rooted plant
NWSG	33	Panicum virgatum 'Northwind'	Northwind Switchgrass	#1	Cont.	Full, well rooted plant
PDS	28	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		
<b>HERBACEOUS PERENNIALS</b>						
HRD	20	Hemerocallis 'Happy Returns'	Happy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped
RRD	63	Hemerocallis 'Rosy Returns'	Rosy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped
PPCB	5	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped
EH	5	Hosta sieboldiana 'Elegans'	Elegans Bigleaf Hosta	#2	Cont.	Full, well rooted plant, evenly shaped
WLC	44	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	#1	Cont.	Full, well rooted plant, evenly shaped
BES	27	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#1	Cont.	Full, well rooted plant, evenly shaped
LAWN	3260	Lawn Establishment Area / Grading Area	Approx. 29,350 SF		SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
	29,350	Erosion Matting for lawn areas	Approx. 29,350 SF		SF	EroTex D575 Erosion Control Blanket (or approved equal)
<b>Hardscape Materials</b>						
	424	36" High Extruded Aluminum Fence	see plan for delineation		LF	ELITE Fence Products or equivalent (BLACK FINISH)
	2	36" High Extruded Aluminum Fence Gates	see plan for location		EA	ELITE Fence Products or equivalent (BLACK FINISH)
	4	Heritage River Gravel Mulch (1.0-1.5" pieces)	Area: 425 SF		TN	2" depth
	85	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish		LF	
	425	Landscape Fabric	Area: 425 SF		SF	
	81	Shredded Hardwood Mulch (3" depth)	8,750 SF		CY	Bark Mulch; apply Preemergent after installation of mulch
	54	Soil Amendments (2" depth)	8,750 SF		CY	
	90	Pulverized Topsoil (Lawn Area)	Approx. 29,350 SF		CY	
	54	Pulverized Topsoil (2" over bed areas)	8,750 SF		CY	
*Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.						
<b>Seed Compositions:</b>						
<b>Reinder's Deluxe 50 Seed Mix (262-786-3300):</b>						
20% Kentucky Bluegrass (Sod Quality)		15% Quebec Perennial Ryegrass		Seed at rate of 150-200# per acre		
15% Newport Kentucky Bluegrass		10% Fiesta III Perennial Ryegrass				
15% Ken Blue Kentucky Bluegrass						
25% Creeping Red Fescue						

