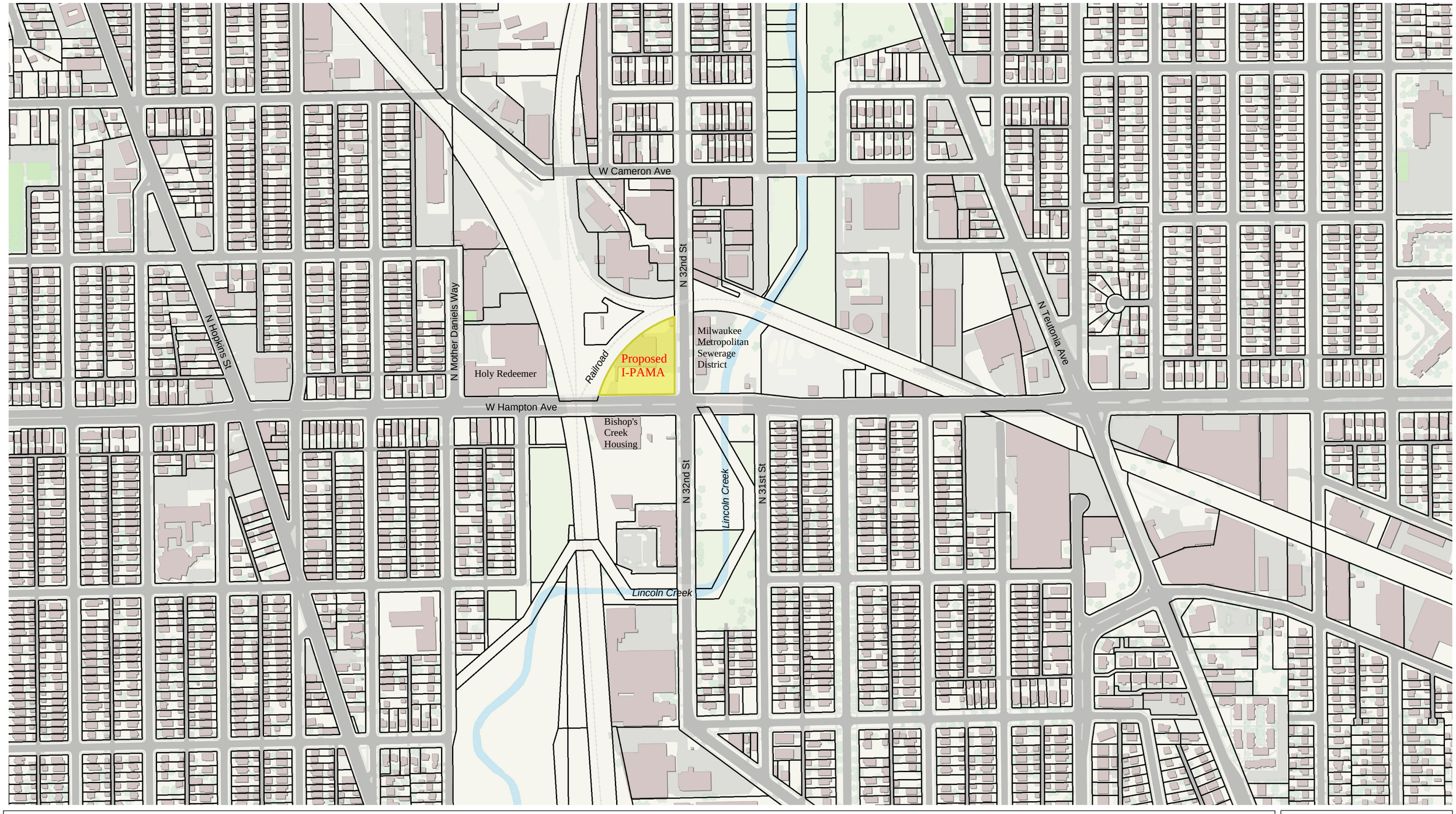
MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



