Malcolm X Redevelopment

2760 N. 1st St.
Milwaukee, WI 53212

KORB TREDO ARCHITECTS

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Project Team

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PIERCE ENGINEERS, INC.
Structural Engineer
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Milwaukee, WI 53202
p: 414.278.6061

DAAR ENGINEERING, INC.
Civil Engineer
518 West Cherry Street
Milwaukee. WI 53212
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IBC ENGINEERING SERVICES, INC.
Plumbing, Fire Protection, Mechanical, Electrical
N8W22195 Johnson Drive, Suite 180
Waukesha, WI 53186
p: 414.549.1190

Owner's Statement of Intent:
2760 JP/DK LLC (owner) is an organization intent on creating neighborhood developments that add value to the surrounding community. This project intends to upgrade the existing former Malcolm X MPS school and grounds. Our organization has retained the services of an architectural design firm experienced in educational facility design in the City of Milwaukee. All applicable building codes, planning guidelines and educational best practices will be implemented in the renovation of the existing facility. Students, families, staff and residents within the surrounding neighborhoods will all benefit from the renovation of the now vacant building and property. The building will be leased to MPS to be used as a 600 student middle school. It will also be open to the surrounding community for events and ongoing community ventures.

Respectfully Submitted,
James Phelps, President and Owner, 2760 JP/DK LLC
4415 W. Mitchell Street, Milwaukee WI 53214

Planned development Project Description:
The Malcolm X Academy Redevelopment Project will renovate and redevelop the former Milwaukee Public School (MPS) - Malcolm X Middle School. Major renovations include an update to all HVAC, electrical and plumbing equipment, interior renovations and, budget permitting, an exterior window replacement with perforated aluminum protection screens and an update to the entrances. A new certified survey map (CSM) will be created to bifurcate the site into two separate city lots. The Northern existing building will be part of this DPD submittlal and the southern-most portion of the site will be part of a future development inclucding housing and retail.

Uses:
The project will continue to function as an MPS IBS 6th through 8th grade middle school. The school will have a total enrollment of approximately 780 students and will have a staff of approximately 71 teachers, support, and administration. The project will also function as a community center for various local entities. Community functions include Community Recreation and Family Fitness Center (CRFFC) and special art programming. The CRFFC will provide community enrichment through innovative fitness, recreational, and Community Learning Center Programs. These programs will be held in the gymnasium typically after school and would be accessed either by foot traffic or through the parking lot located on the East side of the building. Community art and performance programs will add another layer of enrichment to the community through instruction and play and will use the Auditorium and auxiliary surrounding spaces. There are several community groups currently in negotiations with the owner and MPS to use the building and both the owner and MPS have narrowed these groups to the Running Rebels to run the CRFFC and KoThi, Hansberry Sands, African American Children's Theater, and the UWM Peck school of the Arts.

Design Standards:
The existing exterior envelope of the Malcolm X Academy Redevelopment Project shall remain consistant, however will have masonry repaired as necessary. Exterior changes may also include the following provided the budget will support the proposed work: new windows and entrance doors with clear anodized aluminum storefront, painted metal panel to match clear anodized aluminum, clear unobstructed glazing and spandrel glazing, and metal screens. The exterior canopies will be repainted as part of the exterior renovation.

Space Between Structures:
A 10'-0" separation will be created between the existing one story southern-most structure and the north existing structure. This separation will be created by demolishing 10'-0" of the southern property. The space between structures will hug the newly created property line as indicated on the CSM and both walls will be infilled with materials to match.

Setbacks:
All existing setbacks will be maintained throughout the entire property. A 5'-0" setback (from the property line) will be created between adjacent properties as described above.

Screening:
All utility and HVAC equipment for the project will remain in their existing locations - housed in the building or located on the roof.

Open Spaces:
The project will create a 24,304 SF grass play area with walking path to the west of the parking lot and to the east of the existing structure.

Circulation, Parking and Loading:
Currently the entire site is impervious and covered with asphalt. A large portion of the asphalt will be turned into a new grass play area as described above. In addition, a new parking lot will be created to the East of the building and will contain 71 parking stalls. School bus loading and unloading will take place along North 1st street across from the entry. Dumpster location / trash pick up will be located in its existing location - the corner of W. Hadley st. and N. 1st st. Bike parking will be added to the project near the west entry (N. 1st st.) and near the north entry (W. Hadley St.).

Landscaping:
Currently the existing site is devoid of significant landscaping. In order to allow for maximum parking for both the school and community events and for greenspace for the school play area trees and shribs have been concentrated at the street and around the play area. The grass play area and track will be pervious additions to this existing impervious site. A landscape buffer will also be added between the north and south properties. A rain garden is planned on the South portion of the site contingent on budgetary constraints and some MMSD funding. See landscape plan for further information.

Lighting:
Adequate security lighting shall be provided for the project at all major entrances, exits and parking lot. New aesthetic LED entrance lighting is currently planned for all major entrances and may also be added to the rest of the exterior walls if budget allows.

Utilities:
All utility lines used for the project will be existing. Any new HVAC or electrical units added to the project will be installed within the building or screened from view on the rooftop.

Signs:
All existing signs shall be replaced and retain their square footage. New project identification signs will be added at all main entries. The signs shall be composed of raised letters that are front lit and shall not exceed 32 square feet. See elevations for locations and typical size. An approximately 64 SF sign and possible artwork may be included on the South elevation of the auditorium for community outreach. The school and community groups may have temporary signage for advertising that would be on the building for no longer than 60 days and would need to go through DCD approval for size and type.

Gross land area:	North Property: 147,039 SF (76% of Total SF) (South Property - Future Development: 45,015 SF (23% of Total SF) Easement between properties shown on site plan.
Maximum amount of land covered by principal building at North Property:	68,464 SF (46.5% of Total SF)
Maximum amount of land devoted to parking, drives and parking structures:	26,485 SF (18% of Total SF)
Minimum amount of land devoted to landscaped open space:	24,304 SF (16.5% of Total SF)
Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	Existing Building (School) GSF: 68,464 SF Mechanical Floor: 2,340 SF Ground Floor: 34,076 SF First Floor: 58,350 SF Second Floor: 66,148 SF
Proposed number of buildings:	1 - Existing School
Maximum number of dwelling units per building:	N/A
Bedrooms per unit:	N/A
Parking spaces provided, whether surface or in structures:	71 Stalls
Ratio per unit:	N/A

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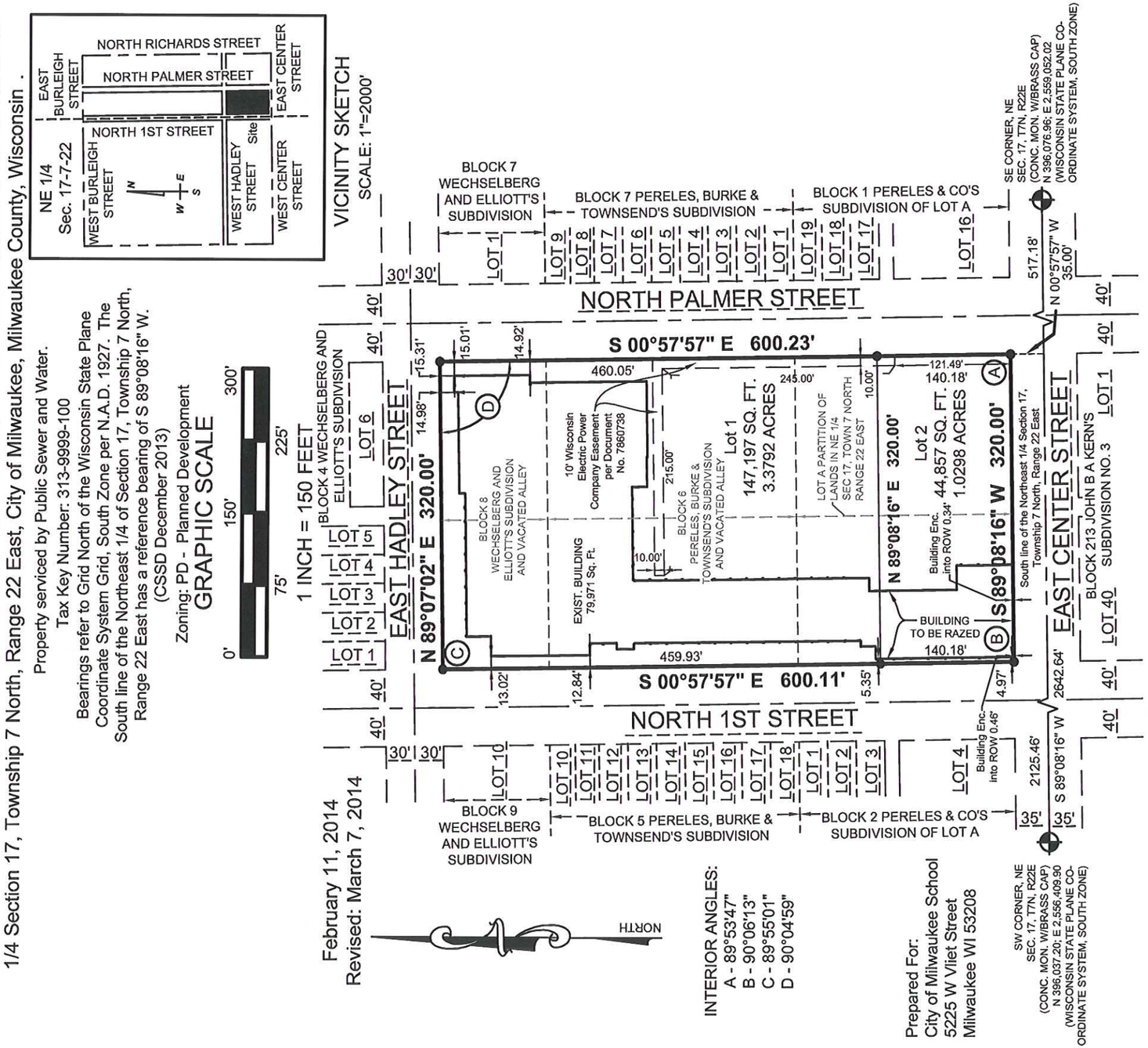
CERTIFIED SURVEY MAP NO. _____