## LANDSCAPE & HARDSCAPE SCHEDULE



## LANDSCAPE & HARDSCAPE DETAILS



## PROJECT HISTORIC GARFIELD SCHOOL REDEVELOPMENT

2215 N. 4th Street Milwaukee, WI

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## SHEET TITLE LANDSCAPE NOTES, SCHEDULES & DETAILS

PROJECT MANAGER	WDH
PROJECT NUMBER	16-084
DATE	11.08.16
SHEET NUMBER	

L 102



**THE GRIOT APARTMENTS**

2235 N 4TH STREET

Owner  
Owner Name  
Owner Street  
Owner City, State Zip

PROJECT NUMBER 152417.00

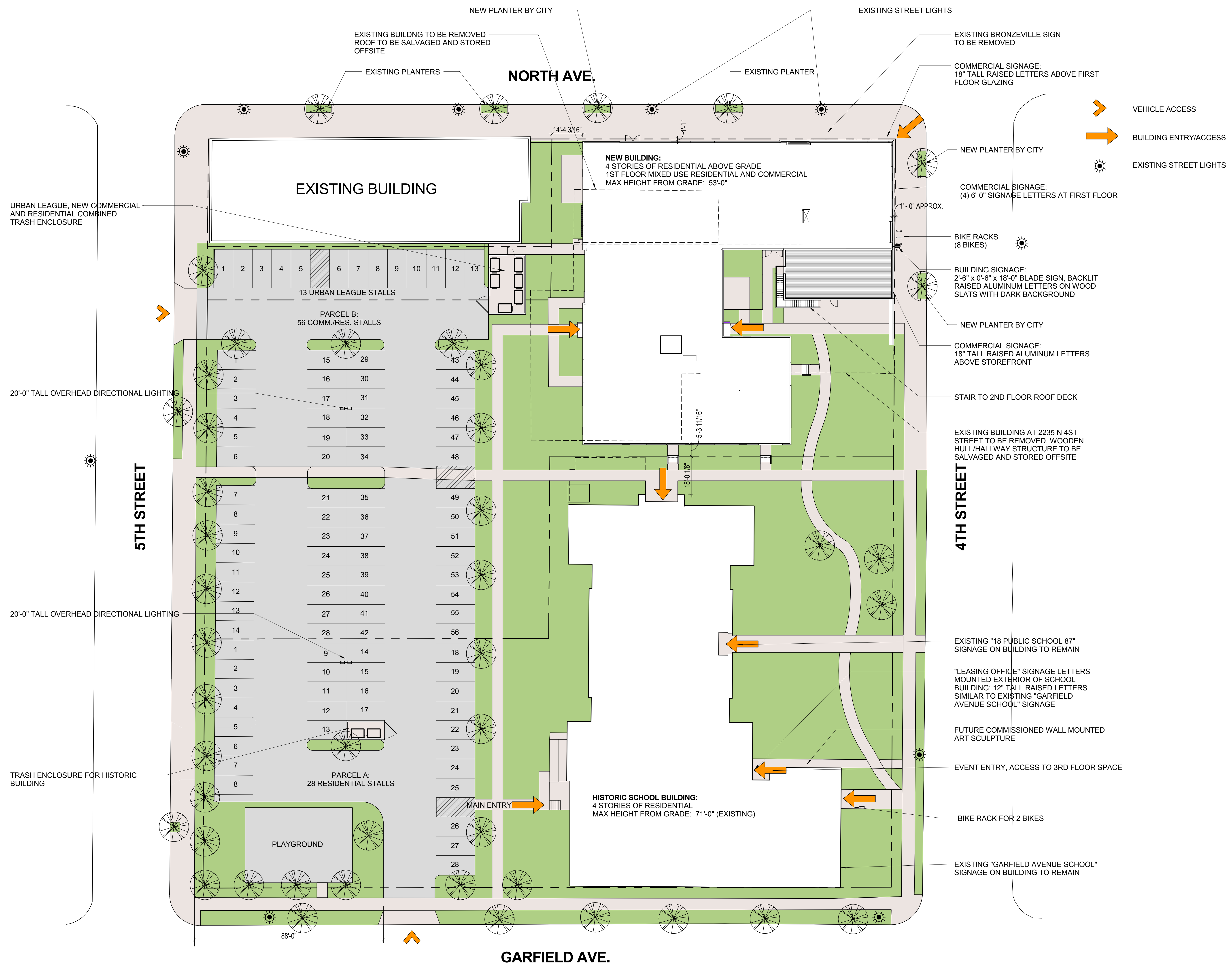
ISSUED FOR:  
DPD SUBMITTAL 11-11-2016

REVISION FOR:  
NO. DESCRIPTION DATE  
2 BID PACKAGE #3 - REVISION SET 10-28-2016

**NOT FOR CONSTRUCTION**

DRAWN BY Author  
CHECKED BY Checker

**SITE PLAN**



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



**Historic Garfield School  
Redevelopment**