752 0 376 752 Feet

1: 4,514

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Notes

PLAT OF SURVEY

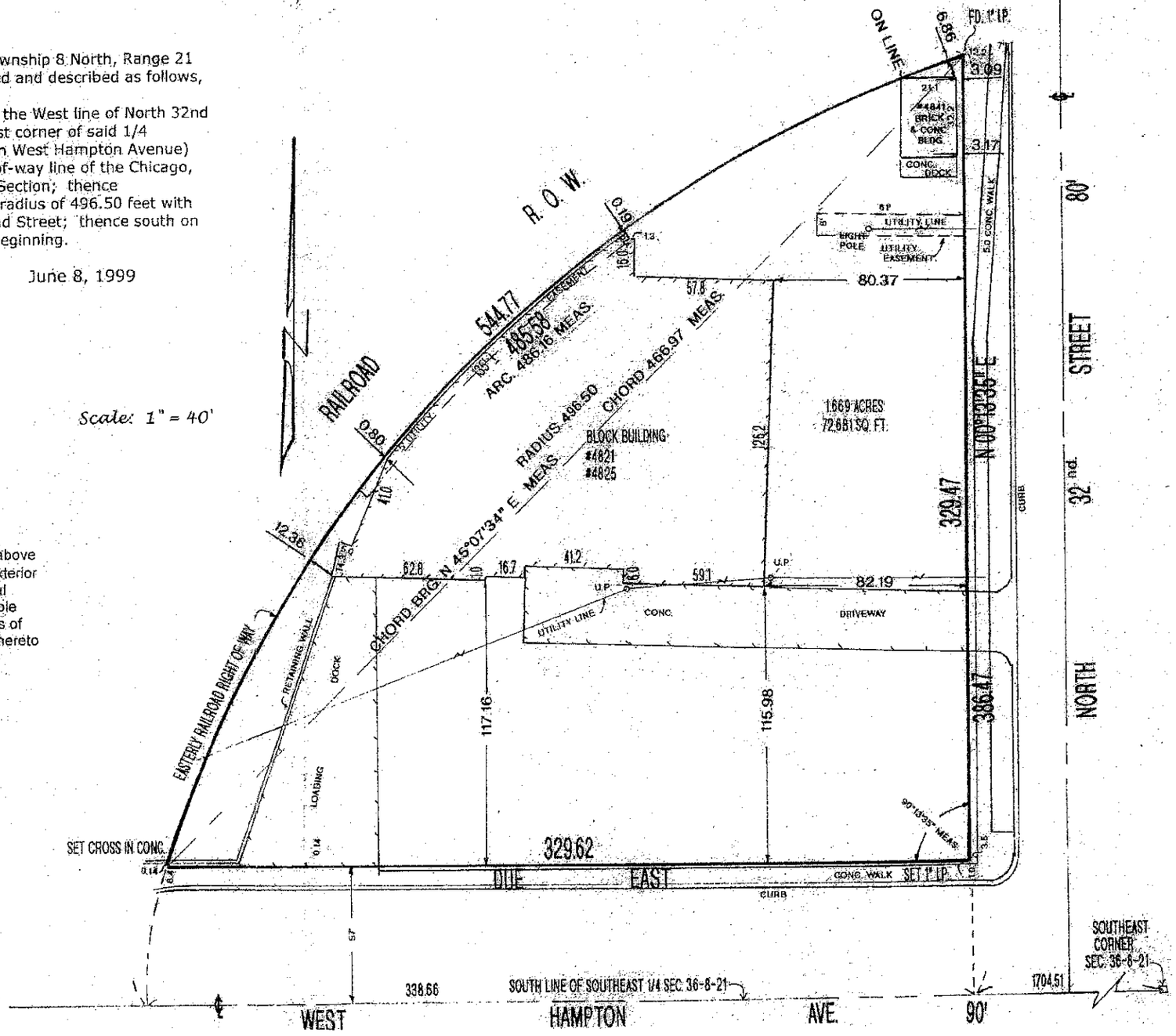
JOB #4370-A

LEGAL DESCRIPTION: That part of the SE 1/4 of Section 36 in Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows, to-wit:
Commencing at a point on the South line of said 1/4 Section, and on the West line of North 32nd Street, extended, said point being 1704.51 feet West of the Southeast corner of said 1/4 Section, running thence West on the South line of said 1/4 Section (in West Hampton Avenue) 338.66 feet to a point which is the intersection of the Easterly right-of-way line of the Chicago, Milwaukee, St. Paul & Pacific Railway with the South line of said 1/4 Section; thence Northeasterly on said right-of-way line, being a curved line having a radius of 496.50 feet with its center to the Southeast, 544.77 feet to the West line of North 32nd Street; thence south on the West line of said North 32nd Street, 386.47 feet to the place of beginning.