Being Lot A in the PARTITION OF LOTS IN THE NORTHEAST 1/4 SECTION 17, TOWNSHIP 7 NORTH, RANGE 22 EAST, all of Block 6 of PERELES, BURKE & TOWNSEND'S SUBDIVISION, all of Block 8 of WECHSELBERG & ELLIOTT'S SUBDIVISION and also all the Vacated Alleys adjacent, located in the Southeast 1/4 of the Northeast 1/4 Section 17, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin .

Property serviced by Public Sewer and Water.
Tax Key Number: 313-9999-100
Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 1927. The South line of the Northeast 1/4 of Section 17, Township 7 North, Range 22 East has a reference bearing of S 89°08'16" W.
(CSSD December 2013)
Zoning: PD - Planned Development

GRAPHIC SCALE
0' 75' 150' 225' 300'
1 INCH = 150 FEET

February 11, 2014
Revised: March 7, 2014



INTERIOR ANGLES:
A - 89°53'47"
B - 90°06'13"
C - 89°55'01"
D - 90°04'59"

Prepared For:
City of Milwaukee School
5225 W Vliet Street
Milwaukee WI 53208

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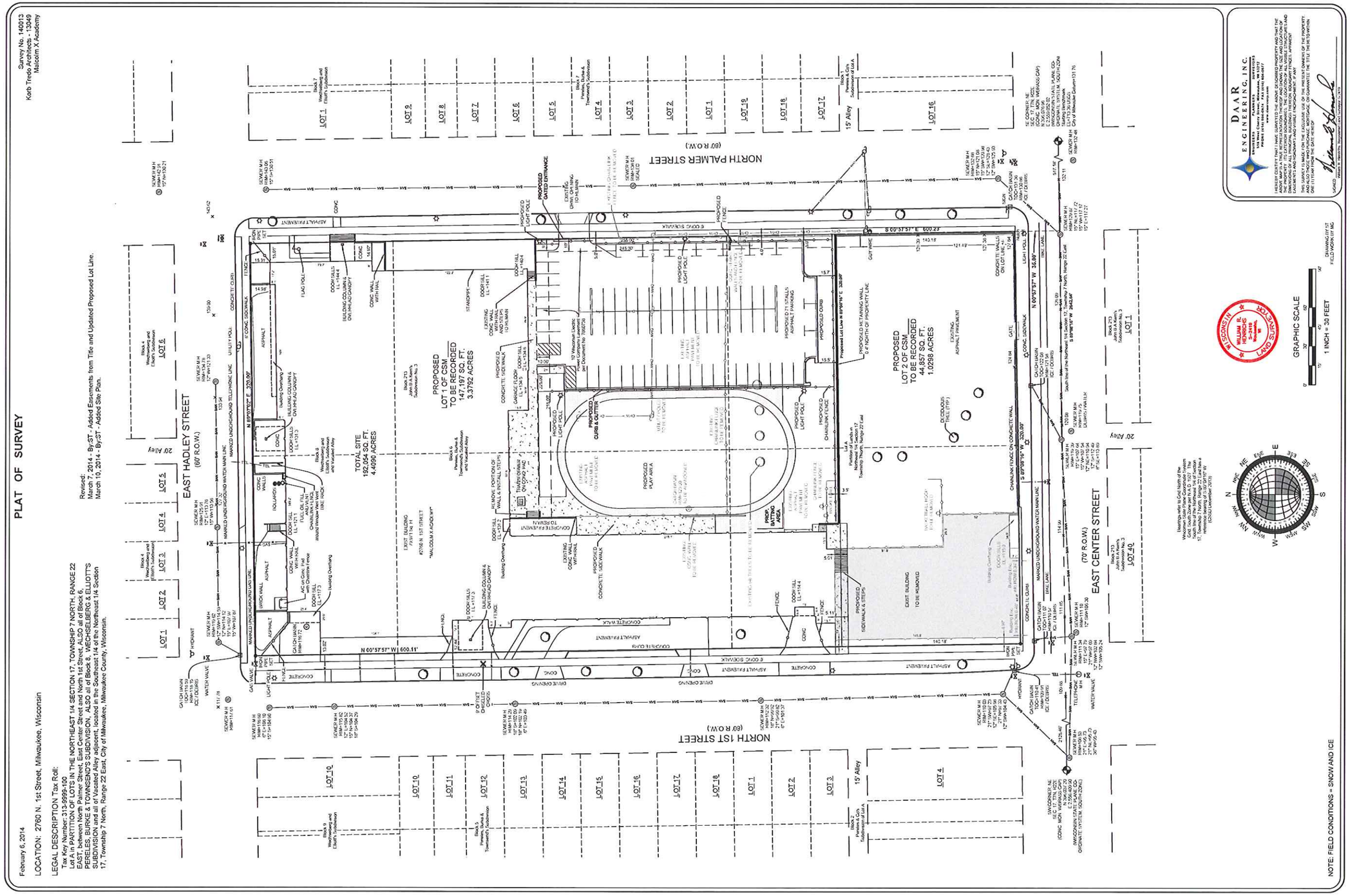
Notes:
○—Denotes 1" iron pipe found
●—Denotes 1" x 24" iron pipe set, 1.68 lbs. per lin. ft.

This instrument drafted by
William R. Henrichs, RLS S-2419

Job Number: 140013
FEBRUARY 6, 2014
Sheet 1 of 4 Sheets



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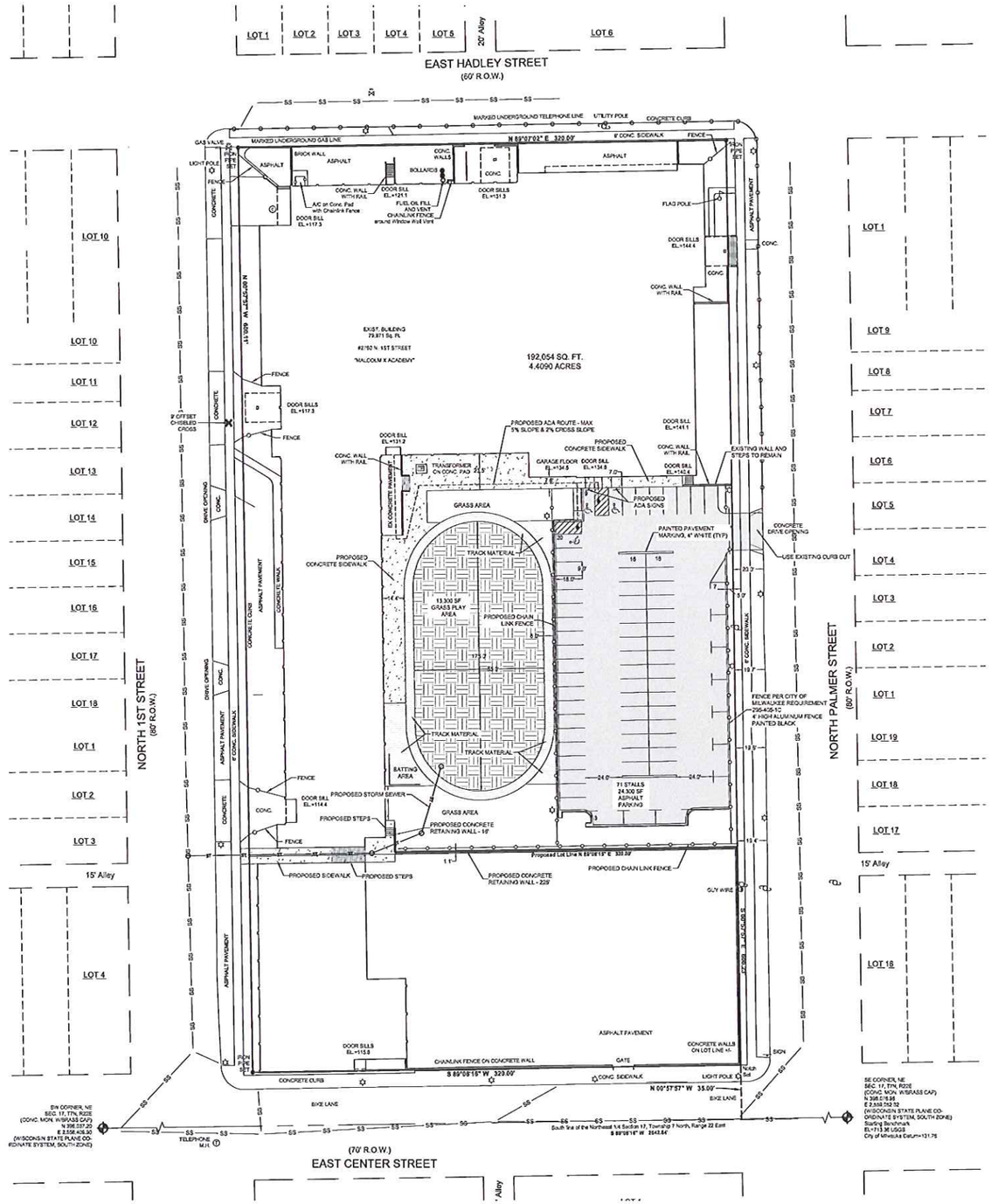

