



Park 7 Lofts - Bucks Block 7

MILWAUKEE, WISCONSIN | MAY 31, 2017

ROYAL CAPITAL
Group LLC

Engberg
Anderson
ARCHITECTS

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PARK 7 LOFTS

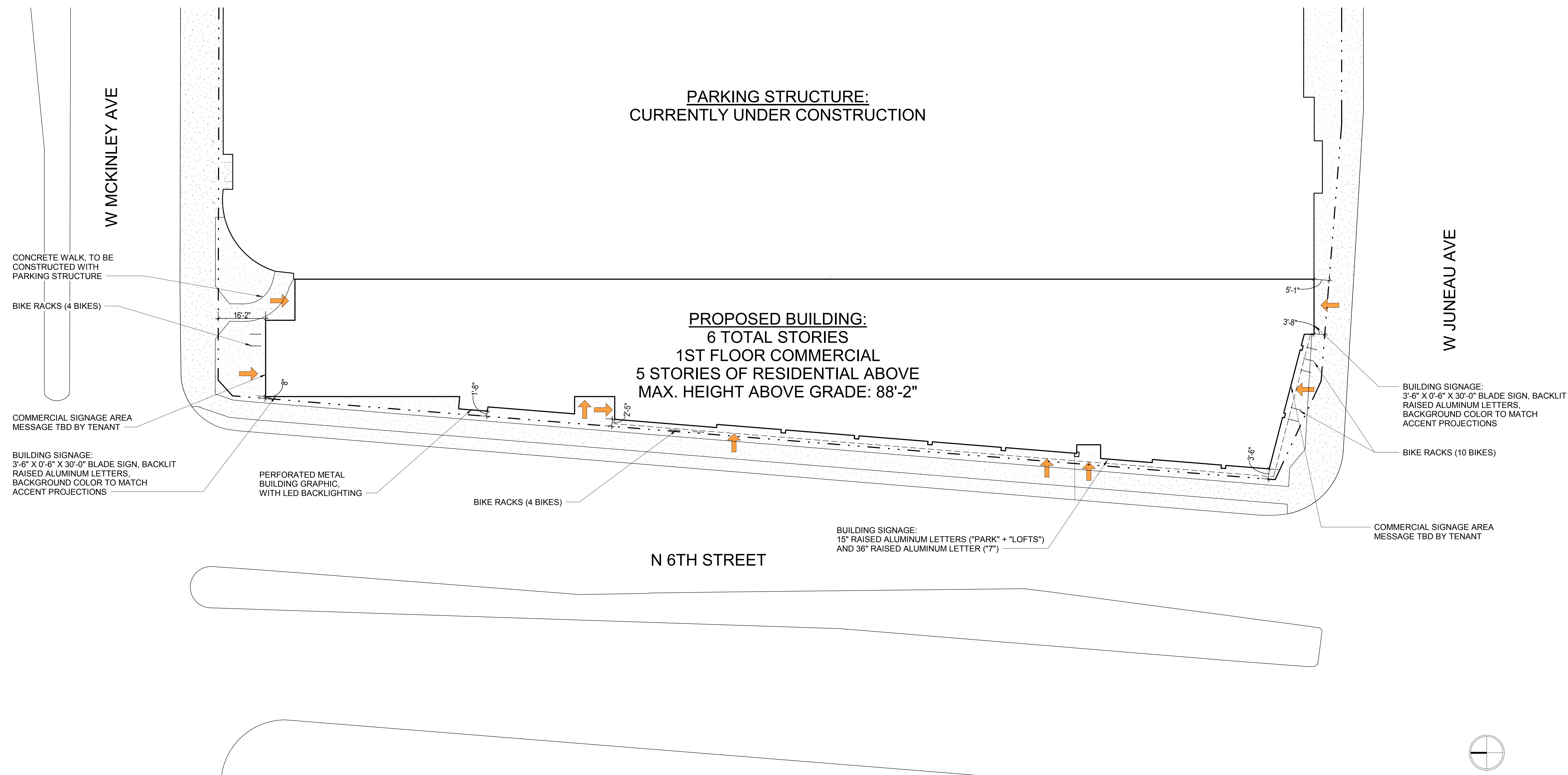
BUCKS BLOCK 7
North 6th Street
Milwaukee, WI 53203

Royal Capital Group, LLC.
710 N Plankinton Ave, Suite 300
Milwaukee, WI 53203

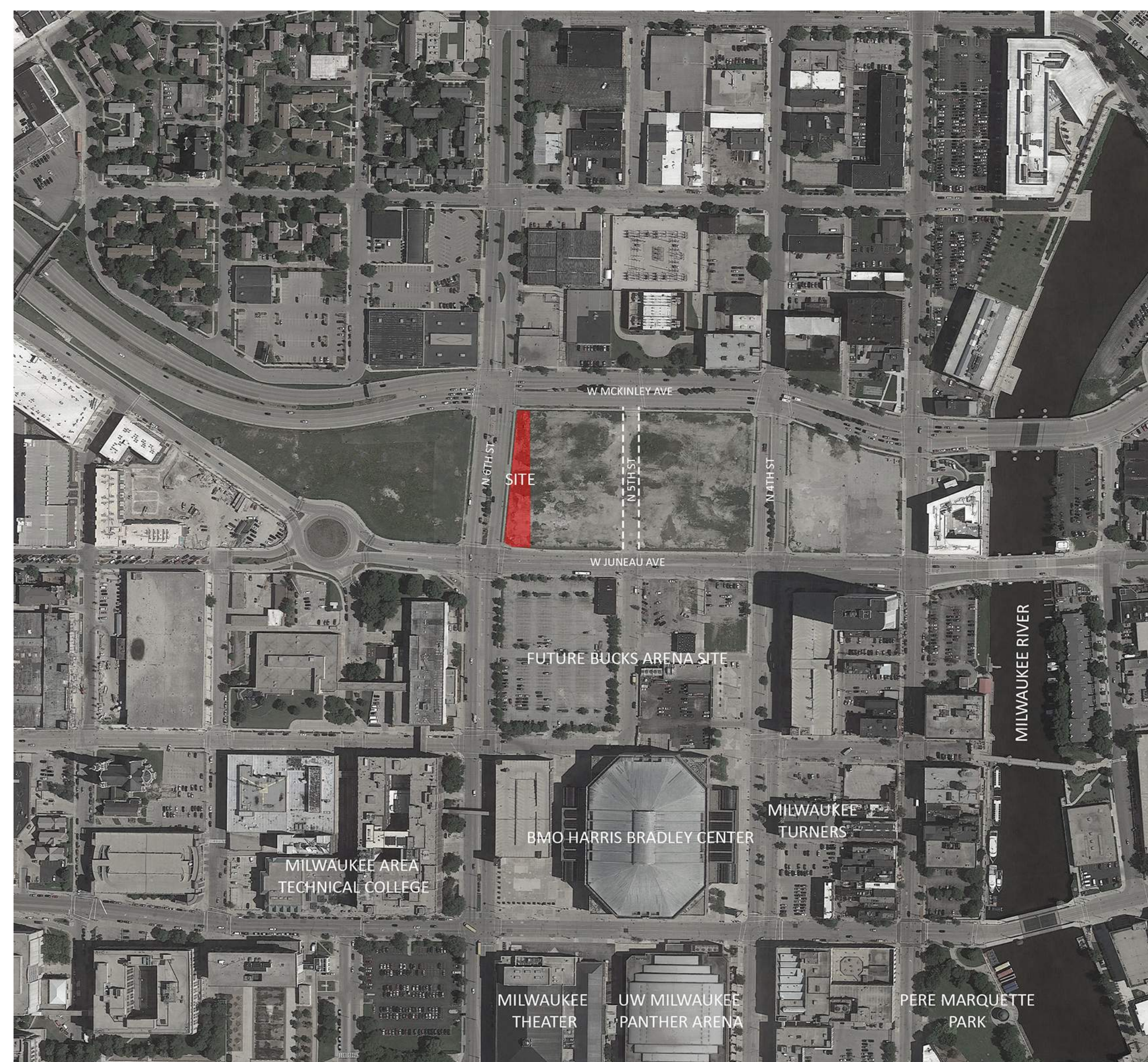
PROJECT NUMBER 162642.00

ISSUED FOR:
DPD REVIEW 05/19/17

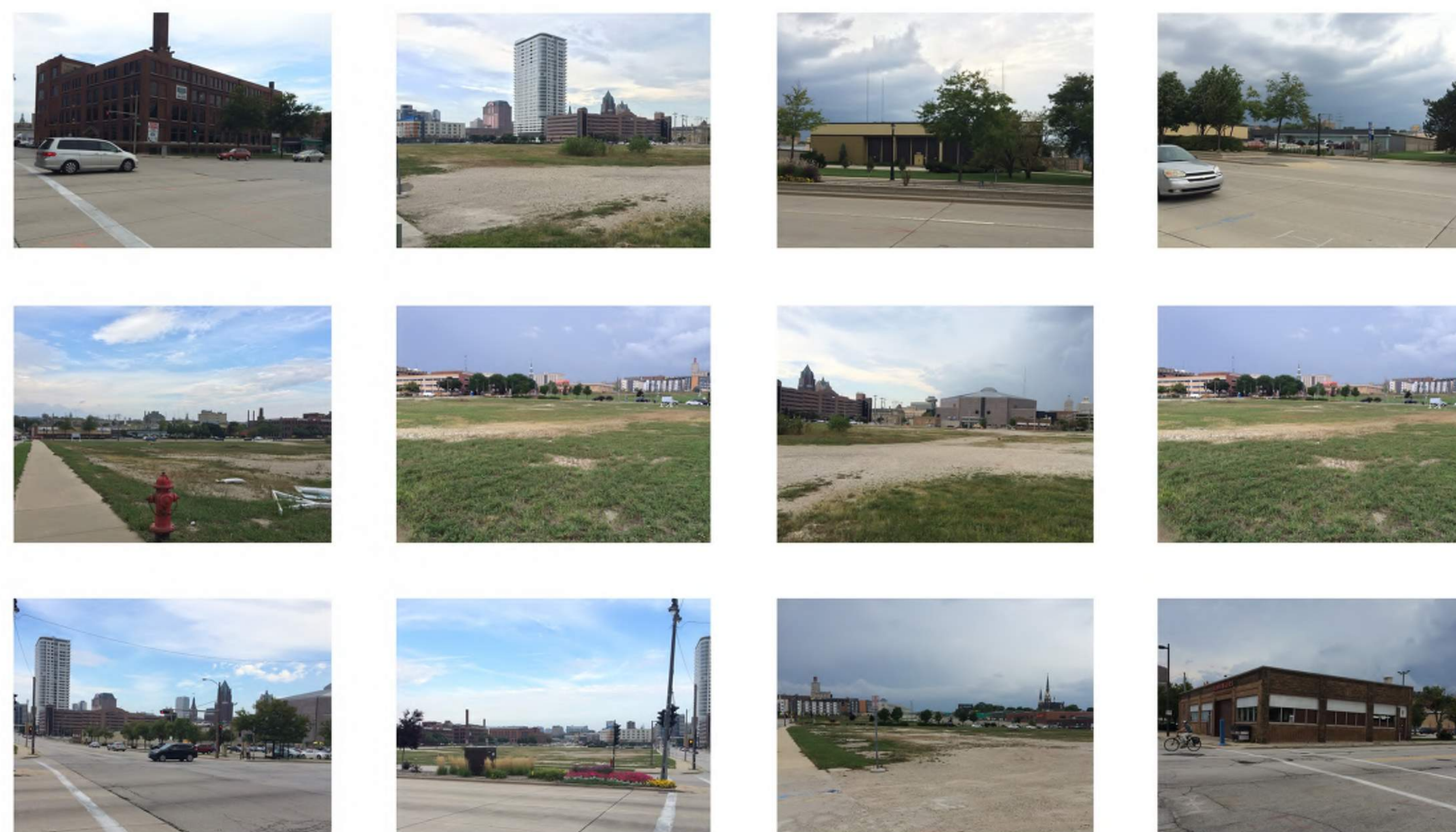
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1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"



VICINITY MAP



SITE PHOTOS

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FOR CONSTRUCTION**

DRAWN BY Author
CHECKED BY Checker

**SITE PLAN, VICINITY
MAP + SITE PHOTOS**

A001

PARK 7 LOFTS

BUCKS BLOCK 7
North 6th Street
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**GENERAL NOTES
AND LEGEND**

C001

GENERAL

1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.