2215 North 4th Street

PROJECT NUMBER 152417.00

ISSUED FOR:  
DPD SUBMITTAL 09-30-2016

REVISION FOR:  
NO. DESCRIPTION DATE

**DPD REVIEW SET - NOT  
FOR CONSTRUCTION**

DRAWN BY JMR

CHECKED BY ML

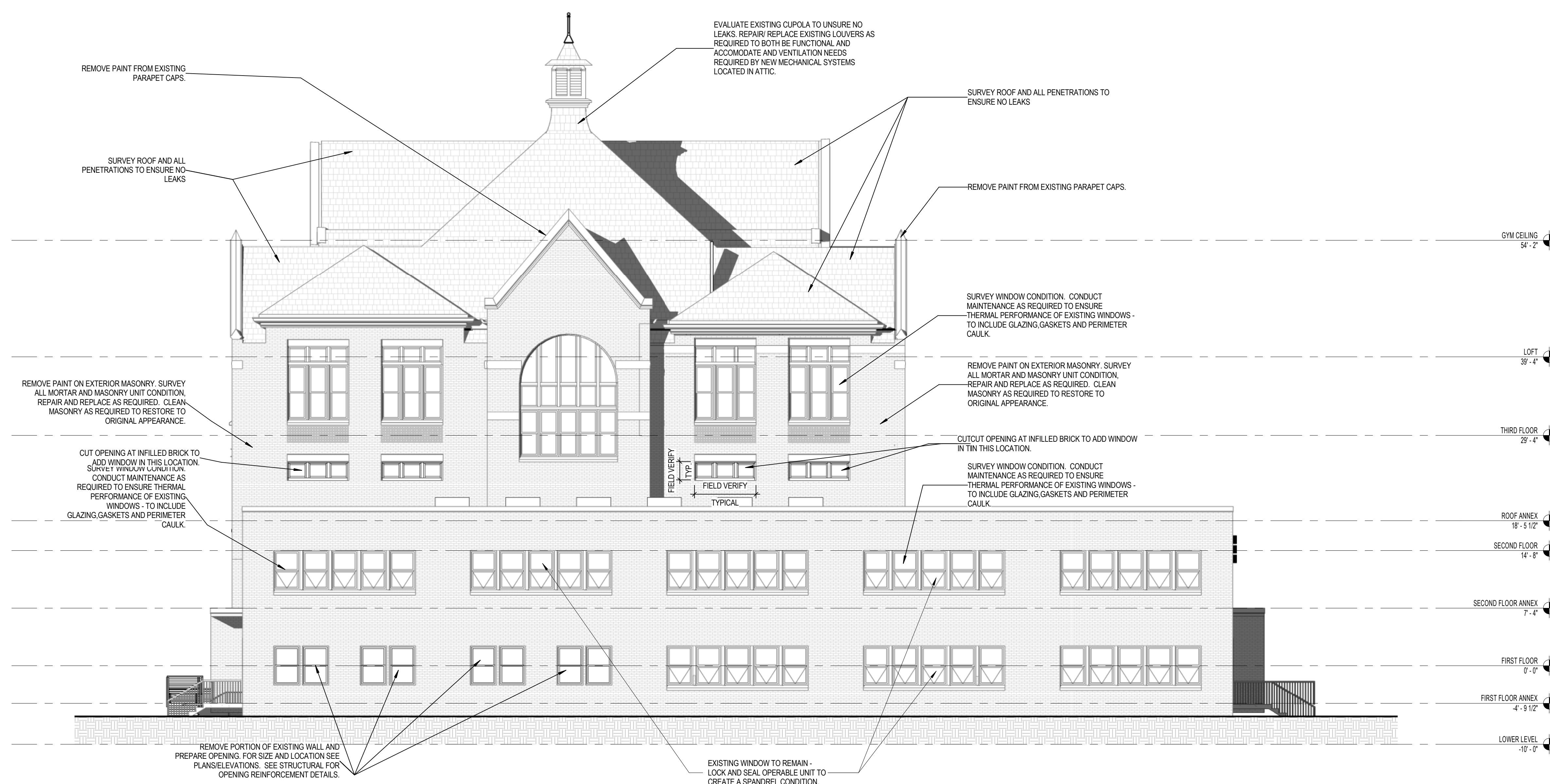
**ELEVATIONS**

**GENERAL NOTES - WINDOWS**

1. SURVEY THE CONDITION OF ALL EXISTING WINDOW. CATALOG REPAIR REQUIREMENTS AND IMPLEMENT A MAINTENANCE PLAN TO RETURN WINDOWS TO PROPER WORKING ORDER. WHERE SCREENS ARE MISSING, NEW SCREENS SHALL BE INSTALLED.
2. NEW WINDOWS ON SOUTH FACADE OF ORIGINAL SCHOOL AT THE SECOND FLOOR LEVEL SHALL BE ALUMINUM FRAMED TO MATCH EXISTING TRANSOM PORTION OF WINDOWS ON THE SAME FACADE.
3. NEW WINDOWS IN ANNEX TO MATCH THE SIZE OF THE EXISTING WINDOW UNITS. THESE WINDOWS SHALL BE ALUMINUM FRAMED TO MATCH EXISTING FINISH WITH SINGLE HUNG OPERATION.