Prepared for: Donald O. Kilbourn June 8, 1999

WISCONSIN
Joy J. Zastrow-Mulcahy
S-2328
Colgate, WI
LAND SURVEYOR

Scale: 1" = 40'



I CERTIFY that I have surveyed the above described property and that the above map is a true representation thereof and shows the size of the property, it's exterior boundaries, the location of all visible structures, and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any. This Survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

Joy J. Zastrow-Mulcahy, R.L.S. #2328 Joy Zastrow-Mulcahy

K. SINGH & ASSOCIATES, INC.
Engineers, Scientists and Environmental Management Consultants
1135 Legion Drive
Elm Grove, WI 53122
Phone: (414) 821-1171 Fax: (414) 821-1174 e-mail: singh@execpc.com

8-21-36-4-0034

7/26/2016 11:00:40 AM

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PROPOSED BUILDING :
THE INSTITUTE FOR THE PRESERVATION OF AFRICAN-AMERICAN MUSIC AND ARTS (I-PAMA)
4825 N. 32nd STREET, MILWAUKEE, WI 53209

REVISIONS

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Kimberly, WI 54136
Ph: (920) 734-4972
Fx: (920) 882-7725

JOB NO. 2016.01
FILE NO.
DRAWN BY G.O.
DATE 7/15/2016
SHEET NO. A-1

7/26/2016 11:09:41 AM

NORTH

SITE PLAN

SCALE: 1" = 20'-0"

0' 20' 50' 100'

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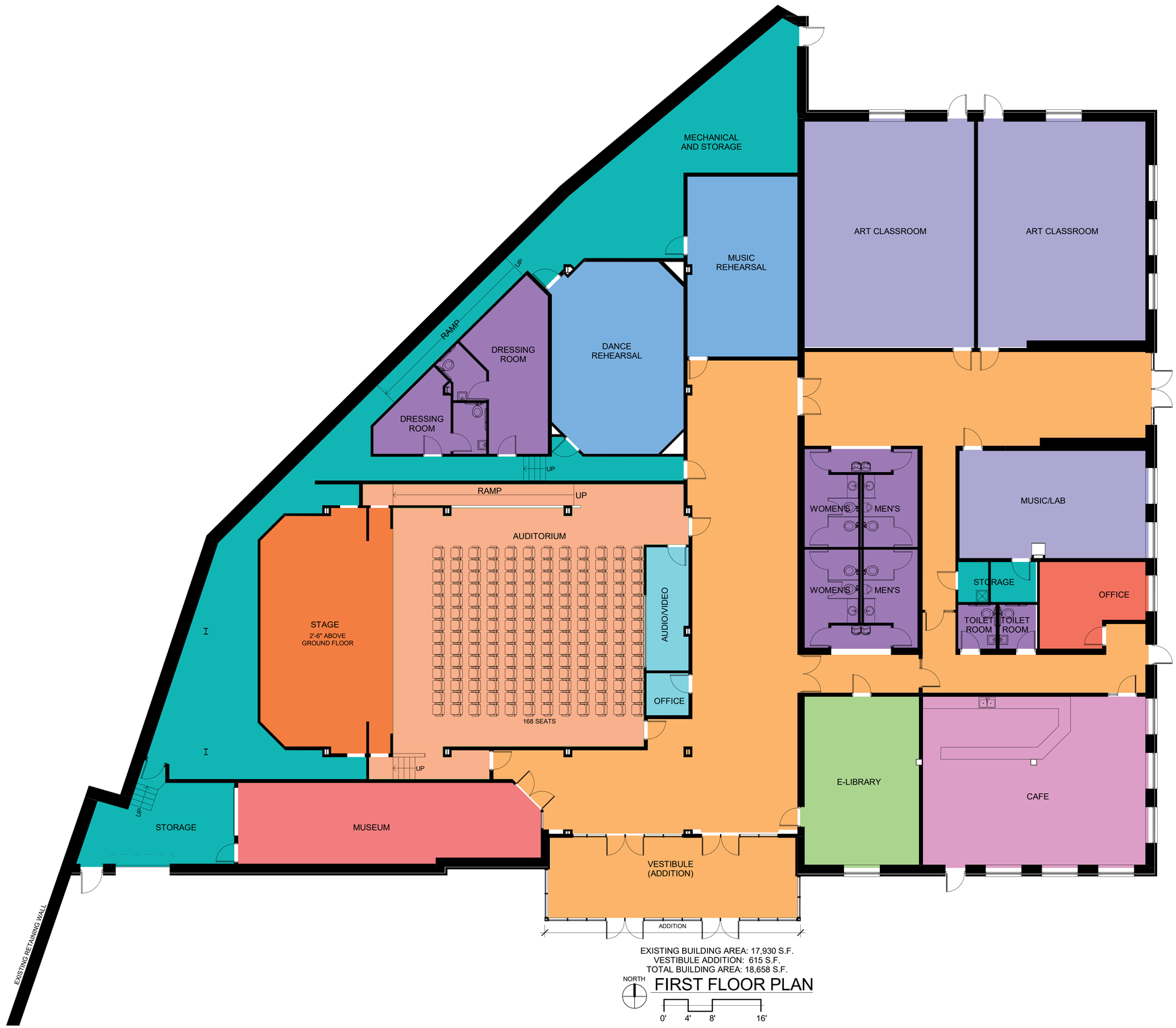