NOTES:
1. PIPE RUN LENGTHS AS SHOWN ON THIS PLAN ARE MEASURED NODE-TO-NODE (I.E. CENTER-TO-CENTER OF MANHOLES).
2. THE LOCATION AND SIZE OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN. CONTACT DIGGERS HOTLINE.
3. ALL SITE GRADING ACTIVITY AND EROSION CONTROL MEASURES SHALL COMPLY WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (1005-1070). ALL EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS AND SHALL BE MAINTAINED DURING CONSTRUCTION.

DISCLAIMER:
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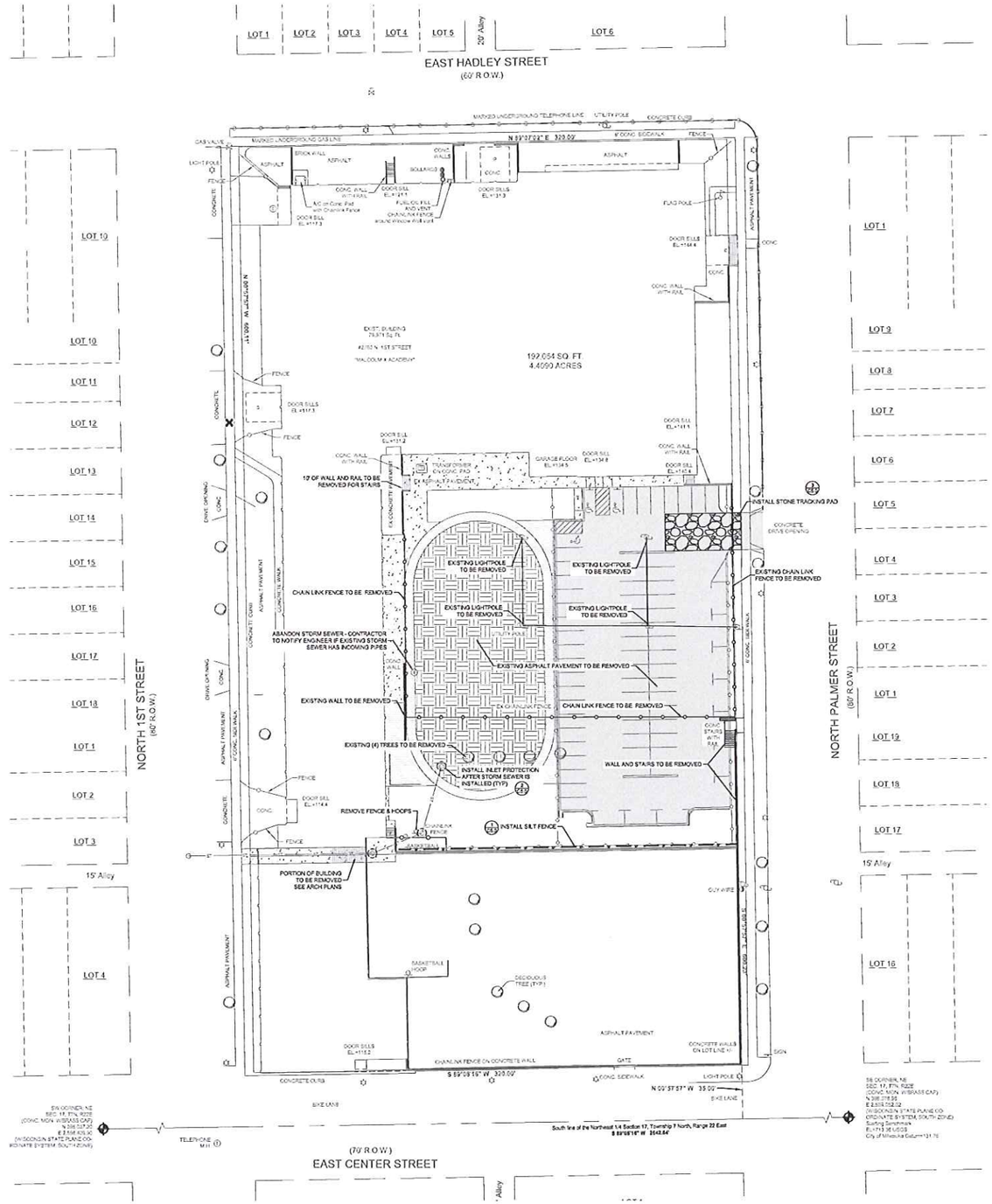
Civil: Demo and Erosion Control Plan



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EROSION NOTES:
1. INLET GRATE SCREENS SHALL BE INSTALLED PRIOR TO ANY WORK BEING PERFORMED.
2. INSPECT AFTER EVERY RAINFALL OF 3.5" OR MORE AND WEEKLY. REPAIR OR REPLACE IMMEDIATELY IF NEEDED. THE CONTRACTOR SHALL KEEP COMPLETED INSPECTION FORMS ON SITE.
3. THE EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL MONITOR THE SITE AND ADD CONTROLS IF NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. TRACKING OF MUD OR DEBRIS FROM THE SITE IS NOT ALLOWED. IMMEDIATELY POWERSWEEP TO REMOVE IF THIS OCCURS.
5. DISPOSE OF ALL REMOVALS, WASTE, AND EXTRA MATERIALS OFF SITE PROMPTLY. DO NOT STOCKPILE OR KEEP ON SITE.

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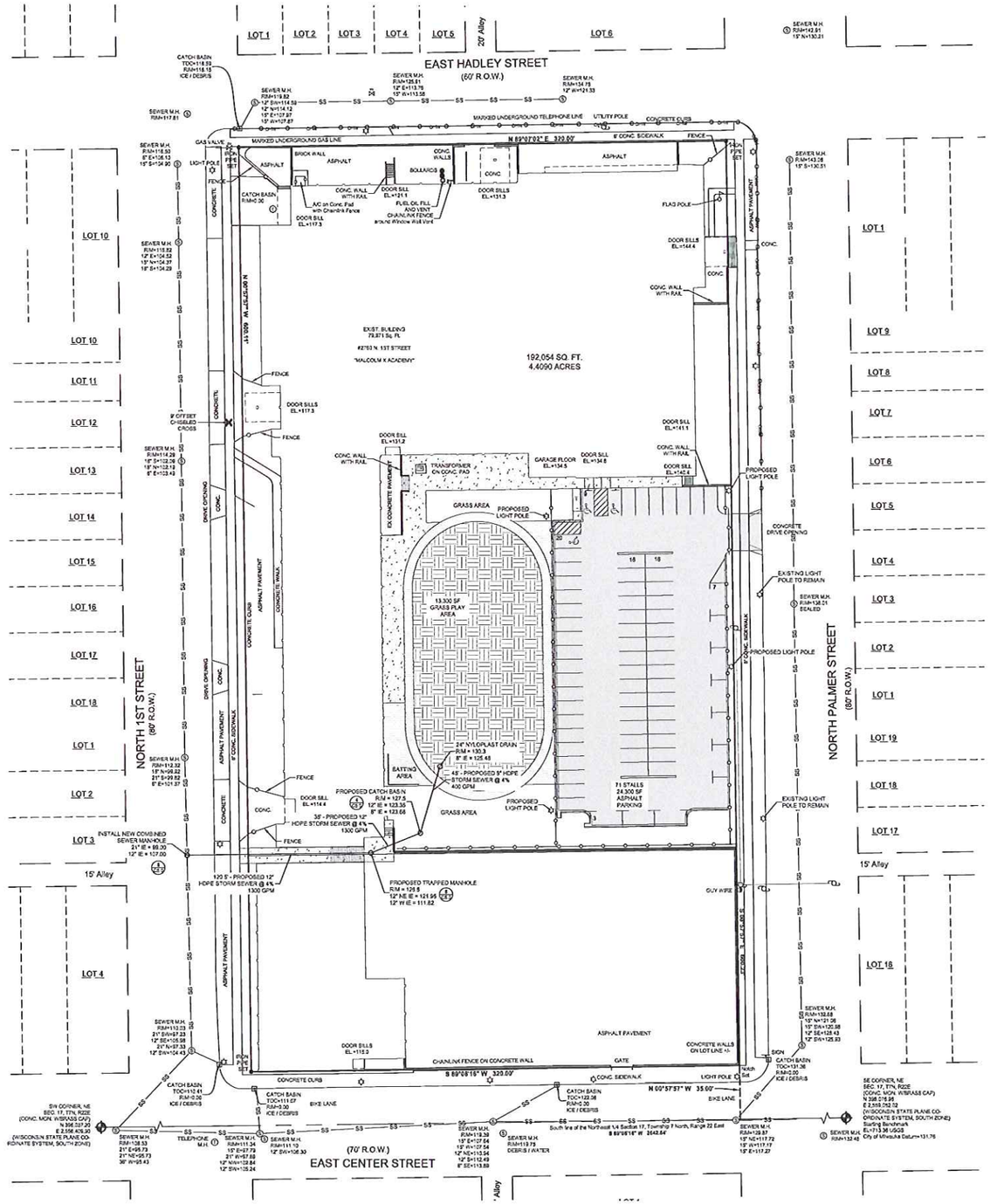
Civil: Storm Sewer Plan