2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.

3. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.

4. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.

5. A PRE CONFERENCE WILL BE HELD PRIOR TO CONSTRUCTION START UP.

6. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS AND ERECTING A CONSTRUCTION FENCE AROUND THE PERIMETER OF THE SITE OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MOST RECENT VERSION WITH WISDOT SUPPLEMENT. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.

7. ALL DIMENSIONS ARE TO THE EDGE OF FACE OF CURB, PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT LINE UNLESS OTHERWISE NOTED.

8. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - 2016 EDITION, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.

9. WHERE SPECIFIC PORTIONS OF THESE PLANS & SPECIFICATIONS ARE IN CONFLICT WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2016 EDITION, THESE PLANS & SPECIFICATIONS SHALL GOVERN.

10. CONSTRUCTION WORK AND STORAGE OF EQUIPMENT OR MATERIALS WILL NOT BE ALLOWED IN WETLAND AREAS.

11. A STREET EXCAVATION PERMIT WILL BE REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY/EASEMENTS. APPLICABLE PERMIT FEES WILL BE DETERMINED UPON RECEIPT OF THE PERMIT APPLICATION. COORDINATE PERMIT APPLICATION WITH xxxxxxxx, CITY OF MILWAUKEE DPW ENGINEERING INSPECTOR, AFTER FINAL PLAN APPROVAL.

12. CITY OF MILWAUKEE PUBLIC WORKS INSPECTION IS NEEDED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY/EASEMENTS. CONTACT xxxxxxxx, INSPECTION SUPERVISOR 72 HOURS PRIOR TO SCHEDULING WORK.

GRADING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, SIDEWALKS, CONCRETE SLAB, STORMWATER MANAGEMENT FACILITIES AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.

2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL FOUND WITHIN THE GRADING LIMITS. GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SEED, MULCH AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS AND PLANS.

3. THE SUB GRADE FOR THE ROAD SHALL BE PREPARED IN ACCORDANCE WITH SECTION 31

22.16.15 OF THE CONTRACT SPECIFICATIONS. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS ADEQUATE COMPACTION.

4. THE BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED.

5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.

PAVING

1. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING THE CRUSHED STONE BASE ON THE ROAD TO THE DEPTHS INDICATED.

2. BASE COURSE IN PROPOSED ASPHALT PAVEMENT AREAS SHALL BE IN ACCORDANCE WITH THE SITE PLAN AND THE TYPICAL PAVEMENT SECTION SHOWN ON THE DETAIL DRAWING. THE CRUSHED STONE SHALL MEET THE REQUIREMENTS OF SECTION 305.1 1/4-INCH GRADATION OF THE STANDARD SPECIFICATIONS. THE BASE COURSE SHALL BE COMPACTED USING ROLLERS, VIBRATORY ROLLERS, OR A COMBINATION OF BOTH AS DETAILED IN SECTION 305 OF THE STANDARD SPECIFICATIONS.

3. PRIOR TO PLACING THE ASPHALT PAVEMENT, THE SURFACE OF THE CRUSHED STONE BASE COURSE SHALL BE GRADED TO PROPER ELEVATION AND CROWN AND COMPACTED IN ACCORDANCE WITH SECTION 305.3.2 OF THE STANDARD SPECIFICATIONS.

4. EQUIPMENT UTILIZED IN THE MIXING, TRANSPORT, LAYING AND COMPACTING OF THE ASPHALT BINDER AND SURFACE COURSES SHALL COMPLY WITH SECTION 450 OF THE STANDARD SPECIFICATIONS. SUFFICIENT EQUIPMENT IN GOOD OPERATING CONDITION SHALL BE MAINTAINED AT THE SITE AT ALL TIMES TO PERFORM THE WORK WITH NO DELAYS.

5. ASPHALT LOWER LAYER AND UPPER LAYER SHALL BE INSTALLED IN ACCORDANCE PROJECT SPECIFICATIONS AND WITH SECTIONS 455, 460, AND 465 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2016 EDITION.

6. PRIOR TO PLACING THE SURFACE COURSE, THE PAVING CONTRACTOR SHALL REMOVE ALL FOREIGN MATTER FROM THE SURFACE OF THE UPPER LAYER AND REPAIR, BY SAW CUTTING, REMOVAL AND REPLACEMENT, ANY DEPRESSION OR SIGNS OF FAILURE AND ALL SURFACE IRREGULARITIES AS DIRECTED BY THE ENGINEER. A TACK COAT SHALL BE APPLIED PRIOR TO PLACEMENT OF THE SURFACE COURSE.

7. TO AVOID HAVING LONGITUDINAL JOINTS IN THE UPPER LAYER, THE UPPER LAYER SHALL BE PLACED WITH PASS WIDTHS SUCH THAT THE LONGITUDINAL JOINTS ARE OFFSET A MINIMUM OF ONE FOOT. JOINTS SHALL BE TACKED PRIOR TO LAYING NEW ASPHALT.

SIDEWALK AND MISCELLANEOUS

1. WHERE INDICATED ON THE PLANS, INSTALL CONCRETE SIDEWALK IN ACCORDANCE WITH CONTRACT SPECIFICATION 32.16.00.

2. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.

SANITARY AND WATER SERVICES

1. ALL SANITARY AND WATER SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND CITY OF MILWAUKEE STANDARDS. REFERENCES ARE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003 EDITION: ADDENDUM NO. 1 AND NO. 2, 2004). REGULATIONS OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) (SPS 382) FOR PRIVATE DEVELOPMENT WORK.

2. ALL PIPE MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING: SEE CONTRACT SPECIFICATIONS FOR DETAILS.

A. SANITARY LATERAL- SECTION 33.30.00 FOR PVC PIPE, ASTM D3034, SDR 35.

B. HYDRANT LEADS - SECTION 33.10.00 FOR DUCTILE IRON PIPE, ANSIAWWA C151/A21.51, CLASS 55.

C. WATER BRANCH - SECTION 33.10.00 FOR DUCTILE IRON PIPE, ANSIAWWA C151/A21.51, CLASS 5

3. ALL SANITARY PIPE JOINT CONNECTIONS SHALL BE PUSH-ON RUBBER GASKET. ALL WATER FITTINGS SHALL CONFORM TO SPECIFICATION SECTION 33.10.00. OFFSET FITTINGS SHALL BE MEGA-LUGS OR EQUAL.

4. WATER VALVES SHALL BE FURNISHED AND INSTALLED BY MILWAUKEE WATER WORKS.

5. BACKFILL MATERIAL FOR WATER UTILITIES SHALL BE CRUSHED STONE BACKFILL (CONTRACT SPECIFICATION SECTION 33.10.00) UNDER PAVED SURFACES OR SPOIL (STANDARD SPEC SECTION 8.43.5) UNDER LANDSCAPED AREAS.

6. HYDRANTS SHALL BE EITHER CLOW MEDALLION, MUELLER CENTURIAN, WATEREOUS PACER, OR KENNEDY GUARDIAN, MEETING THE REQUIREMENTS OF AWWA C-502 AND IN ACCORDANCE WITH SECTION 33.10.00 OF CONTRACT SPECIFICATIONS. HYDRANTS SHALL HAVE BRONZE ON BRONZE SEAT, BRONZE UPPER VALVE PLATE, BREAK AWAY FLANGE, OIL OR GREASE RESERVOIR, 5-1/2 INCH VALVE OPENING, TWO 2-1/2 INCH HOSE NOZZLES AND ONE 4-1/2 INCH PUMPER NOZZLE. STAINLESS STEEL BOLTS SHALL BE USED UNDERGROUND.

7. IF APPLICABLE, SHELL-TYPE CUTTER WITH MULTIPLE CUTTING TEETH SHALL BE USED FOR TAPPING SERVICE CONNECTIONS, AS FOLLOWS:

A. CORPORATION STOPS SHALL NOT BE LOCATED CLOSER THAN ONE (1) FOOT FROM PIPE JOINTS. INSERTIONS ON OPPOSITE SIDES OF THE MAIN SHALL BE SEPARATED BY MIN. OF ONE (1) FOOT.

B. TEFLON TAPE SHALL BE PLACED ON THE CORPORATION STOP THREADS PRIOR TO INSTALLATION.

8. CONTRACTOR SHALL INSTALL TRACER WIRE WITH ALL NON-METALLIC WATER UTILITIES IN ACCORDANCE WITH SECTION 33.10.00 OF SPECIFICATIONS. THIS INCLUDES ALL LATERALS, SERVICES AND BOXES.