EXISTING BUILDING AREA: 17,930 S.F.
VESTIBULE ADDITION: 615 S.F.
TOTAL BUILDING AREA: 18,658 S.F.

NORTH

FIRST FLOOR PLAN

0' 4' 8' 16'

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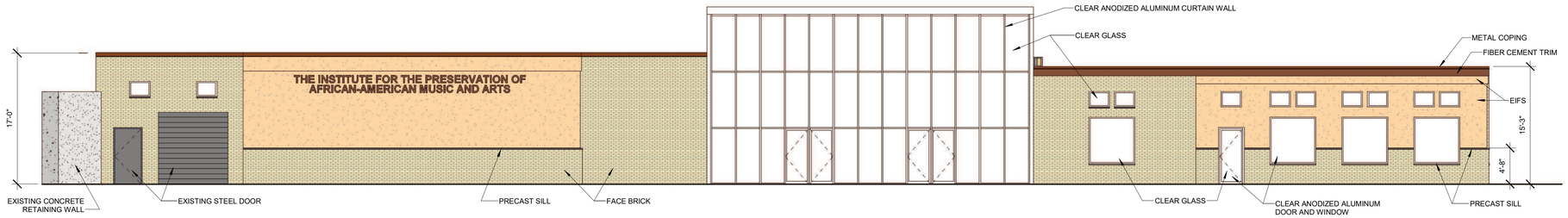
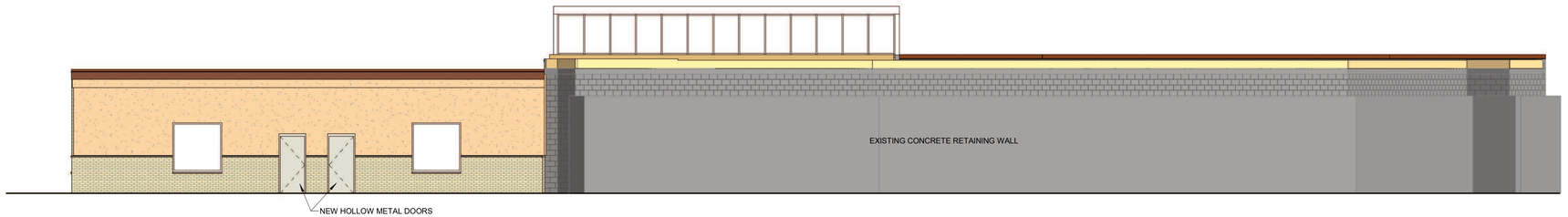
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