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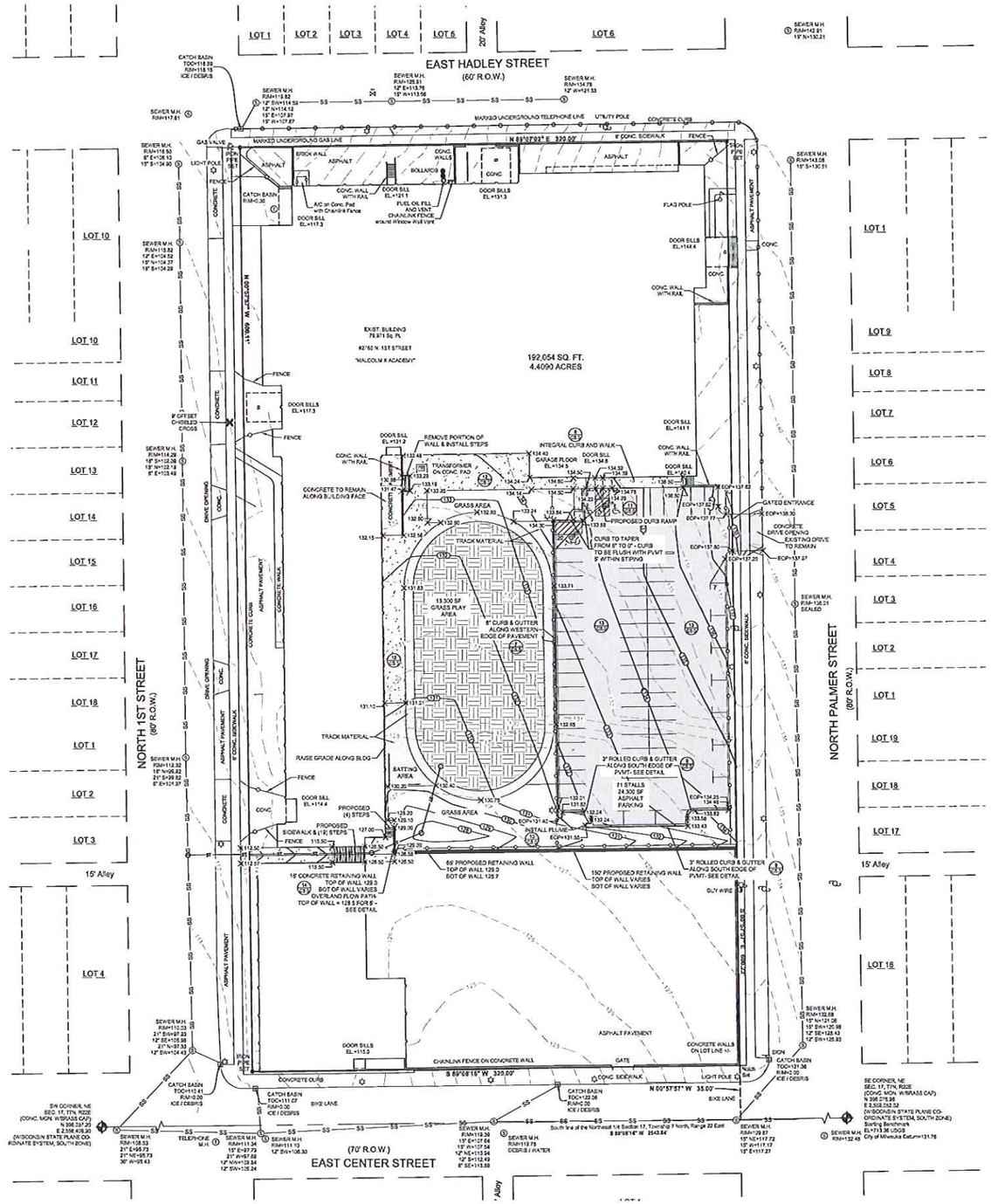
Civil: Paving Plan



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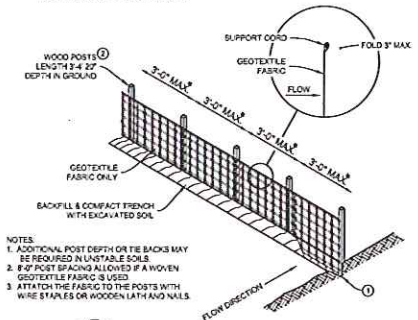
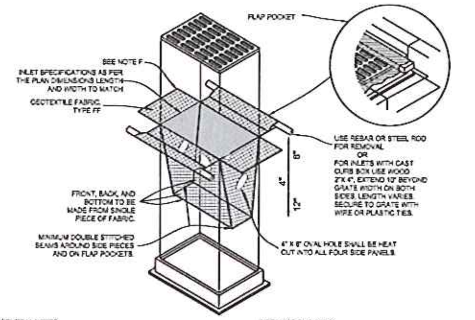
GENERAL NOTES:
(1) TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
(2) WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
(3) CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD – OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK METHOD – HOOK THE END OF EACH SILT FENCE LENGTH.



NOTES:
1. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.
2. 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.
3. ATTATCH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

1/C5.0 SILT FENCE DETAIL

PER WISCONSIN DNR TECHNICAL STANDARD #1056

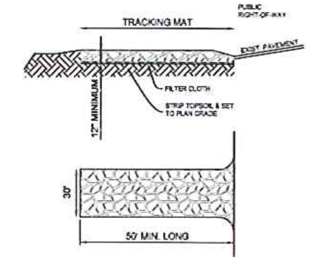


GENERAL NOTES:
A. INLET PROTECTION SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
B. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
C. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN 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.
1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4".

INSTALLATION NOTES:
TYPE D:
1. 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.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
3. 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.

2/C5.0 INLET PROTECTION DETAIL - TYPE D

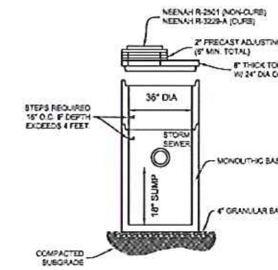
PER WISCONSIN DNR TECHNICAL STANDARD #1060



NOTES:
1. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, & WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE AT A MINIMUM 50 FEET LONG.
5. FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. THE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
A. GRAB STRENGTH: 220 LBS. (ASTM D-1682)
B. MULLEN BURST: 430 PSI MIN. (ASTM D-3786)
C. EQUIVALENT OPENING SIZE: 40-80 (US STD. SIEVE)
D. ELONGATION AT FAILURE: 50% (ASTM D-1682)
E. PUNCTURE STRENGTH: 125 LBS. (ASTM D-751)
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND/OR REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
7. TIRE WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.
8. THE WASHING STATION SHALL BE LOCATED ON SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
9. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.
10. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC RIGHT OF WAY SHALL BE REMOVED IMMEDIATELY.
11. ACCESS PERMIT TO PUBLIC ROADS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

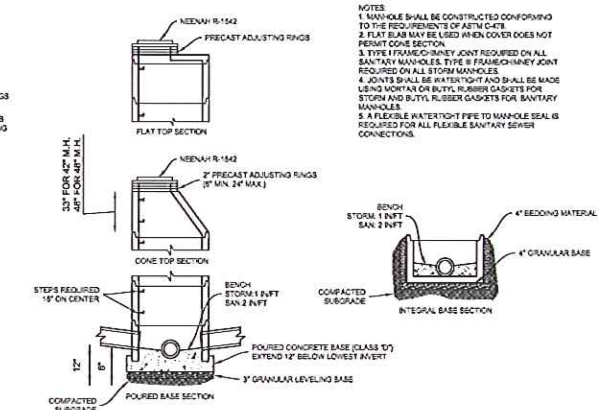
3/C5.0 STONE TRACKING MAT DETAIL

FRAMES AND GRATES FOR PORT WASHINGTON ROAD TO BE NEENAH R3501-R OR EQUIVALENT. SEE CITY OF MEQUON LAND DEVELOPMENT STANDARD SPECIFICATION 8.4.4.



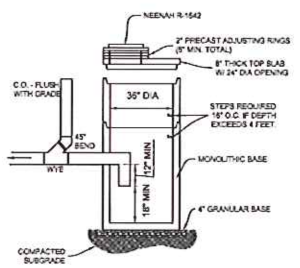
NOTES:
1. CATCH BASIN SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING BUTYL RUBBER GASKETS.