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



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







**Historic Garfield School  
Redevelopment**

2215 North 4th Street

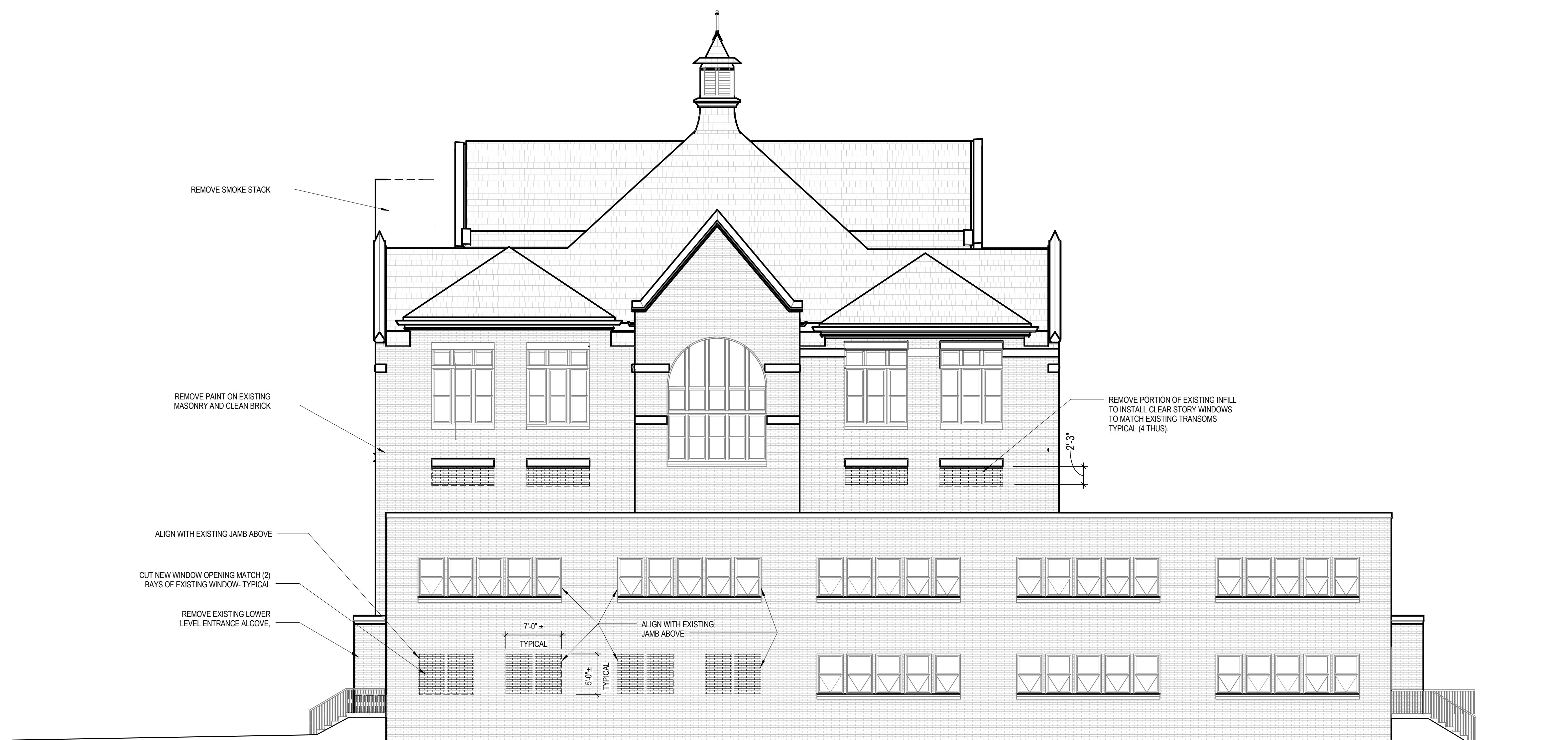
PROJECT NUMBER 152417.00

ISSUED FOR:  
DPD SUBMITTAL 09-30-2016

REVISION FOR:  
NO. DESCRIPTION DATE



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



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

**DPD REVIEW SET - NOT  
FOR CONSTRUCTION**

DRAWN BY JMR

CHECKED BY ML

**DEMOLITION  
ELEVATIONS**

**D400**



**Historic Garfield School  
Redevelopment**  
2215 North 4th Street

PROJECT NUMBER 152417.00

ISSUED FOR:  
DPD SUBMITTAL 09-30-2016

REVISION FOR:  
NO. DESCRIPTION DATE



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



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

**DPD REVIEW SET - NOT  
FOR CONSTRUCTION**

DRAWN BY JMR  
CHECKED BY ML

**DEMOLITION  
ELEVATIONS**



**THE GRIOT APARTMENTS**

2235 N 4TH STREET

Owner  
Owner Name  
Owner Street  
Owner City, State Zip

PROJECT NUMBER 152417.00

ISSUED FOR:  
DPD SUBMITTAL 11-11-2016

REVISION FOR:  
NO. DESCRIPTION DATE

**NOT FOR CONSTRUCTION**

DRAWN BY \_\_\_\_\_ Author  
CHECKED BY \_\_\_\_\_ Checker

**ELEVATIONS**

**A400**



**1 NORTH ELEVATION (NORTH AVENUE)**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION (PARKING LOT)**  
SCALE: 1/8" = 1'-0"