UTILITY CONTACTS:

CITY OF MILWAUKEE (WATER & SEWER)

CITY OF MILWAUKEE (INSPECTION SUPERVISOR)

CITY OF MILWAUKEE (DPW ENGINEERING INSPECTOR)

CITY OF MILWAUKEE (CITY ENGINEER)

WE ENERGIES
EMERGENCY CONTACT
1-800-261-5325

HATCHING PATTERNS

	PROPOSED HMA PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	REMOVE EXISTING ASPHALTIC PAVEMENT
	REMOVE EXISTING CONCRETE PAVEMENT/SIDEWALK
	GRAVEL
	RIP RAP
	STAGING AND STOCKPILE AREA
	STRUCTURE DEMOLITION
	STABILIZED CONSTRUCTION ENTRANCE
	LANDSCAPING

ABBREVIATIONS

AGG	- AGGREGATE
B/C	- BACK OF CURB
BIT	- BITUMINOUS/ASPHALT
CE	- COMMERCIAL ENTRANCE
CIP	- CAST IRON PIPE
CO	- CLEANOUT
CONC	- CONCRETE
CMP	- CORRUGATED METAL PIPE
CSP	- CONCRETE SEWER PIPE
CUC	- CITY UNDERGROUND CONDUIT
DIA	- DIAMETER
DIP	- DUCTILE IRON PIPE
EMD	- ELECTRICAL MANHOLE DRAIN
EXTG	- EXISTING
EOP	- EDGE OF PAVEMENT
F&C	- FRAME AND COVER
F/C	- FACE OF CURB
F-F	- FACE TO FACE
F/G	- FINISHED GRADE
FES	- FLARED END SECTION
INV	- INVERT
L	- LENGTH OF CURVE
LF	- LINEAR FT
LT	- LEFT
NG	- NATURAL GAS
OH	- OVERHEAD UTILITY
PC	- POINT OF CURVATURE
PE	- POLYETHYLENE PIPE
PI	- POINT OF INTERSECTION
PL	- PROPERTY LINE
PT	- POINT OF TANGENCY
PVC	- POLYVINYL CHLORIDE PIPE
PVI	- POINT OF VERTICAL INTERSECTION
R	- RADIUS
RGP	- REINFORCED CONCRETE PIPE
RIM	- TOP OF CASTING ELEVATION
ROW	- RIGHT OF WAY
RT	- RIGHT
SAN	- SANITARY SEWER
SS	- STORM SEWER
SD	- SUMP DISCHARGE
T/C	- TOP OF CURB
TW	- TOP OF WALL
UD	- UNDERDRAIN
VC	- VERTICAL CURVE
WDNR	- WISCONSIN DEPARTMENT OF NATURAL RESOURCES

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
			SECTION CORNER FOUND
			IRON STAKE FOUND
			REBAR PLACED
			SURVEY NAIL
			WOOD STAKE
	(263.56')		RECORDED AS DATA
	263.51'		MEASURED DATA
			SOIL BORING
⊙ MH	○	⊗	SANITARY MANHOLE
⊙ MH	○	⊗	STORM MANHOLE
	□		STORM INLET
	△		STORM CATCH BASIN
	▣		APRON ENDWALL
	⊗		HYDRANT
	⊗		WATER VALVE
	⊗		CURB STOP WATER VALVE
	Y		Y CONNECTION
	⊗		POST INDICATOR VALVE
	⊗		TRAFFIC SIGNAL
	⊗		TRAFFIC CONTROL BOX
	*		LIGHT POLE
	⊗		ELECTRICAL OUTLET
	•		UTILITY POLE
	↑		GUY WIRE / DEAD MAN
	⊗		ELECTRIC PEDESTAL
	⊗		ELECTRIC METER
	⊗		ELECTRIC MANHOLE
	⊗		TELEPHONE PEDESTAL
	⊗		TELEPHONE MANHOLE
	⊗		SPRINKLER HEAD
	•		BOLLARD
	↑		SIGN
	RAMP		HANDICAP RAMP
	♿		HANDICAP STALL
	~		EDGE OF TREES
	P		PROPERTY LINE
	C		CENTER LINE
	-A -A -A -		PIPE, ABANDON
	- X - X - X -		PIPE, PREVIOUSLY ABANDONED
	=====		PIPE OVER 24" (SHOWN ACTUAL SIZE)
			EROSION MATTING
			WETLAND IMPACT
			SAW CUT LINE
			CATCH CURB
			REJECT CURB
			PERIMETER SILT FENCE
			STRAW BALES
		⊗	INLET PROTECTION
		⊗	STRAW BALE/SILT FENCE INLET PROTECTION
		○	CANOPY / SHADE TREE
		⊗	SHRUB
		⊗	TREE CONIFEROUS, DECIDUOUS
		⊗	TREE REMOVAL
		—W—	BURIED WATER MAIN
		—SAN—	SANITARY SEWER
		—SS—	STORM SEWER
		—RD—	ROOF DRAIN
		—OH—	OVERHEAD WIRES
		—CATV—	BURIED CABLE TV LINES
		—E—	BURIED ELECTRIC
		—T—	BURIED TELEPHONE
		—FO—	FIBER OPTIC
		—G—	BURIED GAS MAIN
		—COMB—	COMBINED SEWER
		⊗	CONTOUR
		×[821.29]	SPOT ELEVATION
		⊗	CAUTION
		—	PROPERTY LINE
		---	UTILITY EASEMENT
		---	SETBACK LINE
		~	EDGE OF WATER
		---	WETLAND BOUNDARY
		---	100 YEAR FLOOD BOUNDARY
		TW 900.00	TOP OF WALL ELEVATION
		BW 899.00	BOTTOM OF WALL ELEVATION
		▲	CONTROL POINT

NOTE:
THIS IS STANDARD LEGEND. NOT ALL OF THE INFORMATION SHOWN ON THIS LEGEND IS NEEDED IN THESE CONTRACT DRAWINGS.

INDEX OF SHEETS

C001	- GENERAL NOTES
C002	- EXISTING CONDITIONS
C200	- SITE PLAN
C300	- GRADING PLAN
C400	- UTILITY PLAN
C501-502	- CONSTRUCTION DETAILS
L100	- LANDSCAPE PLAN

SURVEY NOTES:

- HORIZONTAL DATUM: WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE S. LINE OF THE SE ¼ OF SECTION 20-7-22 PUBLISHED BY SEWRPC AS N88°58'45"E.
- VERTICAL DATUM: CITY OF MILWAUKEE DATUM. BENCHMARK IS THE MONUMENT FOR THE S ¼ CORNER OF SECTION 20-T7N-R22E. ELEV = 19.18'.

PARK 7 LOFTS

BUCKS BLOCK 7
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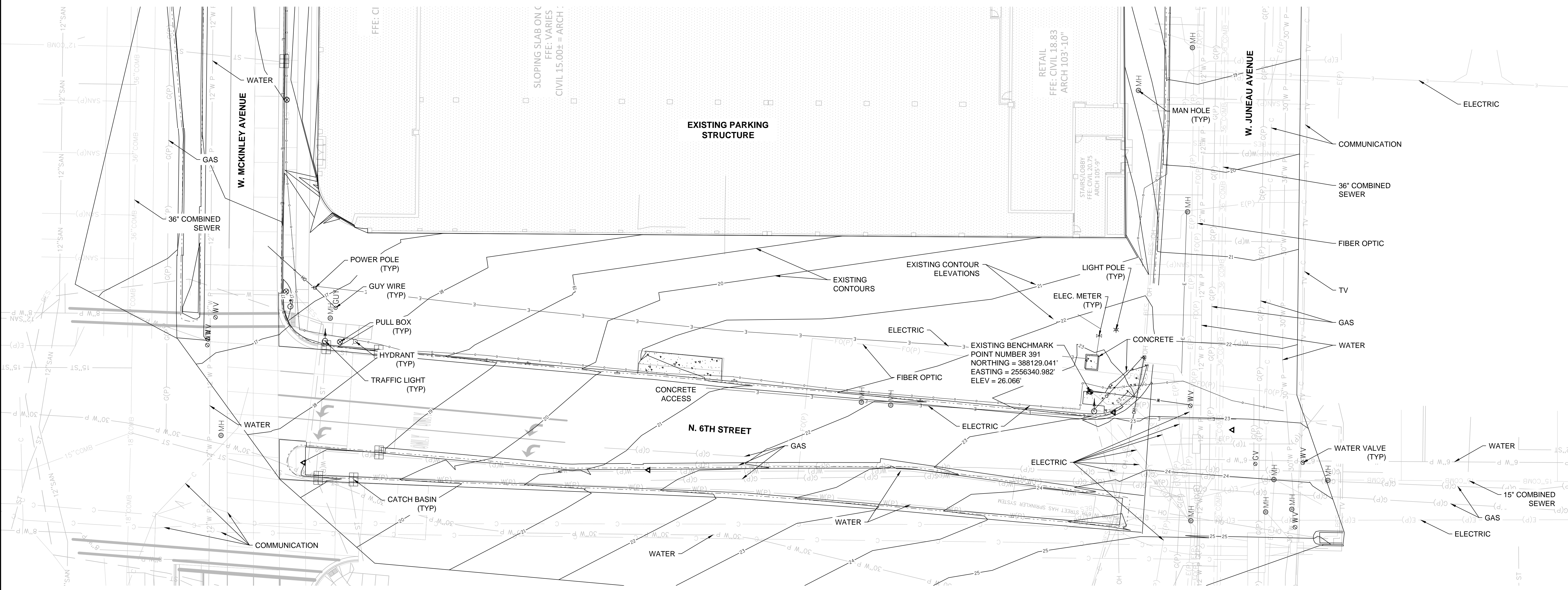
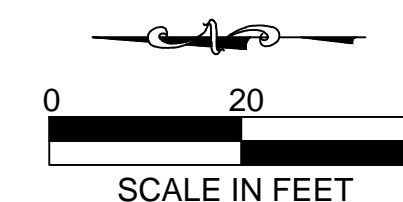
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**EXISTING
CONDITION**

C002



NOTES:

1. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, CITY OF MILWAUKEE, MILWAUKEE METROPOLITAN SEWERAGE DISTRICT, AND PRIVATE LOCATORS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
2. ALL EXISTING UTILITIES SHOWN ARE BASED ON FIELD MARKINGS/PRINTS PROVIDED BY DIGGER'S HOTLINE, OR RECORD DRAWINGS BY OTHERS. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE AT 811 OR 1-800-242-8511 PRIOR TO PERFORMING EARTH MOVING OR EXCAVATION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY WHICH MAY BE PRESENT WHICH ARE NOT PART OF THE ONE CALL SYSTEM.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE ENGINEER.

SURVEY NOTES:

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BENCHMARK TABLE

PT. NO.	NORTHING	EASTING	DESCRIPTION	ELEV.
391	388129.041		BM ON HYD	26.066

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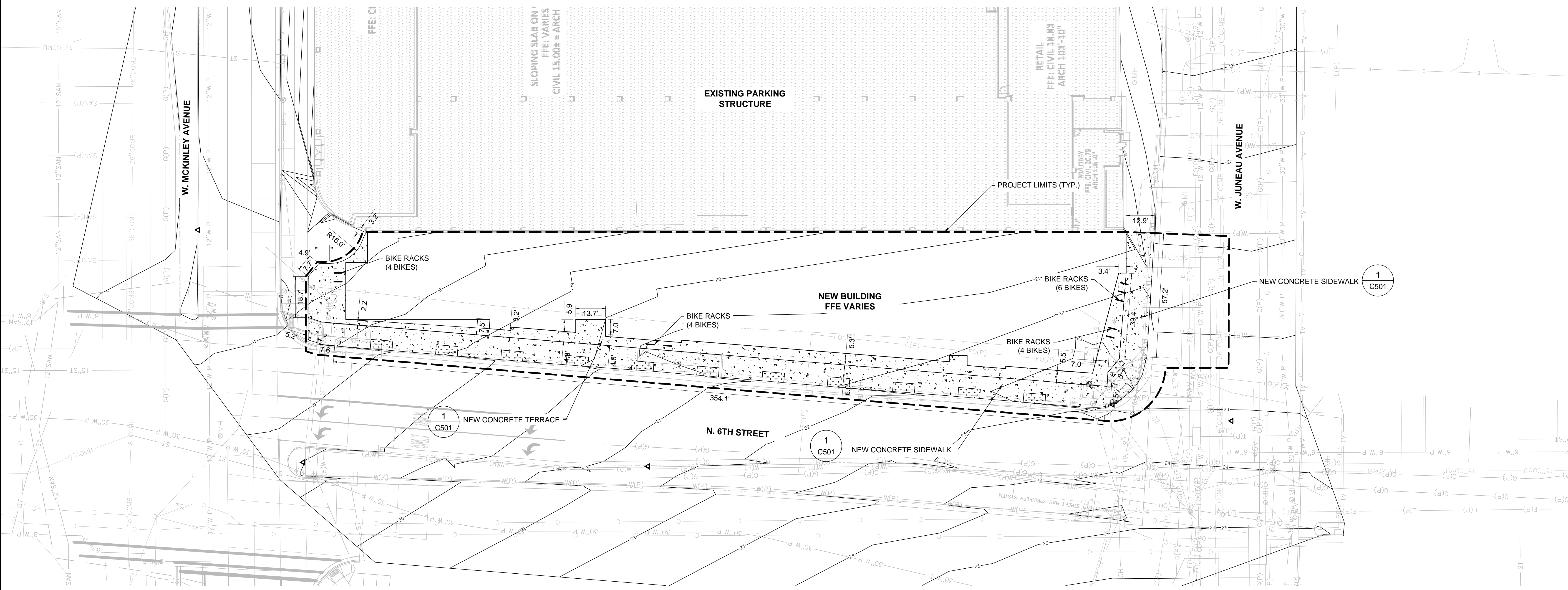
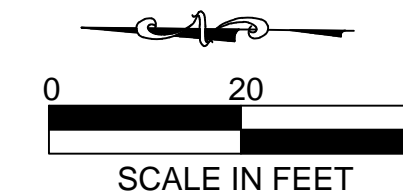
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SITE PLAN



GENERAL NOTES:

- ALL DIMENSIONS AND CURB RADII ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT, UNLESS STATED OTHERWISE.
- CONTRACTOR TO ENSURE THAT ALL EXTERIOR CONCRETE SLABS ARE BROOM FINISHED.
- REFER TO LANDSCAPE PLANS FOR RESTORATION IN LANDSCAPED AREAS.