4/C5.0 PRECAST ROUND CATCH BASIN DETAIL
NOT TO SCALE



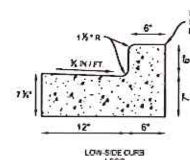
NOTES:
1. MANHOLE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. FLAT SLAB MAY BE USED WHEN COVER DOES NOT PERMIT CONE SECTION.
3. TYPE I FRAME/CHIMNEY JOINT REQUIRED ON ALL SANITARY MANHOLES. TYPE III FRAME/CHIMNEY JOINT REQUIRED ON ALL STORM MANHOLES.
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR OR BUTYL RUBBER GASKETS FOR STORM AND BUTYL RUBBER GASKETS FOR SANITARY MANHOLES.
5. A FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS.

5/C5.0 PRECAST MANHOLE DETAIL
NOT TO SCALE



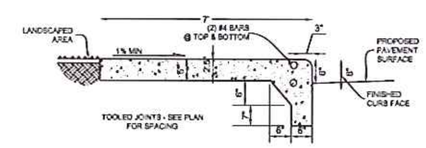
NOTES:
1. MANHOLE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING BUTYL RUBBER GASKETS.
3. INSTALL PER COMM 82.34(12), 82.35 (5)(A)2, AND MILWAUKEE CODE OF ORDINANCES, 225-45

6/C5.0 PRECAST ROUND TRAPPED MANHOLE DETAIL
NOT TO SCALE

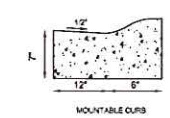


NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN. ½" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1. AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2. AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3. AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.
4. LOWSIDE TO BE USED WHERE PAVEMENT IS SLOPED TOWARDS CURB. HIGH SIDE TO BE USED WHERE PAVEMENT SLOPES AWAY FROM CURB.

7/C5.0 18" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE

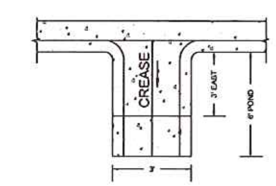


8/C5.0 CONCRETE WALK W/ INTEGRAL CURB DETAIL
NOT TO SCALE

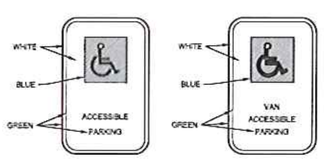


NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS.
1. AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2. AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3. AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.
4. LOWSIDE TO BE USED WHERE PAVEMENT IS SLOPED TOWARDS CURB. HIGH SIDE TO BE USED WHERE PAVEMENT SLOPES AWAY FROM CURB.

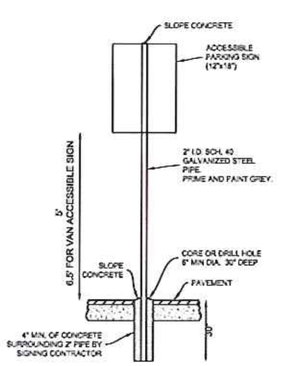
9/C5.0 ROLLED CURB
NOT TO SCALE

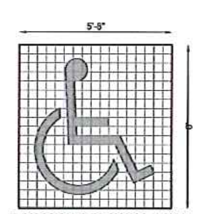


10/C5.0 CONCRETE FLUME PLAN VIEW



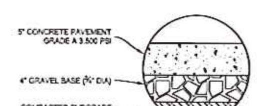
ACCESSIBLE PARKING SIGNS



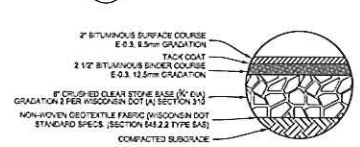


PAINTED SYMBOL

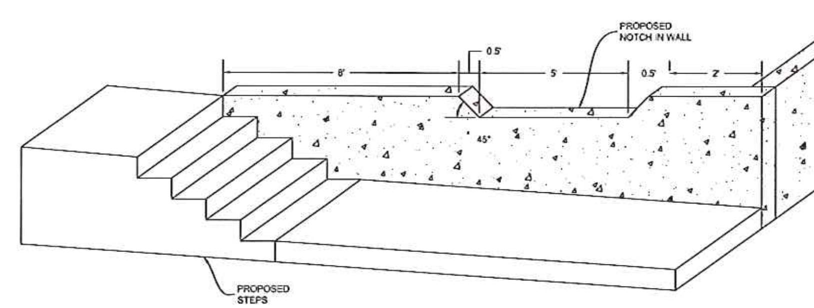
11/C5.0 ACCESSIBLE PARKING SIGN AND POST INSTALLATION



12/C5.0 CONCRETE SIDEWALK SECTION



13/C5.0 STANDARD DUTY PAVEMENT SECTION



14/C5.0 NOTCH IN WALL DETAIL
NOT TO SCALE

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
4. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS. STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE. MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
5. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
6. TRACER WIRE (NO. 8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
7. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE ¾ INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. TYPE E-0.3 IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH JOINTS HAVING A MAXIMUM SPACING OF 10'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 362-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATION SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING. THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) OF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT. SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ± 3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY RECOMMENDED/APPROVED BY THE SOILS ENGINEER MONITORING THE PLACEMENT AND COMPACTION. THE FILL SHALL BE PLACED IN LAYERS WITH A MAXIMUM LOOSE THICKNESS OF 8 INCHES FOR FOUNDATIONS AND 10 INCHES FOR FLOOR SLABS AND PAVEMENTS, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING, OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1 FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

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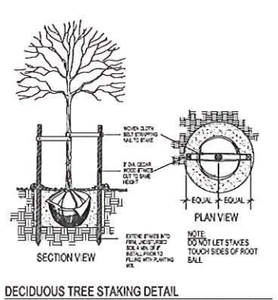
Civil: Landscape Plan

PLANT MATERIAL SCHEDULE						
**Landscape contractor responsible for verifying plant quantities				INSTALLATION	MAINTAINED	
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	ROOT
SHADE TREES						
3	AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	3" cal	40'	B&B
2	AR	Acer rubrum 'Autumn Flame'	Autumn Flame Maple	4" cal	35'	B&B
1	LL	Tilia cordata	Littleleaf Linden	3" cal	40'	B&B
4	UR	Ulmus hybrid elms 'Regal'	Regal Elm	3" cal	50'	B&B
DECIDUOUS SHRUBS						
3	EUA	Euonymus alata 'compactus'	Dwarf Burning Bush	24" - 30"	5	B&B
7	RHA	Rhus aromatica 'Gro Low'	Gro Low Fragrant Sumac	18" - 24"	3	POT
19	VIC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	24" - 30"	2' - 3	POT
EVERGREEN SHRUBS						
7	JUK	Juniperus chinensis 'Kaizuka Compact'	Pfitzer Juniper	2 gal	2' - 3	POT
PERENNIALS						
30	GSS	Schizachyrium scoparium	Little Bluestem	4.5"	-	POT

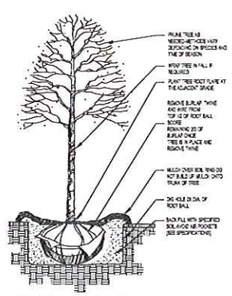
GENERAL NOTES:

1. ALL FINISHED GRADES TO BE 1 INCH BELOW TOP OF CURBS OR PAVEMENT.
2. BACKFILL AND GRADE ALL PLANTING AREAS WITH MINIMUM 4 INCHES BLENDED TOPSOIL.
3. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES NOT IN A PLANTING BED SHALL BE MULCHED WITH A MINIMUM 1 FOOT RADIUS FOR EACH 1 INCH CALIPER. USE SHREDDED HARDWOOD MULCH AT 2 INCHES DEPTH.
5. PROVIDE MINIMUM 2 YEAR WARRANTY ON ALL PLANT MATERIAL.
6. USE SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS AT MINIMUM 2 INCHES DEPTH.
7. ALL PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE PLASTIC EDGING.
8. LAWN: GRASS SEED MIX SHALL BE PLACED USING HYDRO-SEEDING OR OTHER APPROVED METHODS. GRASS SEED MIX SHALL BE NO MORE THAN 50% KENTUCKY BLUEGRASS WITH THE REMAINING 50% TO BE AN EQUAL PARTS COMBINATION OF PERENNIAL RYE, FINE FESCUE AND TALL FESCUE. ESTABLISH MINIMUM OF 4 INCH BLENDED TOPSOIL PRIOR TO PLACING SEED MIX.