**3 EAST ELEVATION (4TH STREET)**  
SCALE: 1/8" = 1'-0"



**THE GRIOT APARTMENTS**

2235 N 4TH STREET

Owner  
Owner Name  
Owner Street  
Owner City, State Zip

PROJECT NUMBER 152417.00

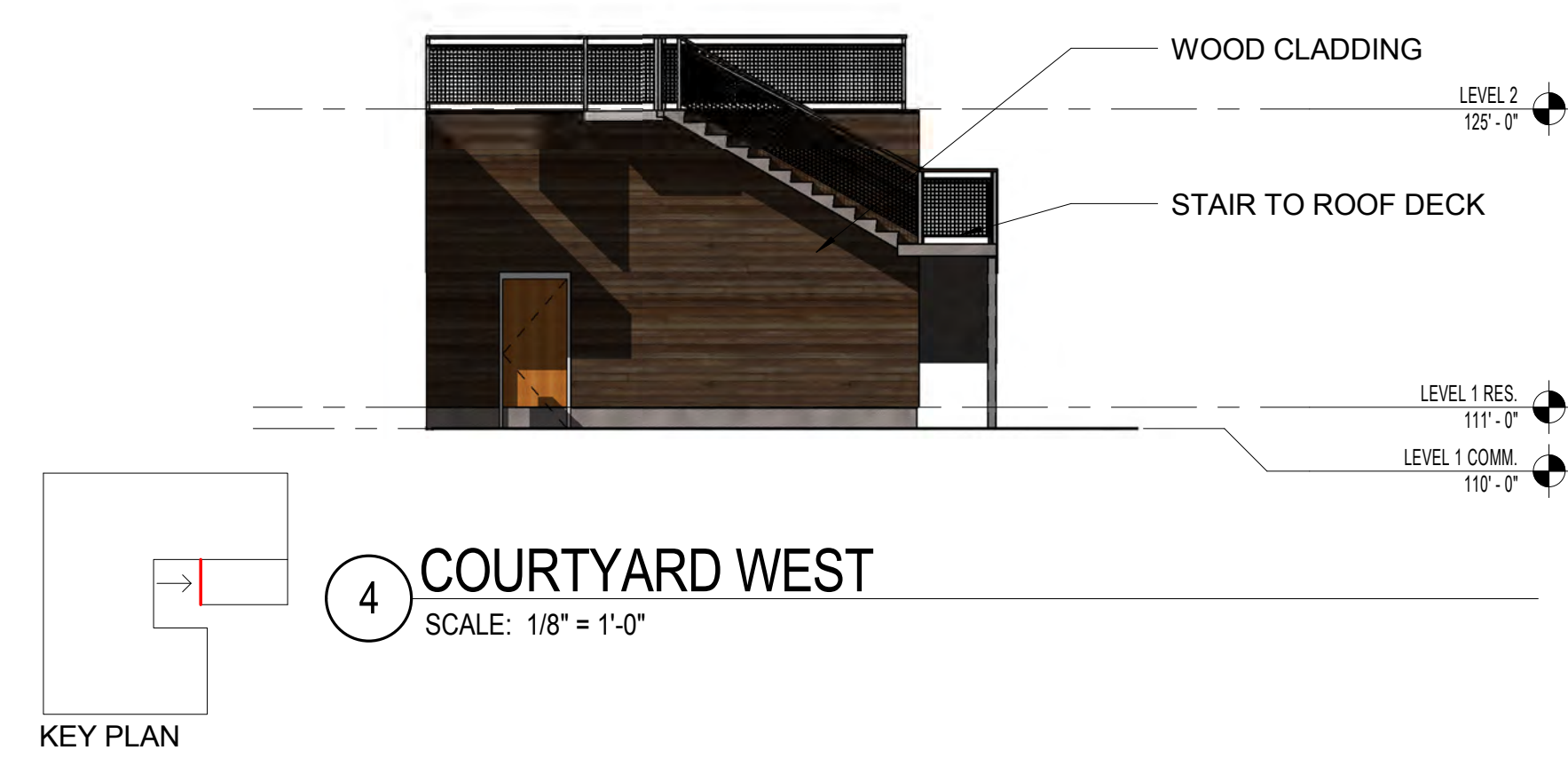
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CHECKED BY Checker