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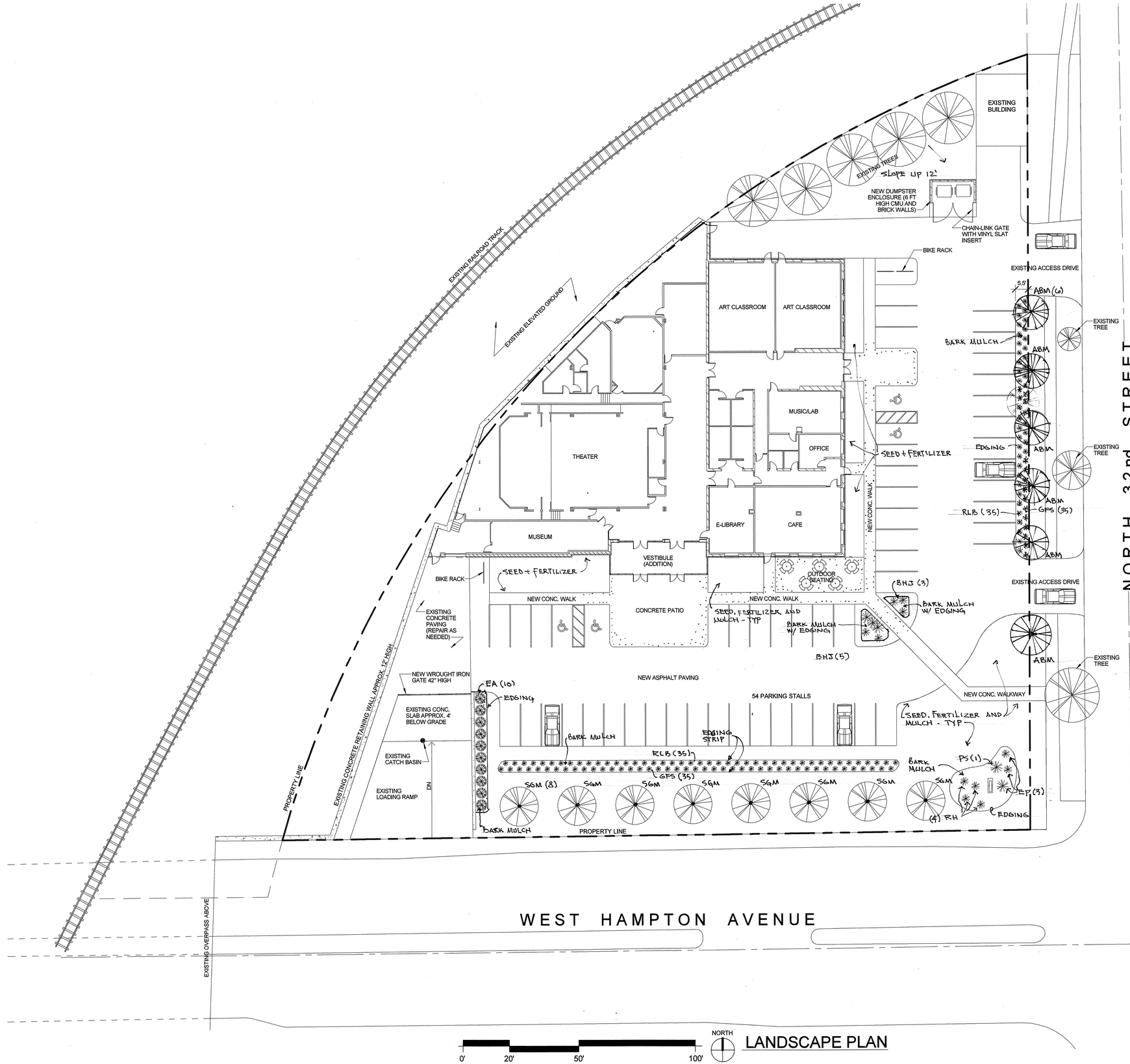

LANDSCAPE PLAN

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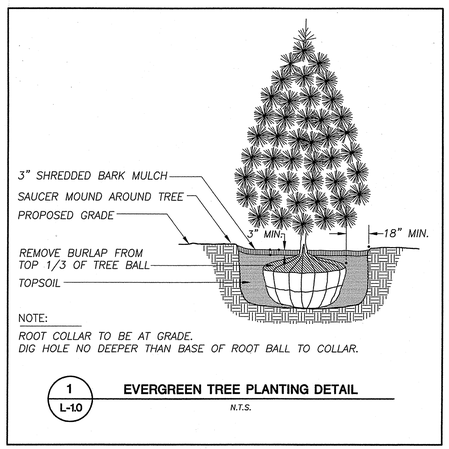
JOB NO. 2016.01
FILE NO.
DRAWN BY T.K.
DATE