DECIDUOUS TREE STAKING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

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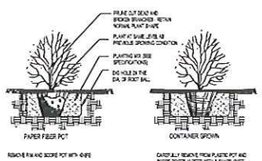
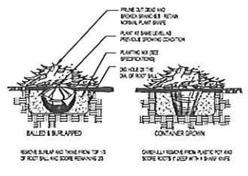


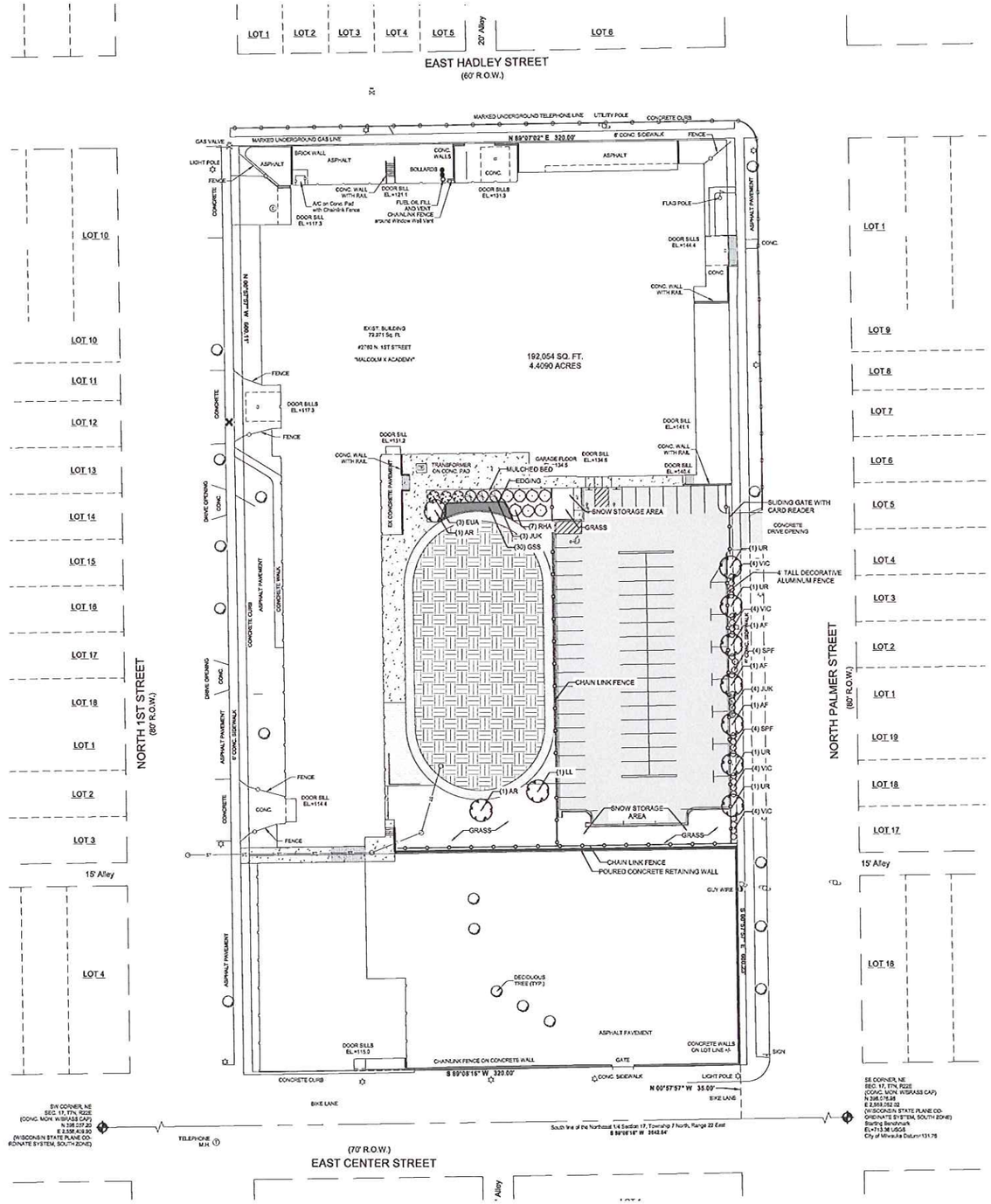
POTTED SHRUB PLANTING DETAIL

NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



NOTES:

1. PIPE RUN LENGTHS AS SHOWN ON THIS PLAN ARE MEASURED NODE TO NODE (I.E. CENTER-TO-CENTER OF MANHOLES).
2. THE LOCATION AND SIZE OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN. CONTACT DIGGERS HOTLINE.
3. ALL SITE GRADING ACTIVITY AND EROSION CONTROL MEASURES SHALL COMPLY WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (1000-1020). ALL EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS AND SHALL BE MAINTAINED DURING CONSTRUCTION.

DISCLAIMER:
DAAR ENGINEERING, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF DAAR ENGINEERING, INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.

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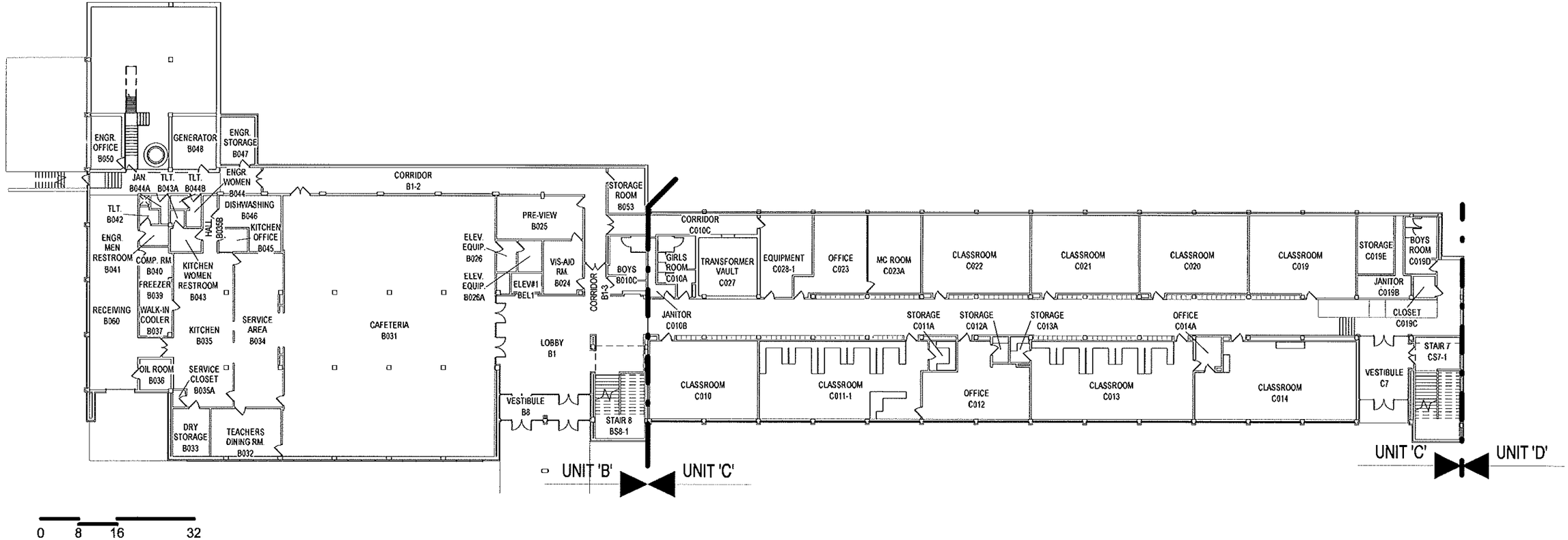

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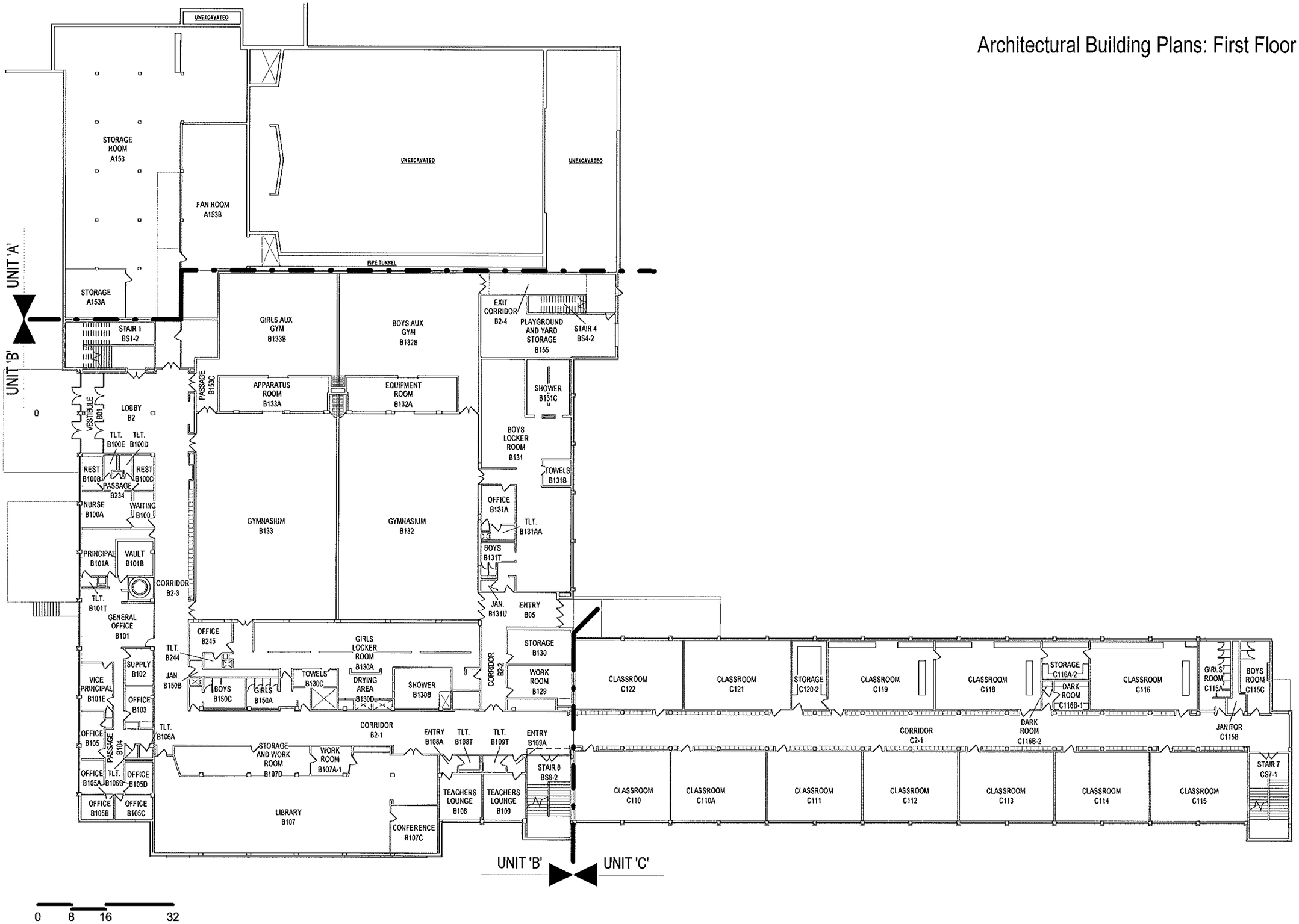
Architectural Building Plans: First Floor Plan