BUILDING USE & HEIGHT:
BUILDING AA USE = MIXED USE, 1 STORY COMMERCIAL + 5 STORIES RESIDENTIAL
BUILDING AA HEIGHT = 6 STORIES, 88'-2" ABOVE GRADE AT HIGHEST POINT

BUILDING AREA:
FIRST FLOOR AREA: 17,827 S.F.

SITE DATA:
TOTAL DISTURBED AREA (PROJECT LIMITS) = 27,722 S.F. = 0.69 ACRES
IMPERVIOUS AREA BEFORE CONSTRUCTION = 26,315 S.F. = 0.60 ACRES
IMPERVIOUS AFTER CONSTRUCTION = 26,155 S.F. = 0.60 ACRES
IMPERVIOUS DECREASE = 160 S.F. = 0 ACRES

GREEN SPACE:
LOT:
AREA = 27,722 S.F.
GREEN SPACE = 1,567 S.F.
6% GREEN SPACE

PARCEL ADDRESS:
NORTH 6TH STREET
MILWAUKEE, WI

ZONING:
CURRENTLY: PLANNED DEVELOPMENT (PD)
PROPOSED: PLANNED DEVELOPMENT (PD)

LEGEND

- CONCRETE
- LANDSCAPED AREA, REFER TO LANDSCAPE PLANS

SURVEY NOTES:

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C200

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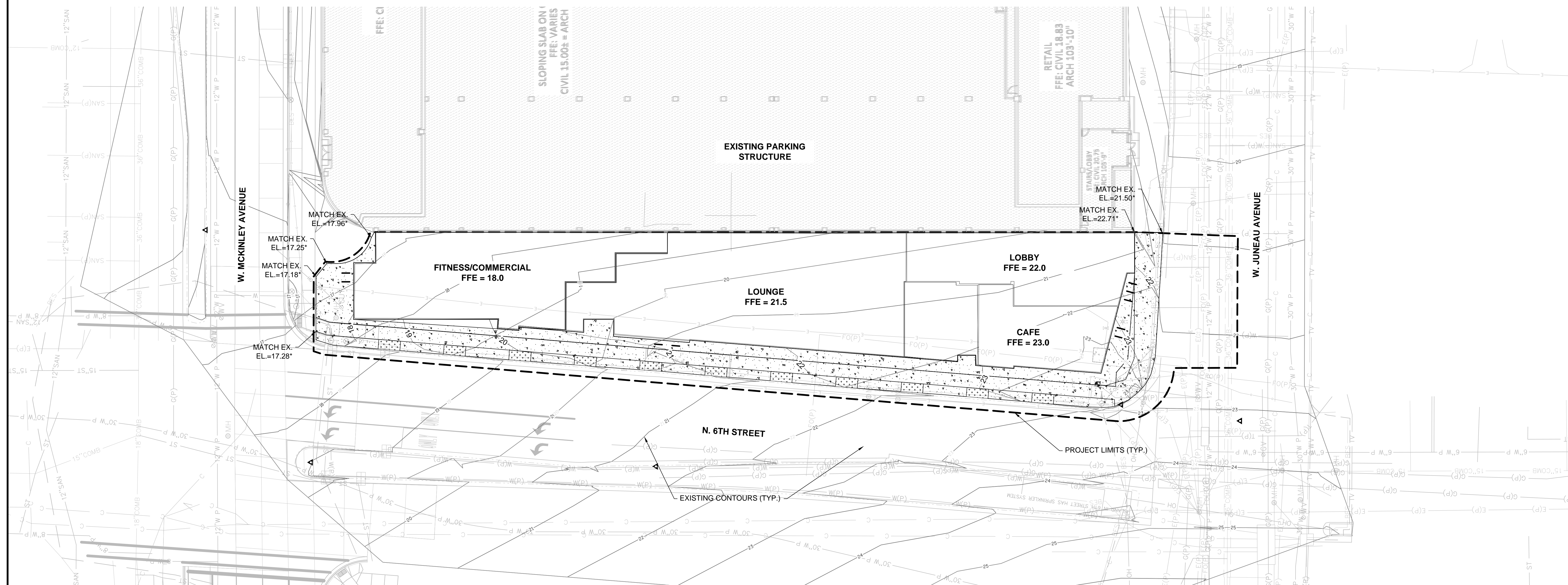
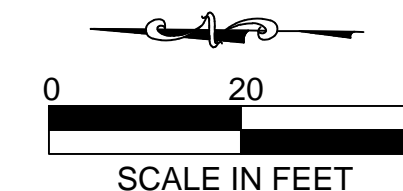
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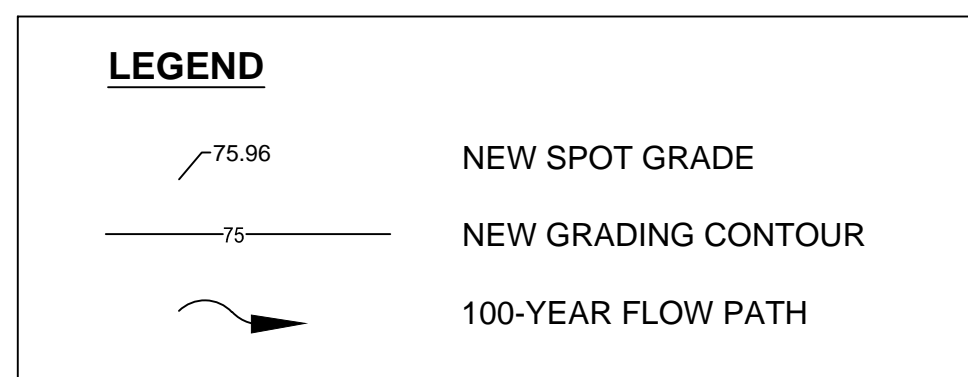
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GRADING PLAN



- GENERAL NOTES:**
- SEE DEMOLITION PLANS FOR EXISTING LOT DEMOLITION.
 - GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
 - ALL GRADES SHOWN ARE FINISHED SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
 - ALL UTILITIES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO PROPOSED GRADING BY THE CONTRACTOR, UNLESS A GRADE MATCH IS INDICATED AT A SPECIFIC UTILITY.
 - FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.
 - UTILITY OWNERS SHALL BE CONTACTED PRIOR TO ADJUSTMENTS.
 - UTILITY OWNERS SHALL HAVE THE OPTION OF PERFORMING THE WORK THEMSELVES OR HAVING THE CONTRACTOR PERFORM THE WORK.
 - THE CONTRACTOR SHALL PAY ALL FEES, PERMITS, AND DEPOSITS FOR THE ADJUSTMENT WORK.
 - ALL ADJUSTMENT WORK SHALL BE TO THE SPECIFICATIONS OF THE UTILITY OWNER AND IN ACCORDANCE WITH ANY REQUIRED PERMITS.
 - PAVEMENT RESTORATIONS SHALL MEET ADJACENT EXISTING PAVEMENTS AS A FLUSH MATCH.

* EQUAL TO PROPOSED GRADES FROM ADJACENT PARKING STRUCTURE PROJECT.



- SURVEY NOTES:**
- HORIZONTAL DATUM: WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE S. LINE OF THE SE ¼ OF SECTION 20-7-22 PUBLISHED BY SEWRPC AS N88°58'45"E.
 - VERTICAL DATUM: CITY OF MILWAUKEE DATUM. BENCHMARK IS THE MONUMENT FOR THE S ¼ CORNER OF SECTION 20-7N-R22E. ELEV = 19.18'.

PARK 7 LOFTS

BUCKS BLOCK 7
North 6th Street
Milwaukee, WI 53203

Royal Capital Group, LLC.
710 N Plankinton Ave, Suite 300
Milwaukee, WI 53203

PROJECT NUMBER 162642.00

ISSUED FOR:
DPD SUBMITTAL 05/19/17

REVISION FOR:
NO. DESCRIPTION DATE

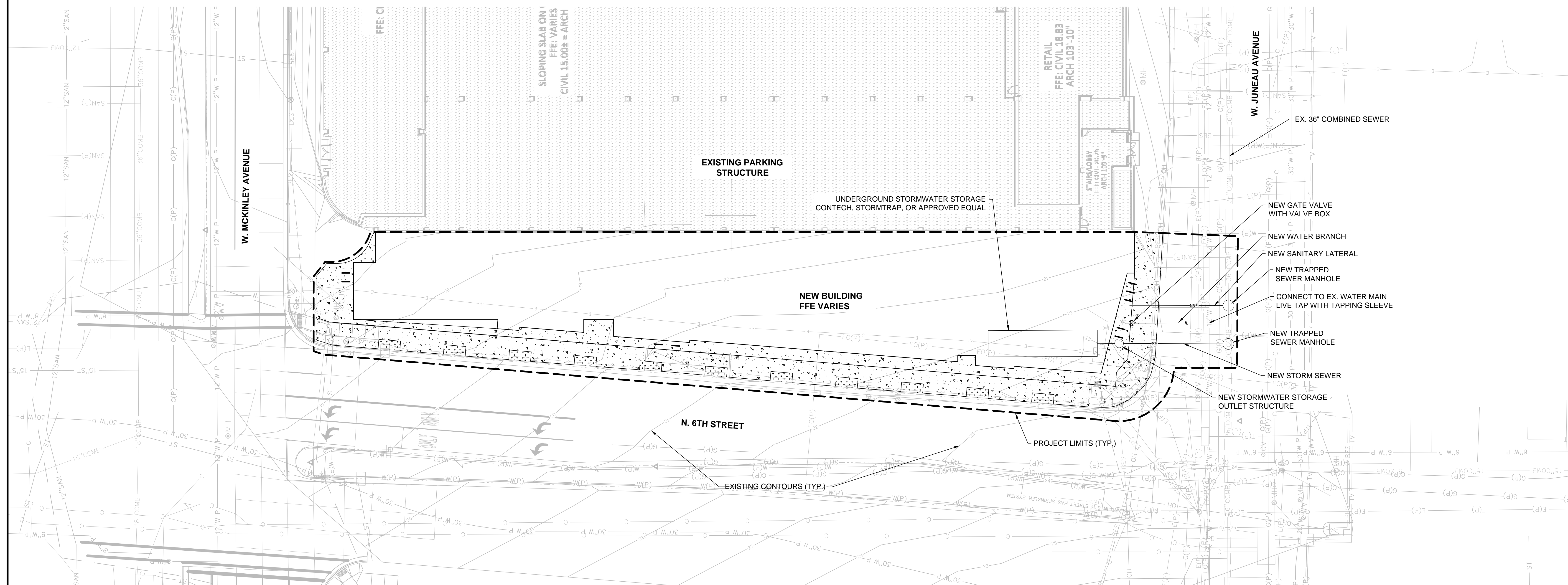
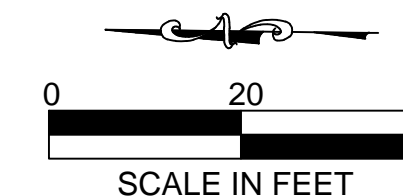
**DPD REVIEW SET - NOT
FOR CONSTRUCTION**