**ELEVATIONS**





**Historic Garfield School  
Redevelopment**

2215 North 4th Street

PROJECT NUMBER 152417.00

ISSUED FOR:  
DPD SUBMITTAL 11-11-2016

REVISION FOR:  
NO. DESCRIPTION DATE

**NOT FOR CONSTRUCTION**

DRAWN BY JMR  
CHECKED BY ME

**EXISTING BUILDINGS**

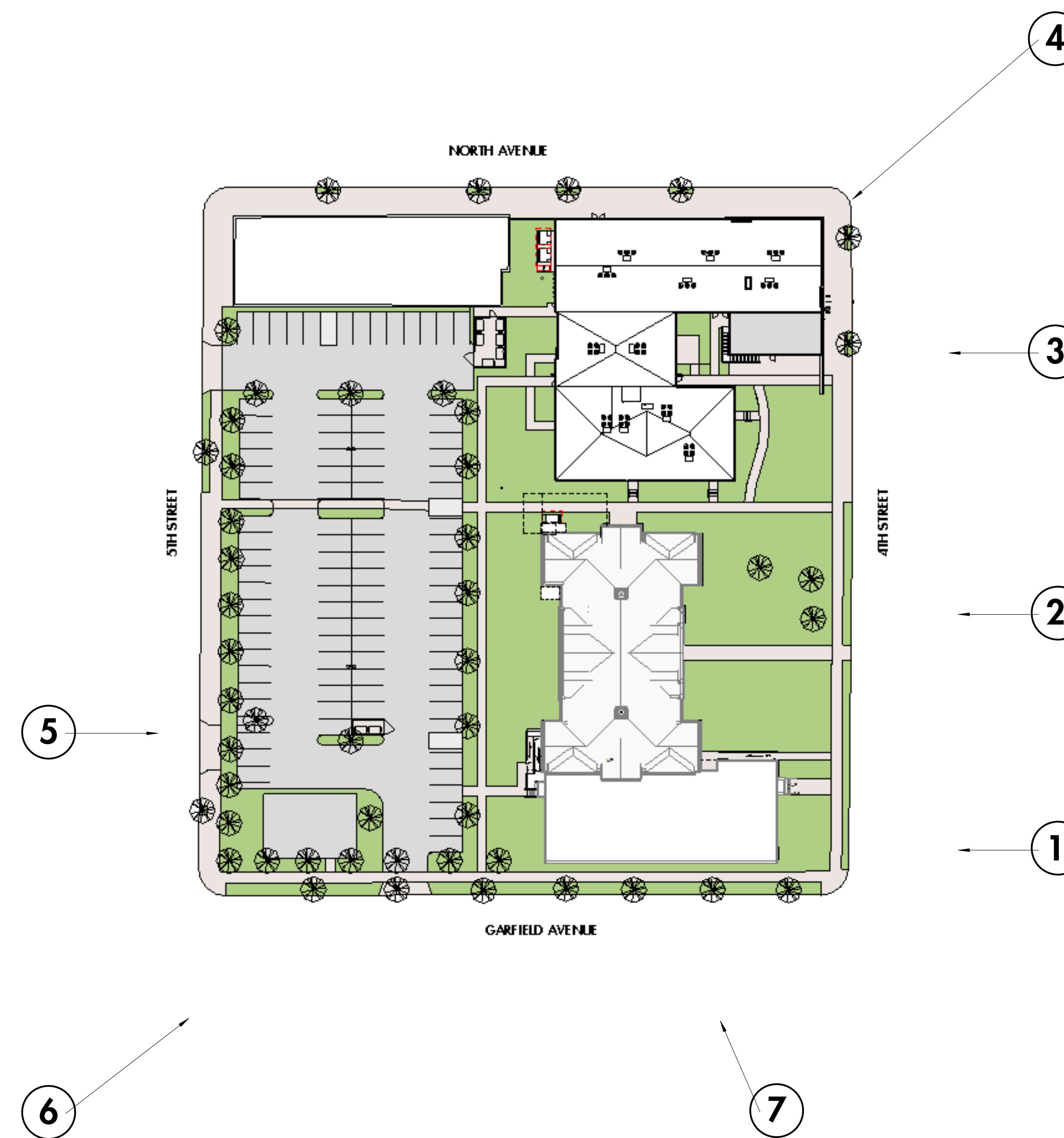