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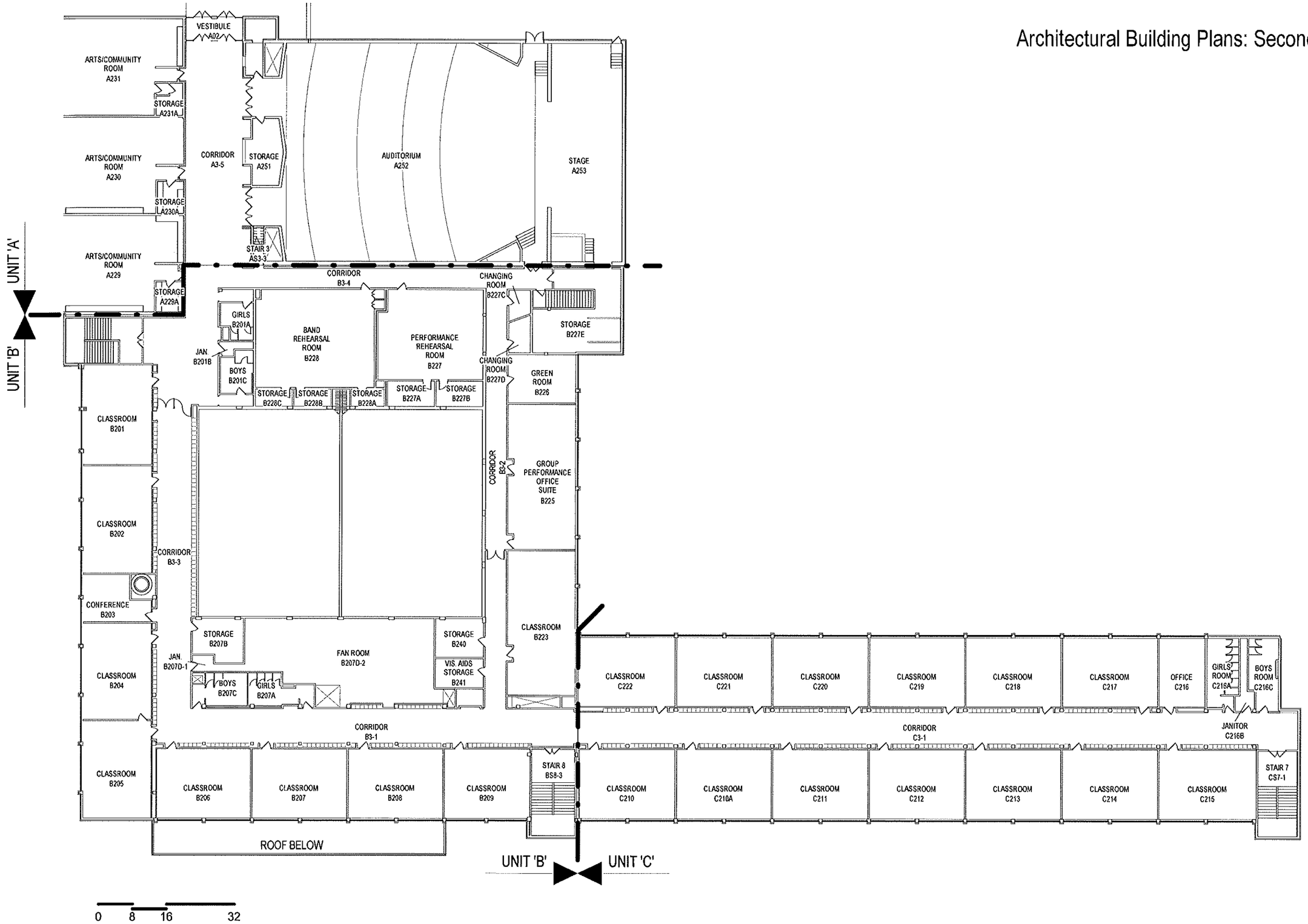
Architectural Building Plans: Second Floor Plan



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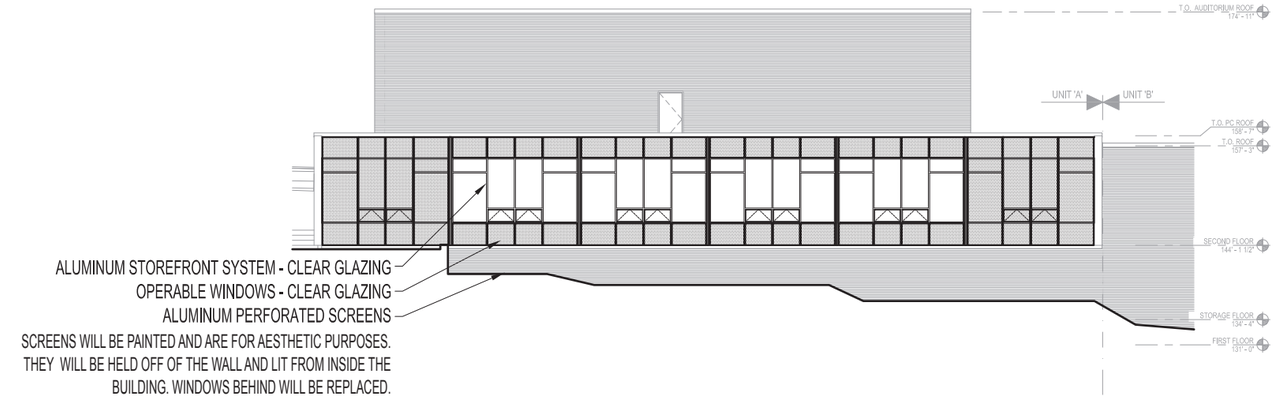
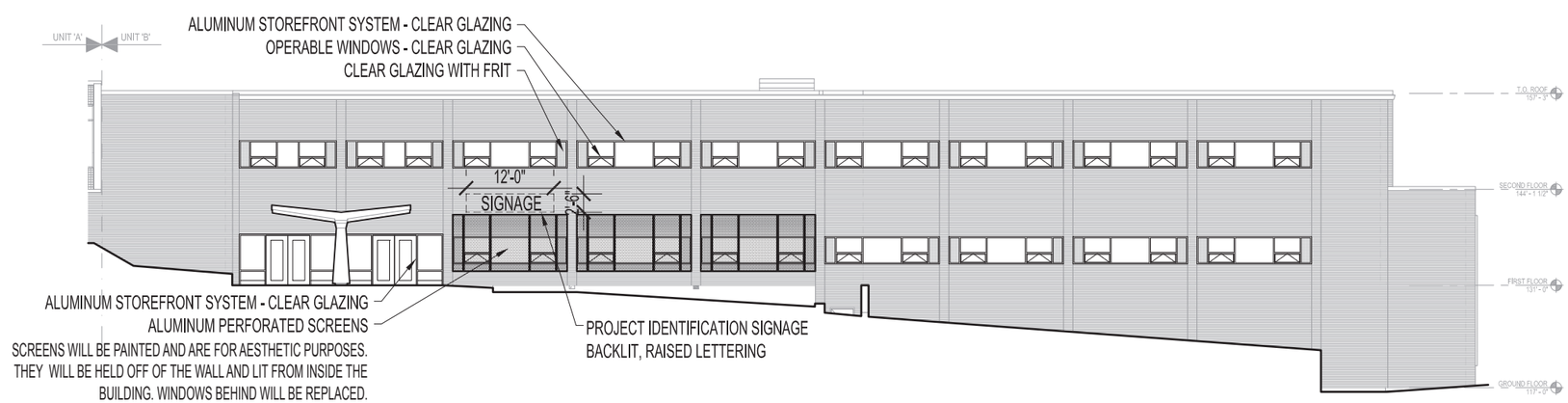
Architectural Building Elevations: North Elevations