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CHECKED BY APS

UTILITY PLAN

C400



GENERAL NOTES:

1. PIPE LENGTHS ARE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. SEWER INSTALLATION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM.
3. CONTRACTOR SHALL ADJUST ALL EXISTING AND NEW UTILITY CASTINGS, MANHOLES, CLEANOUTS, AND ACCESS BOXES TO PROPOSED GRADING.
4. CONNECT SANITARY SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF MILWAUKEE.
5. ALL EXISTING LATERALS NOT SHOWN AS REUSED SHALL BE ABANDONED AT THE MAIN PER CITY OF MILWAUKEE STANDARDS.
6. MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
7. SANITARY LATERALS SHALL BE PVC, ASTM D-3034, SDR 35 IN CONFORMANCE WITH SECTION 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
8. WATER BRANCH SHALL BE ANSI/AWWA C151/A21.51, CL 55, DUCTILE IRON PIPE.
9. CONTRACTOR SHALL VERIFY EXISTING PIPE INVERT, PIPE MATERIAL, PIPE SIZE AND LOCATION PRIOR TO CONSTRUCTION OF THE UTILITIES. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE OWNER.
10. SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND THE CITY OF MILWAUKEE.
11. SEE DEMOLITION PLANS FOR PIPE ABANDONMENT AND REMOVAL.
12. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAIN.
13. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
14. PER DSPS 382.40 (8) (b) PRIVATE WATER MAINS AND WATER SERVICES SHALL BE INSTALLED AT LEAST 5 FEET HORIZONTALLY FROM ANY SANITARY SEWER.
15. NO PRIVATE WATER MAIN OR WATER SERVICE MAY BE INSTALLED WITHIN 6 INCHES OF A STORM SEWER.
16. CLEANOUTS SHALL BE LOCATED NOT MORE THAN 100 FEET APART. THE CLEANOUT NEAR THE BUILDING SHALL BE WITHIN 5 FEET OF WHERE THE BUILDING DRAIN AND BUILDING SEWER CONNECTS. THE CLEANOUT MAY BE LOCATED EITHER INSIDE OR OUTSIDE OF BUILDING.
17. GENERALLY, FOR WATER SERVICE 4-INCHES OR LARGER, DEFLECTION WILL NOT BE ALLOWED AND CONTRACTOR SHALL USE 11.25, 22.5, 45 AND 90 DEGREE BENDS WHEN NEEDED. CONTRACTOR SHALL NOT EXCEED 5 DEGREES PER PIPE OR AS RECOMMENDED BY MANUFACTURER.
18. PROVIDE TRACER WIRE FOR NON-METALLIC WATER SERVICE. SEE SPECIFICATIONS. TRACER WIRE FOR POTABLE WATER PIPE SHALL BE BLUE.
19. SANITARY, WATER AND STORM SEWER SHALL BE IN STALLED AT A MINIMUM DEPTH OF 60" TO AVOID CONFLICT WITH FUTURE CUC PACKAGE.

LEGEND	
—SAN—	NEW SANITARY SEWER
—SS—	NEW STORM SEWER
—W—	NEW WATER SERVICE
—G—	NEW GAS SERVICE

SURVEY NOTES:

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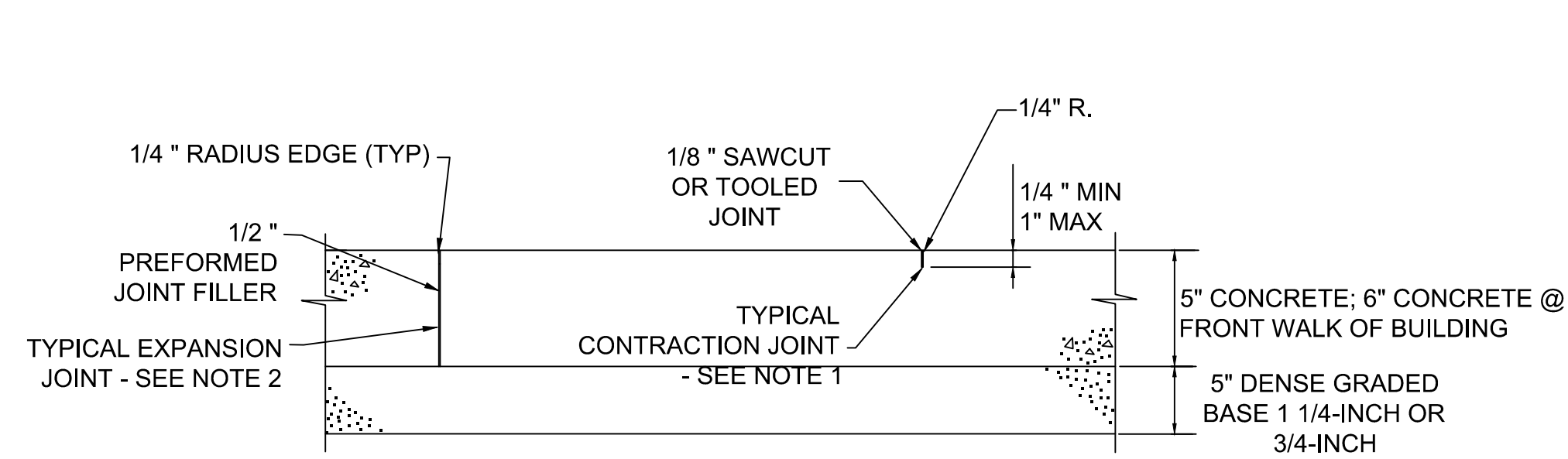
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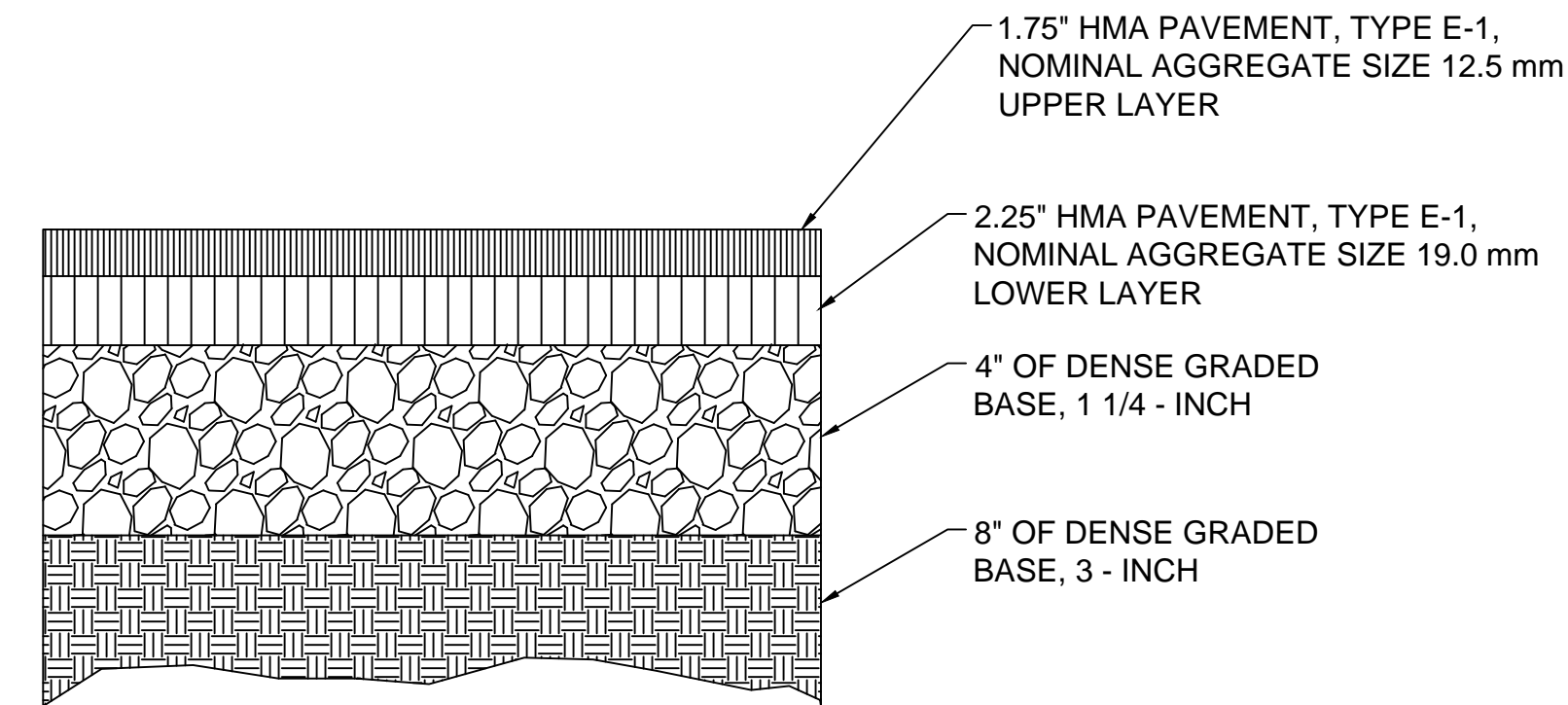
**CONSTRUCTION
DETAILS**