SHEET NO. L-1

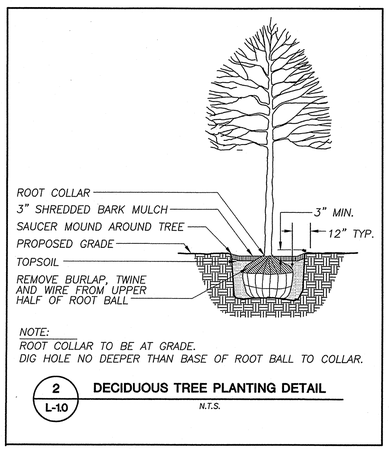
PLANT SCHEDULE

SYM	QTY	COMMON NAME	BOTONICAL NAME	SIZE	ROOT
TALL DECIDUOUS CANOPY TREES					
ABM	6	AUTUMN BLAZE MAPLE	ACER FREEMANII JEFFERSRED	2½" CAL	B+B
SGM	8	SIENNA GLEN MAPLE	ACER FREEMANII SIENNA	2½" CAL	B+B
MEDIUM EVERGREEN TREES					
EA	10	EMERALD ARBORVITAE	THUJA OCCIDENTALIS SMARAGD	3-4' HT	B+B
LOW DECIDUOUS TREES					
GFS	70	GOLDFLAME SPIREA	SPIRAEA JAPONICA GOLDFAME	15" MIN HT	#2 CONT.
RLB	70	REDLEAF BARBERRY	BERBERIS THUNBERGIL VAR. ATROPURPUREA	15" MIN HT	#2 CONT.
LOW EVERGREEN SHRUBS					
BHJ	8	BAR HARBOR JUNIPER	JUNIPERUS SALINA BUFFALO	15" MIN. HT	#3 CONT.
PERENNIALS					
RH	4	GODSTRUM BLACK EYED SUSAN	RUDBECKIA FULGIDA VAR SULLIVANTI	1 GAL	CG
PS	1	SHENANDOAH SWITCH GRASS	PANICUN VIGATUM SHENANDOAH	1 GAL	CG
EP	3	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL	CG



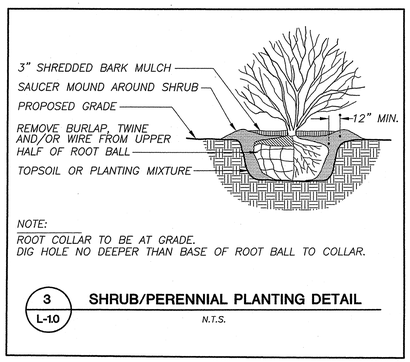
1 L-1.0 **EVERGREEN TREE PLANTING DETAIL**

N.T.S.



2 L-1.0 **DECIDUOUS TREE PLANTING DETAIL**

N.T.S.



3 L-1.0 **SHRUB/PERENNIAL PLANTING DETAIL**

N.T.S.

LANDSCAPE NOTES AND SPECIFICATIONS

1. *GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST TWO DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.*

2. *DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL PLANTS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF PLANTS ALL PLANTS CAN NOT BE PLANTED IN ONE DAY, STORE NOT PLANTED STOCK IN A SHADED AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.*

3. *GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A 2-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.*

4. *MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY.*

5. *MATERIALS – SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:*
   1. *SEEDED AREAS = 6"*
   2. *SHRUBS BEDS = 18"*
   3. *TREE RINGS AND PITS = SEE DETAILS*

   PLANTING SOIL TO BE A MINIMUM 6" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.

6. *MATERIALS – FERTILIZER AND MULCH: ALL PLANT BEDS, TREE RINGS, AND PLANTED PARKING ISLANDS SHALL RECEIVE 3" OF MUSHROOM COMPOST, TILLED INTO THE TOP 12" OF ALL PLANTING BEDS. ALL PLANTING BEDS, TREE RINGS, AND PLANTED PARKING ISLANDS SHALL RECEIVE 3" DEPTH, FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) OVER ENTIRE BED, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH MILWAUKEE COUNTY AND STATE OF WISCONSIN REQUIREMENTS.*

7. *MATERIALS – SEED: ALL DISTURBED AREAS SHALL BE SEEDED WITH EARTH CARPET'S "SPARTAN GRADE A" SEED MIX AT A MINIMUM RATE OF 5 LBS/1000 S.F. AND SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.*

8. *MATERIALS – EDGING: ALL EDGING SHALL BE BLACK DIAMOND POLYETHYLENE EDGING (OR EQUIVALENT) INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ALL TREES NOT WITHIN PLANT BEDS SHALL BE INSTALLED WITH A 6' DIAMETER TREE RING EDGING BORDER.*

9. *PLANTING OPERATIONS: PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 11 OF THE WISCONSIN DNR TREE PURCHASE AND PLANTING SPECIFICATIONS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL LANDSCAPE BEDS. WHEN INSTALLING PLANTS AROUND TREES, DO NOT INSTALL PLANTS ANY CLOSER THAN 2' FROM THE CENTER OF THE TREE. PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS.*

10. *PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE, SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.*

11. *CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.*

12. *MAINTENANCE FOR PLANTINGS AND LAWN SEED: THE CONTRACTOR SHALL MAINTAIN PLANTINGS AND LAWN FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY PERIOD. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHMENT OF HEALTHY VIGOROUS LAWN GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING, AND/OR SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH. LONG TERM MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.*

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