Scale: 1" = 20'-0"

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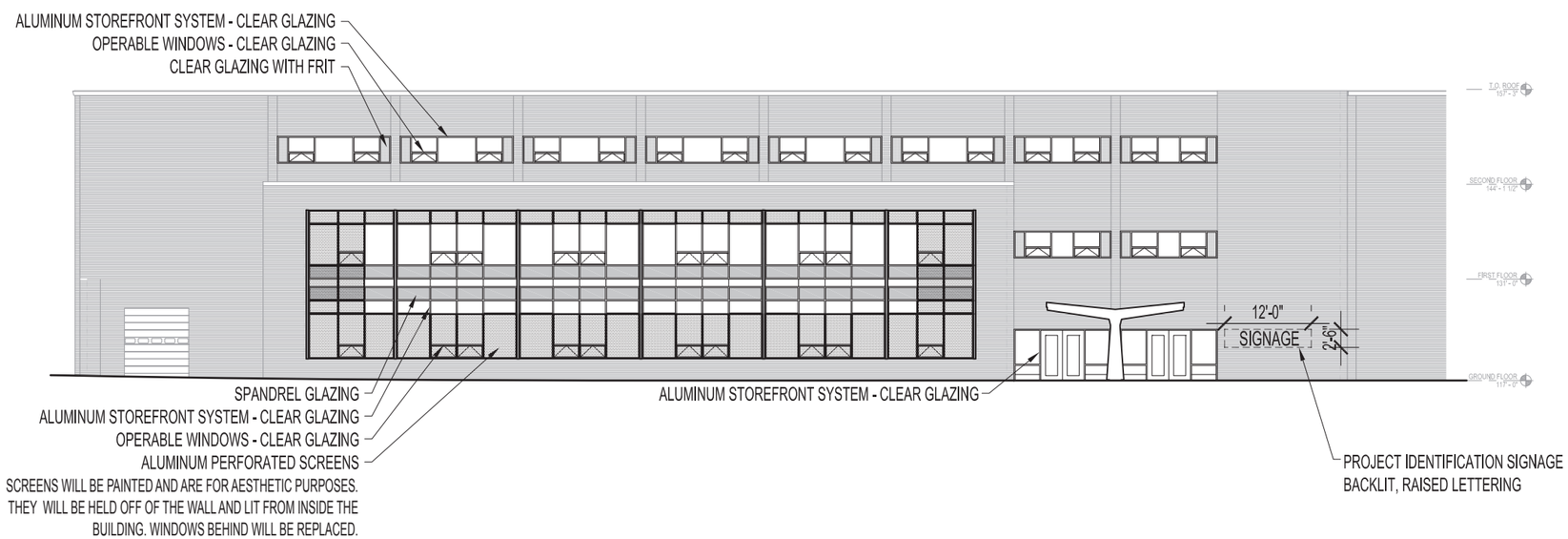
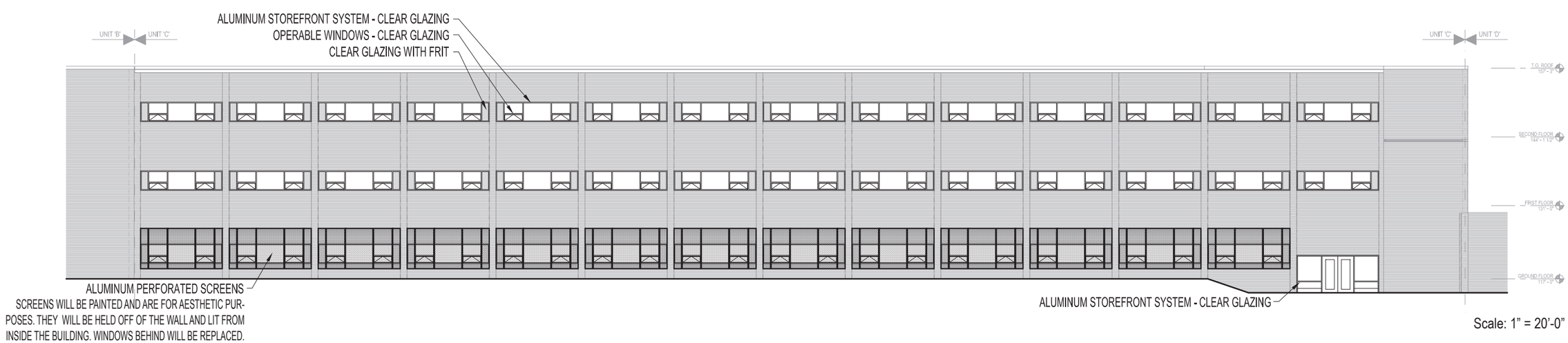
Architectural Building Elevations: West Elevations





Scale: 1" = 20'-0"

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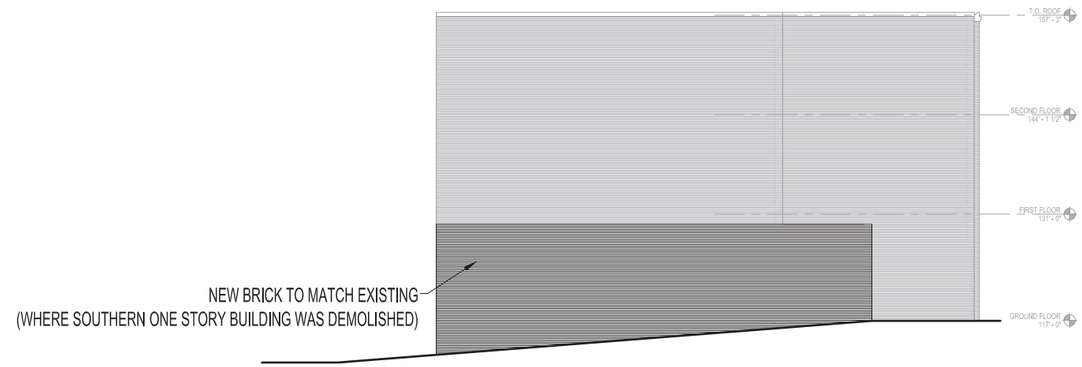
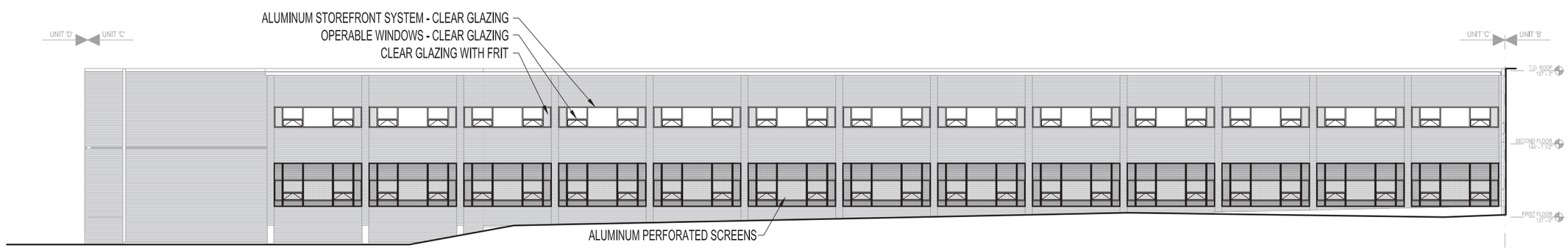
Architectural Building Elevations: South and East Elevations





SCREENS WILL BE PAINTED AND ARE FOR AESTHETIC PURPOSES. THEY WILL BE HELD OFF OF THE WALL AND LIT FROM INSIDE THE BUILDING. WINDOWS BEHIND WILL BE REPLACED.

Scale: 1" = 20'-0"

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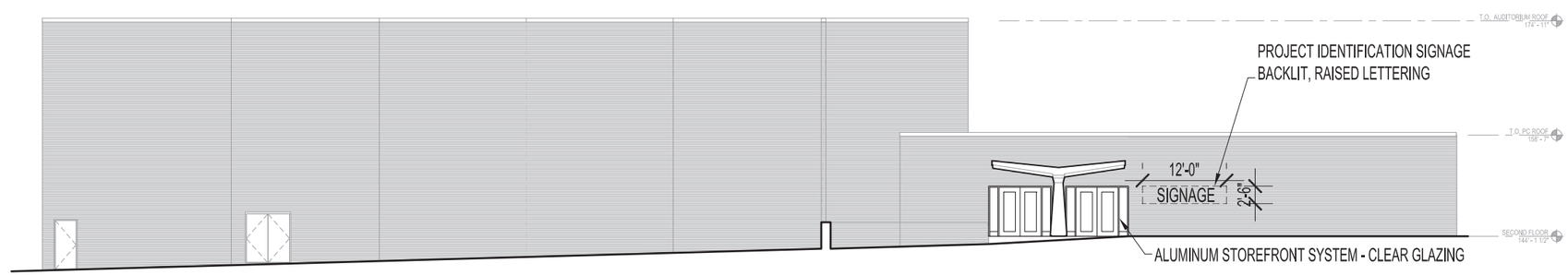
Architectural Building Elevations: South and East Elevations



Scale: 1" = 20'-0"

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