C501

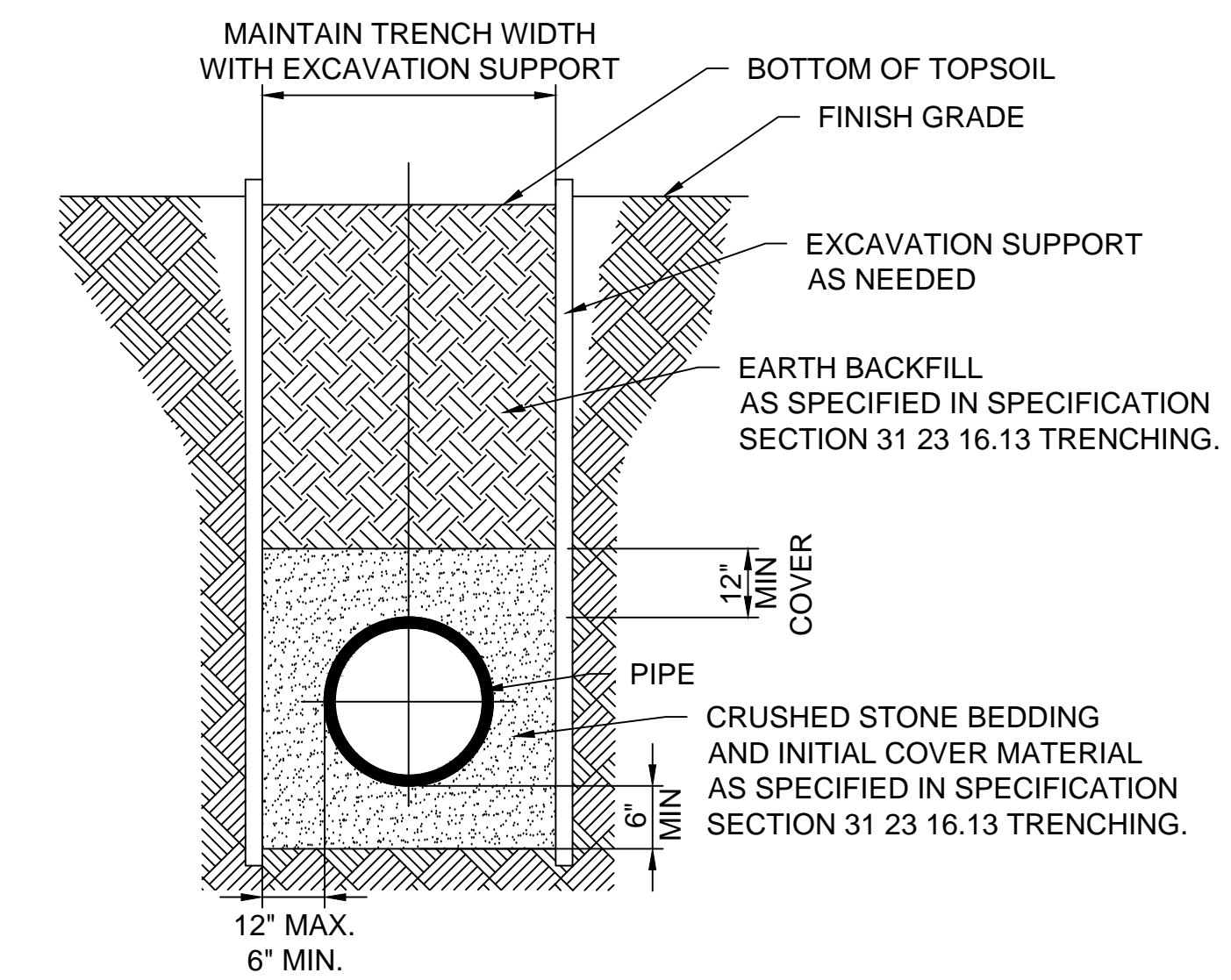


- NOTE:**
- CONTRACTION JOINTS TO BE SPACED 5'-0" O.C. MAXIMUM EACH DIRECTION.
 - EXPANSION JOINTS TO BE SPACED AT 50' MAXIMUM EACH DIRECTION AND WHERE SIDEWALK MEETS BUILDINGS, CURBS, AND EXISTING SIDEWALKS WHICH REMAIN IN PLACE.
 - LONGITUDIAL SLOPES TO MATCH PROPOSED GRADE, CROSS SLOPE OF NEW SIDEWALK SHALL BE 1.5%, MAX 2.0%.