**PD-0**



**4 - NORTH EAST CORNER - GRANT'S SOUL FOOD**



**3 - ABHM - EAST FASCADE**



**5 - SCHOOL - WEST FASCADE**



**2 - SCHOOL - EAST FASCADE**



**6 - SCHOOL - SOUTH WEST CORNER**



**7 - ANNEX - SOUTH VIEW**



**1 - ANNEX - EAST VIEW**





6 - RETAIL



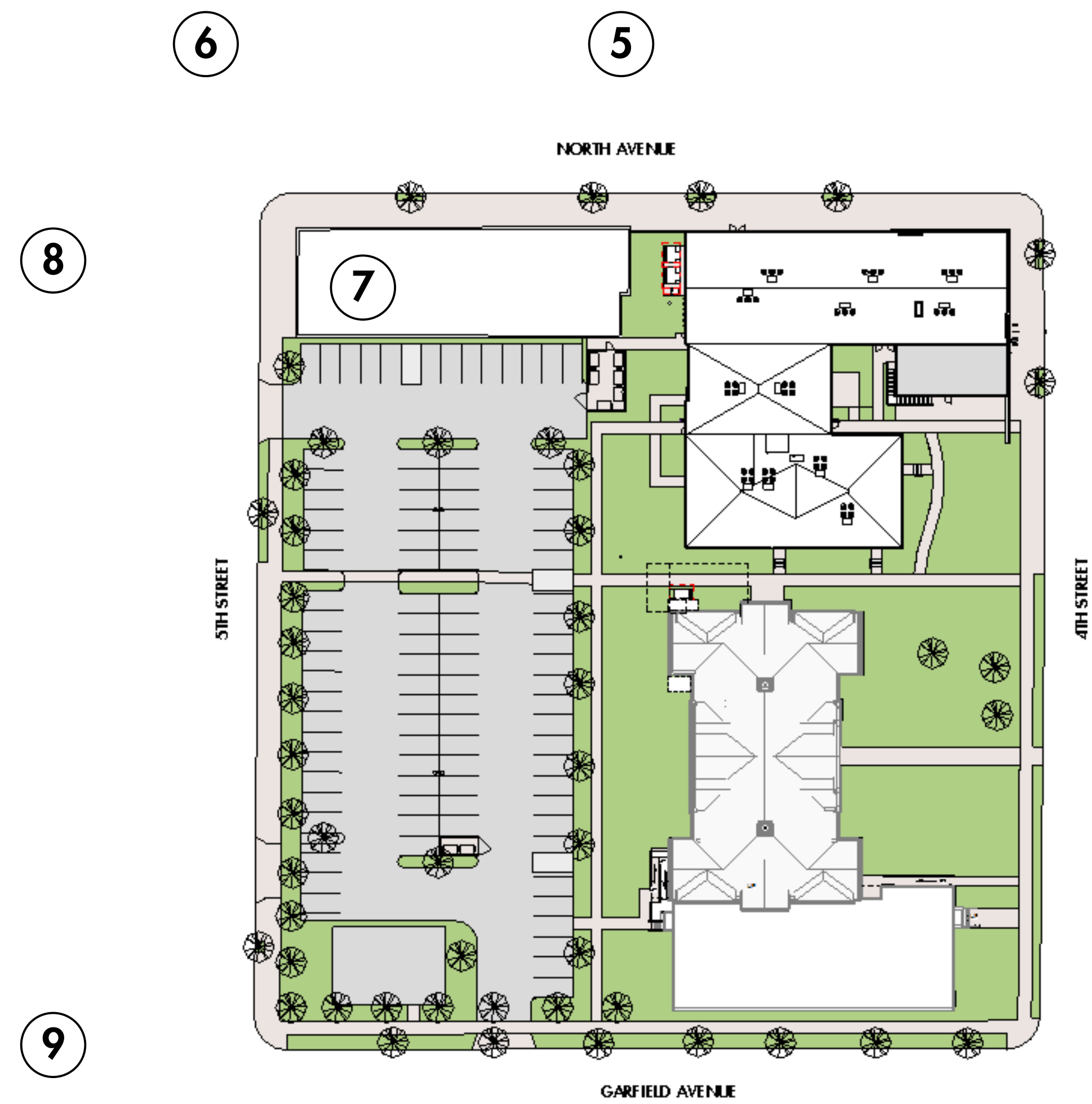
5 - GAS STATION



4 - RETAIL



7 - OFFICE ( URBAN LEAGUE)