1 UNREINFORCED CONCRETE SIDEWALK
C501 NTS

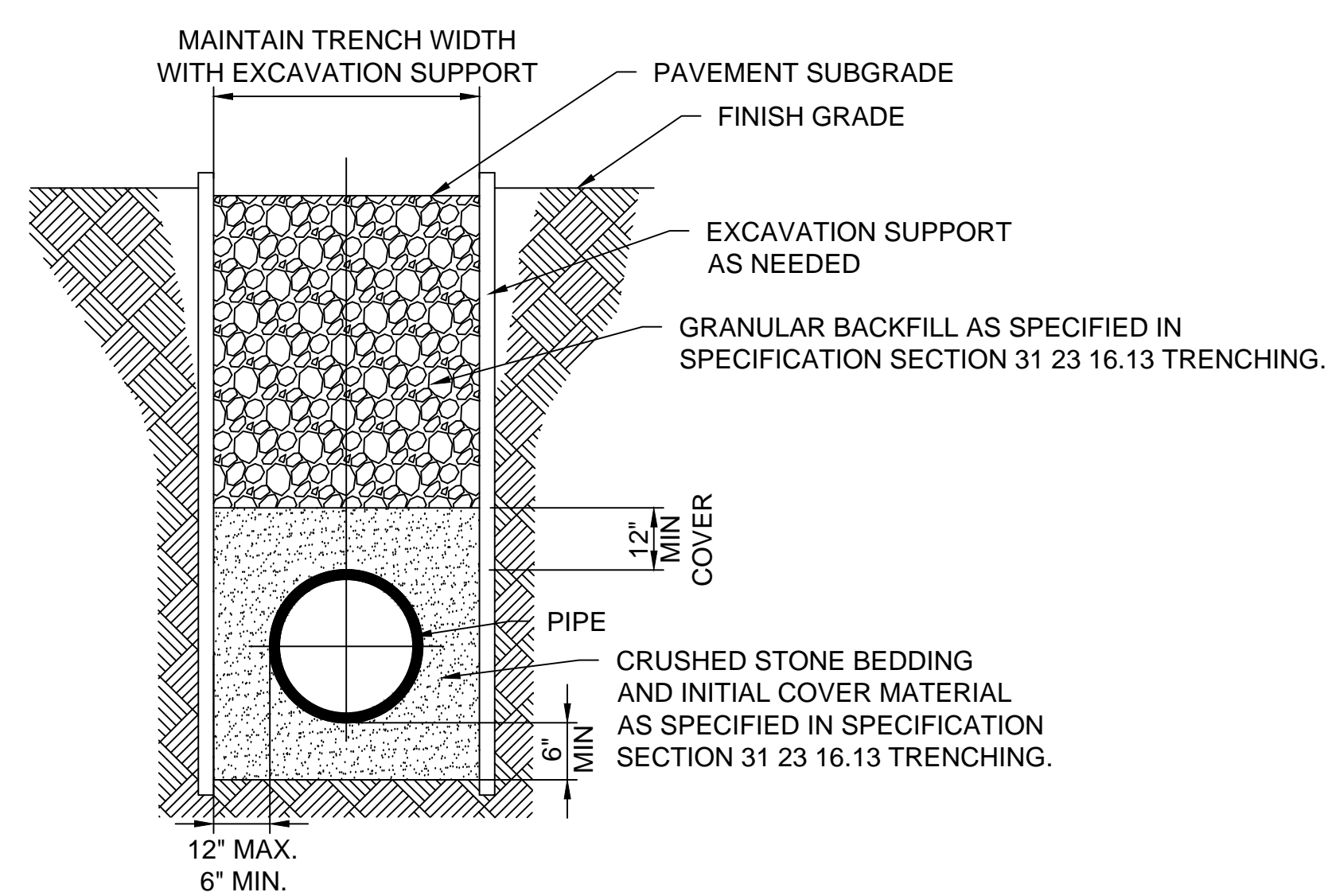


2 HOT MIX ASPHALT PAVEMENT
C501 NTS

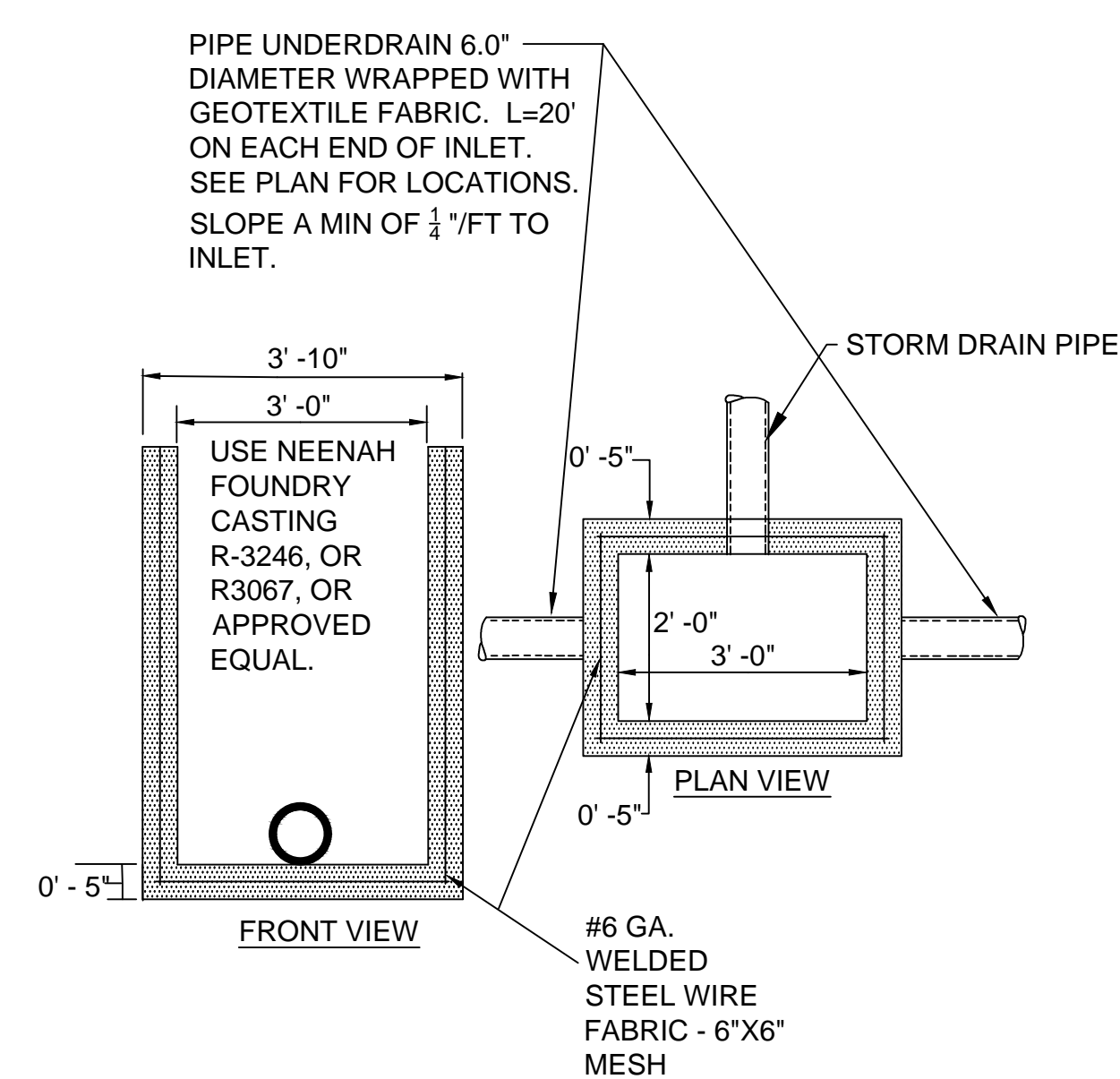


3 TYPICAL PIPE/UTILITY TRENCH BELOW LANDSCAPING
C501 NTS

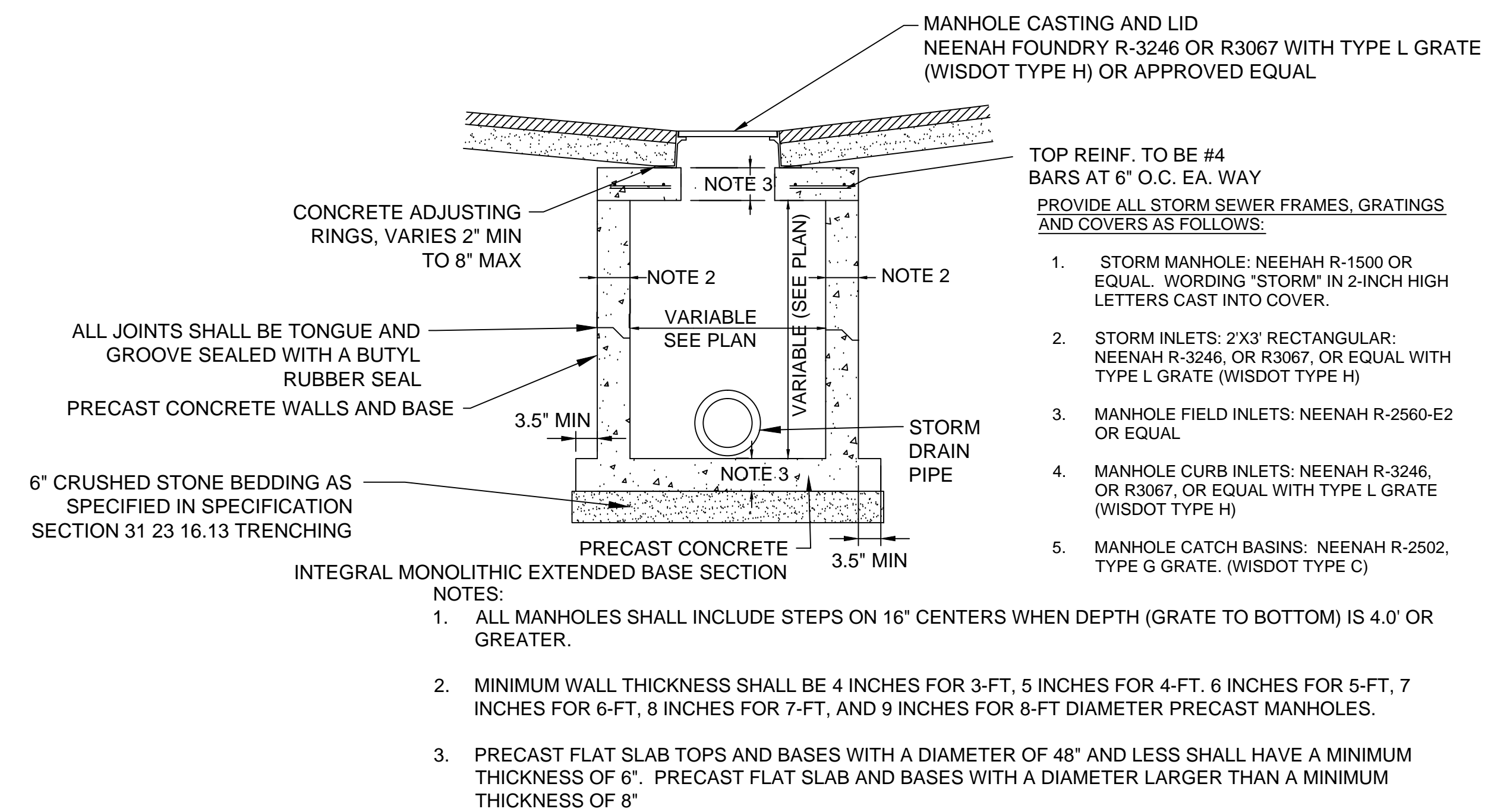
TOP OF MANHOLE TO BE FLUSH WITH ADJACENT SURFACE



4 TYPICAL PIPE/UTILITY TRENCH UNDER PAVEMENT
C501 NTS



5 INLET
C501 NTS



6 STORM MANHOLE/CATCH BASIN TYPICAL DETAIL
C501 NTS

PARK 7 LOFTS

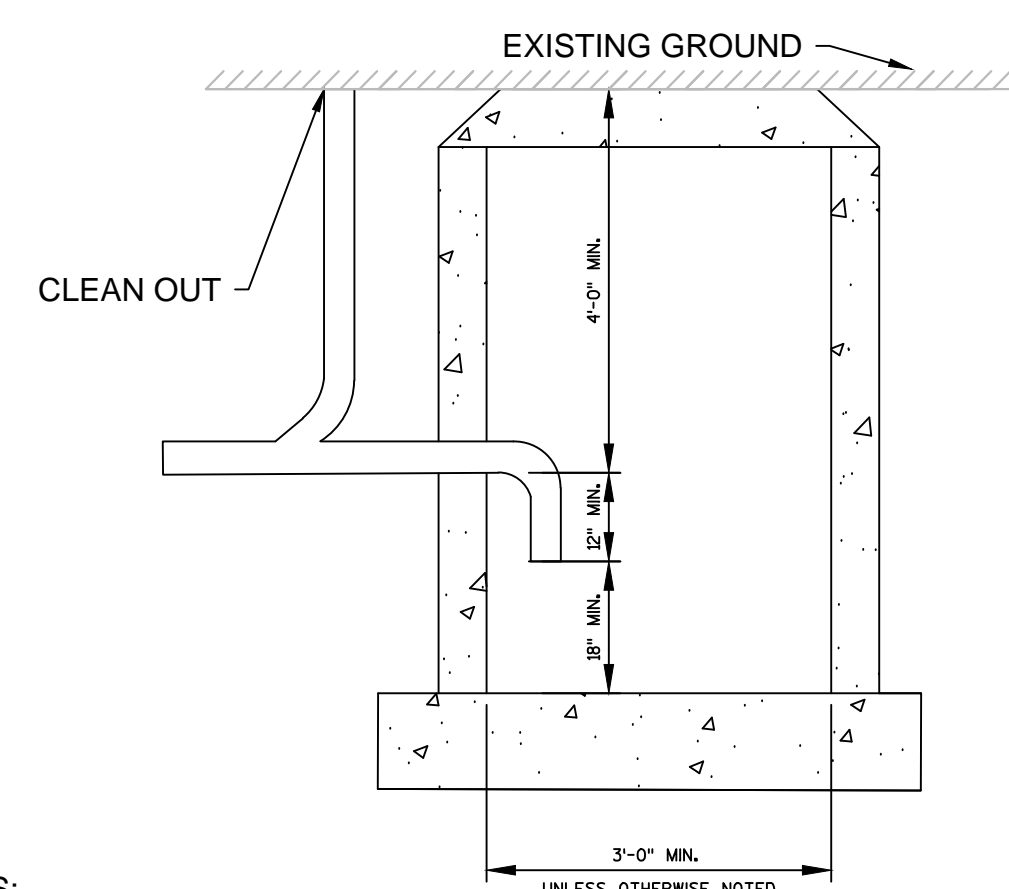
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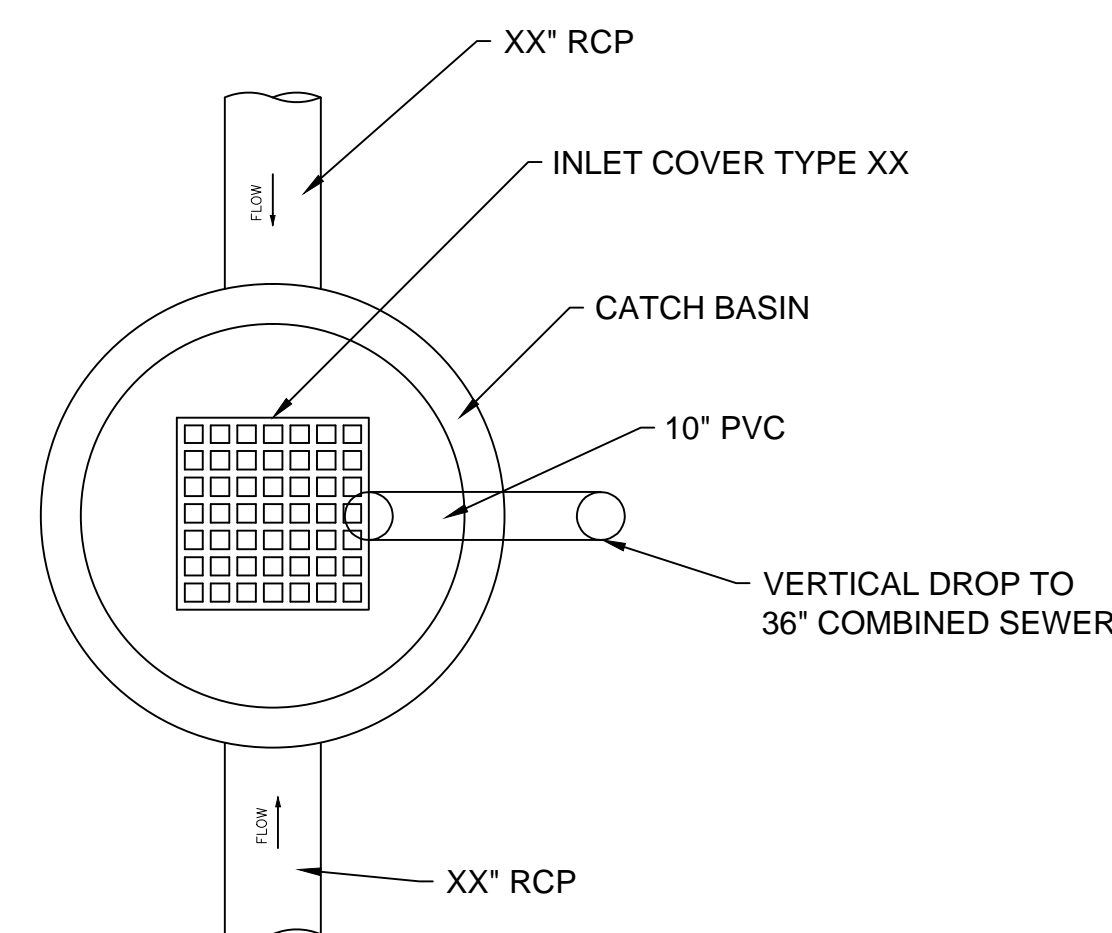
PROJECT NUMBER 162642.00