3 - RETAIL



8 -RETAIL / RESIDENCE ABOVE



2 - STORAGE FACILITY



9 - TAVERN / RESIDENCE ABOVE



1 - STORAGE FACILITY

NOT FOR CONSTRUCTION



**NOT FOR CONSTRUCTION**



**6 - PRIVATE HOME**



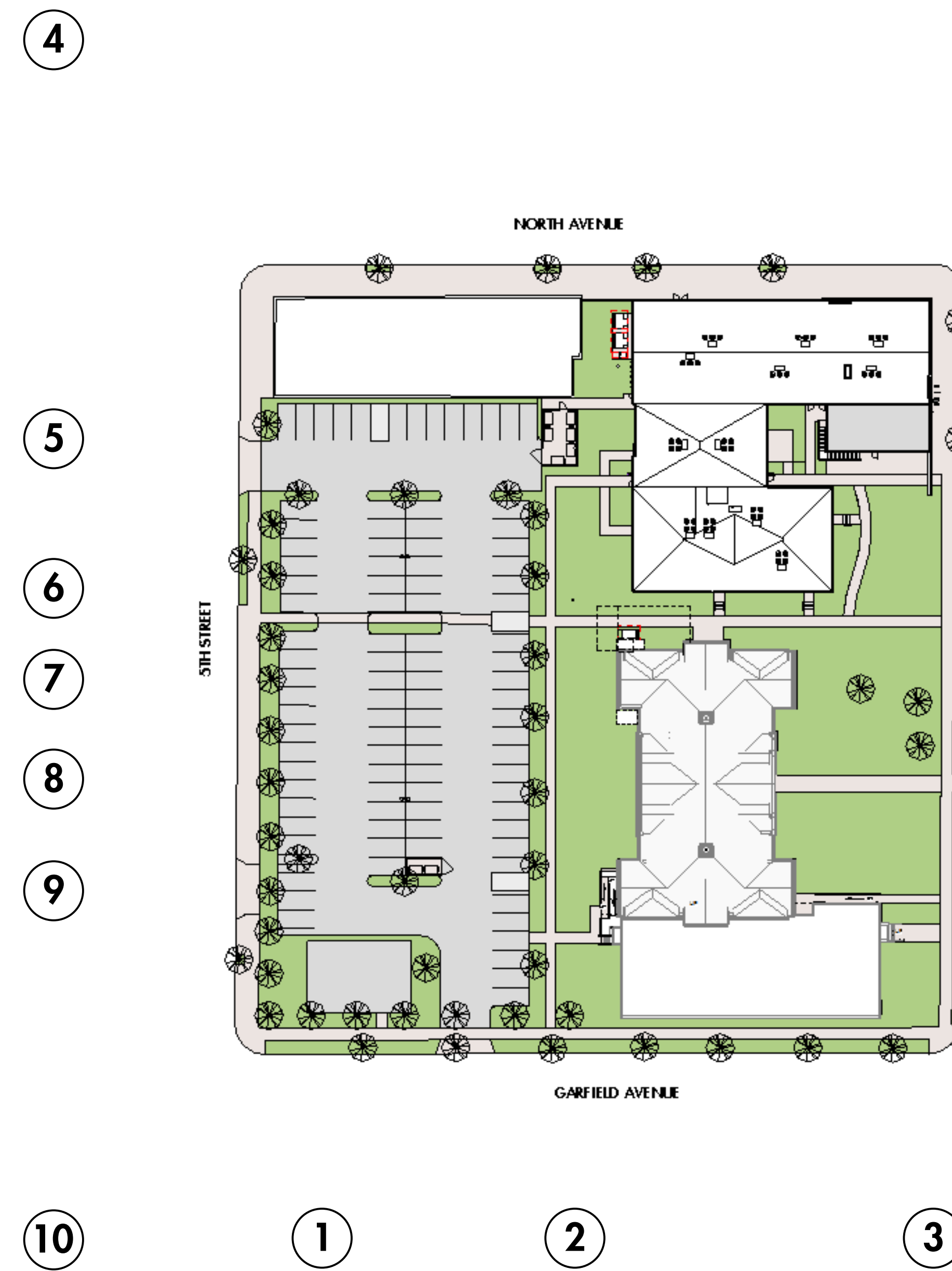
**5 - PRIVATE HOME**



**4 - PRIVATE HOME (DUPLEX)**



**7 - PRIVATE HOME**



**3 - PRIVATE HOME**



**8 - PRIVATE HOME**



**2 - PRIVATE HOME**



**9 - PRIVATE HOME**



**10 - PRIVATE HOME**



**1 - PRIVATE HOME**





## Historic Garfield School Redevelopment

4TH AND NORTH PERSPECTIVE

SCALE:

Engberg Anderson Project No. 152417.00









## Historic Garfield School Redevelopment

PERSPECTIVE FROM PARKING

SCALE:

Engberg Anderson Project No. 152417.00





## Historic Garfield School Redevelopment

4TH STREET PERSPECTIVE

SCALE:

Engberg Anderson Project No. 152417.00