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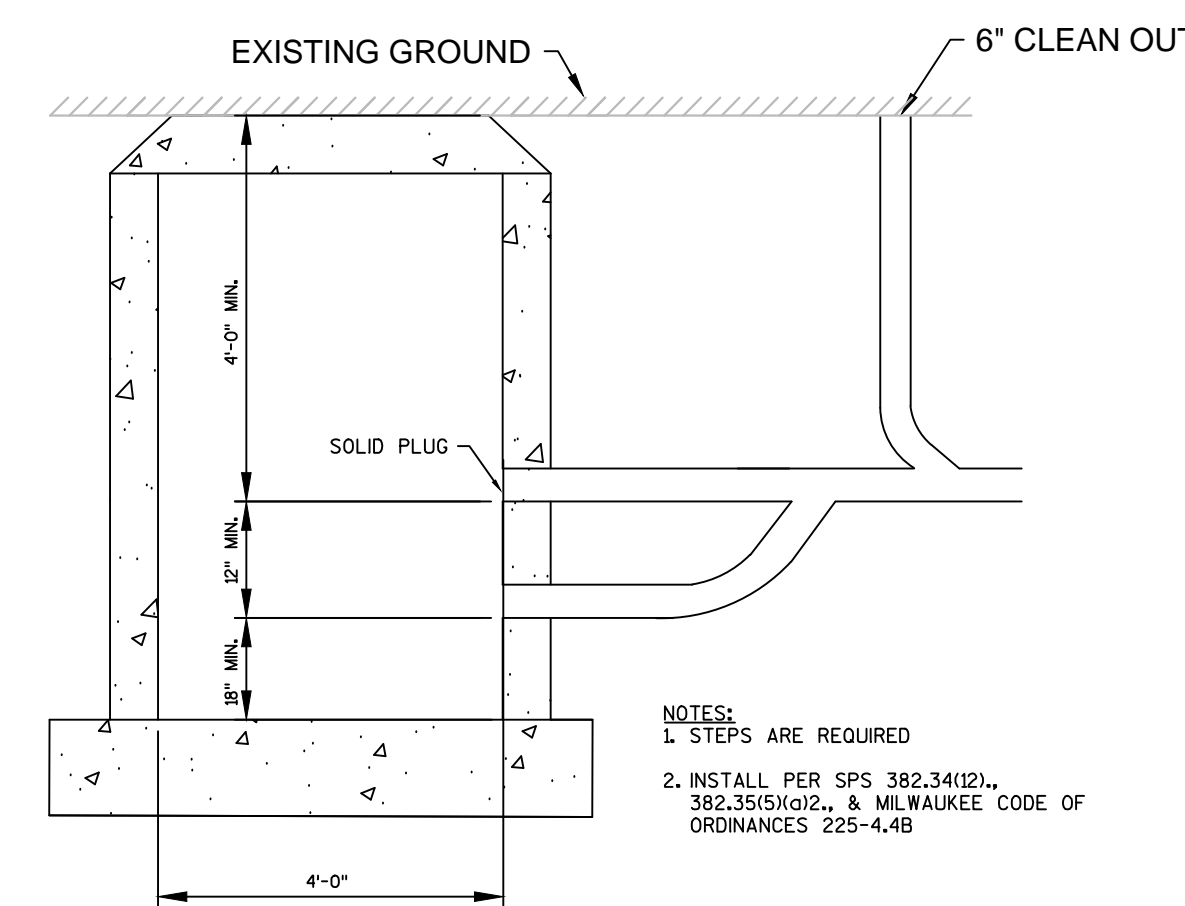
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NOTES:
1. INSTALL PER SPS 382.34(12),
382.35(5)(a)2., & MILWAUKEE CODE OF
ORDINANCES 225-4.4B



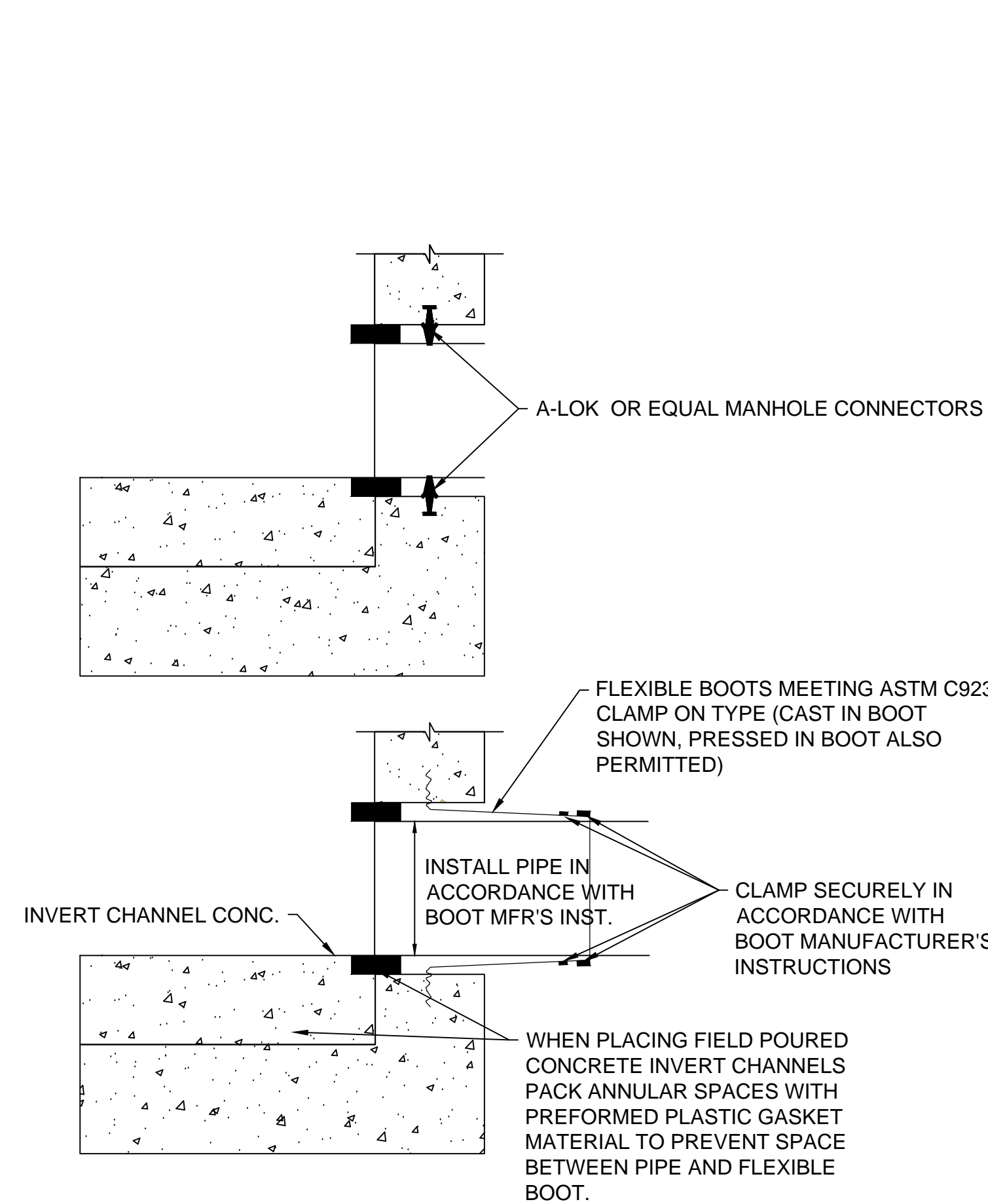
TRAPPED CATCH BASIN WITH EXTERIOR DROP CONNECTION (PLAN VIEW)



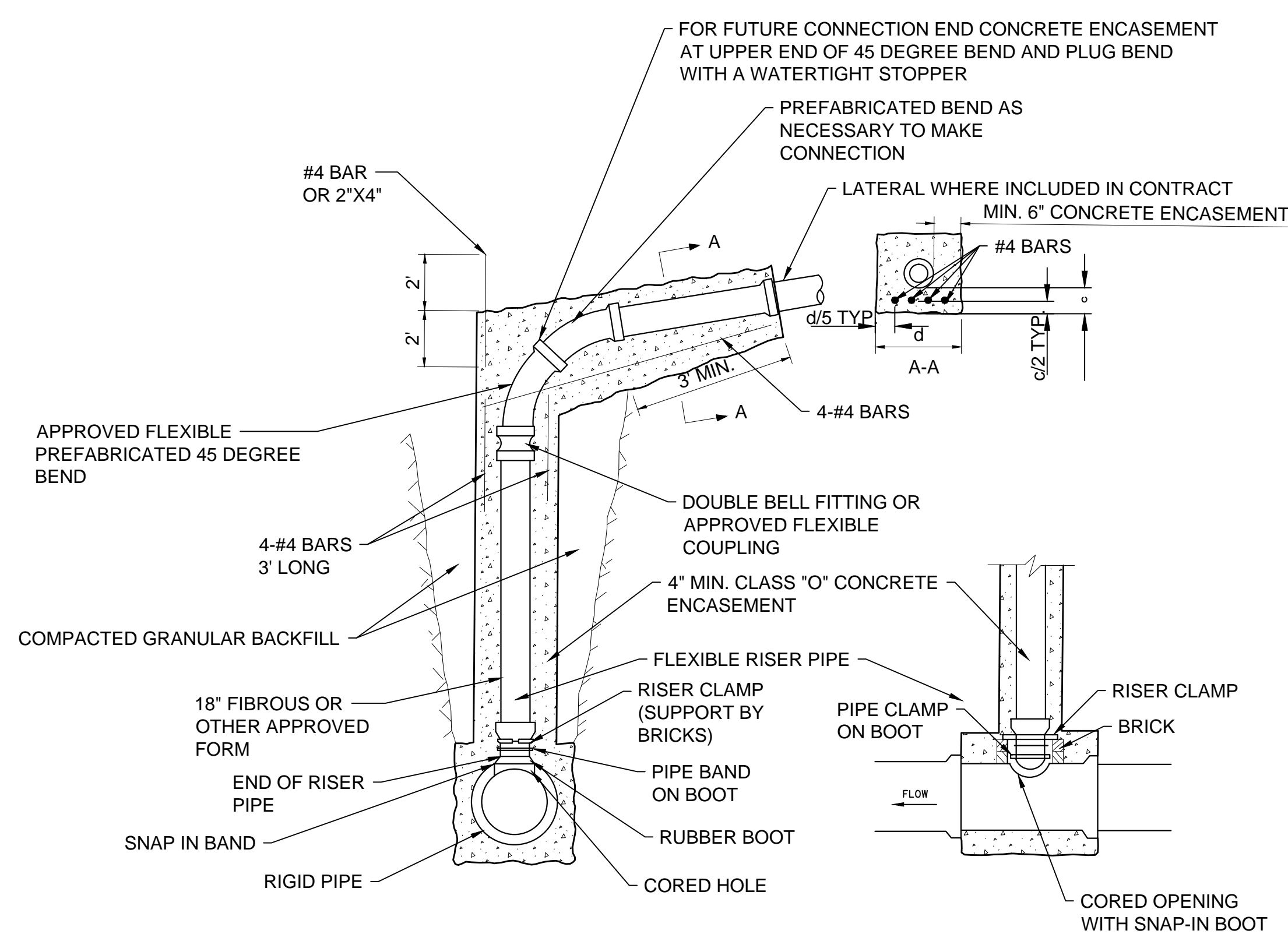
INSTALL PER SPS 382.34(12), 382.35(5)(a)2., &
MILWAUKEE CODE OF ORDINANCES 225-4.4B

**COMBINED CATCH BASIN OR EXTERIOR SAND INTERCEPTOR
FOR 12" OR LARGER PIPING.**

1 COMBINED CATCH BASIN OR EXTERIOR SAND INTERCEPTOR
C502 NTS

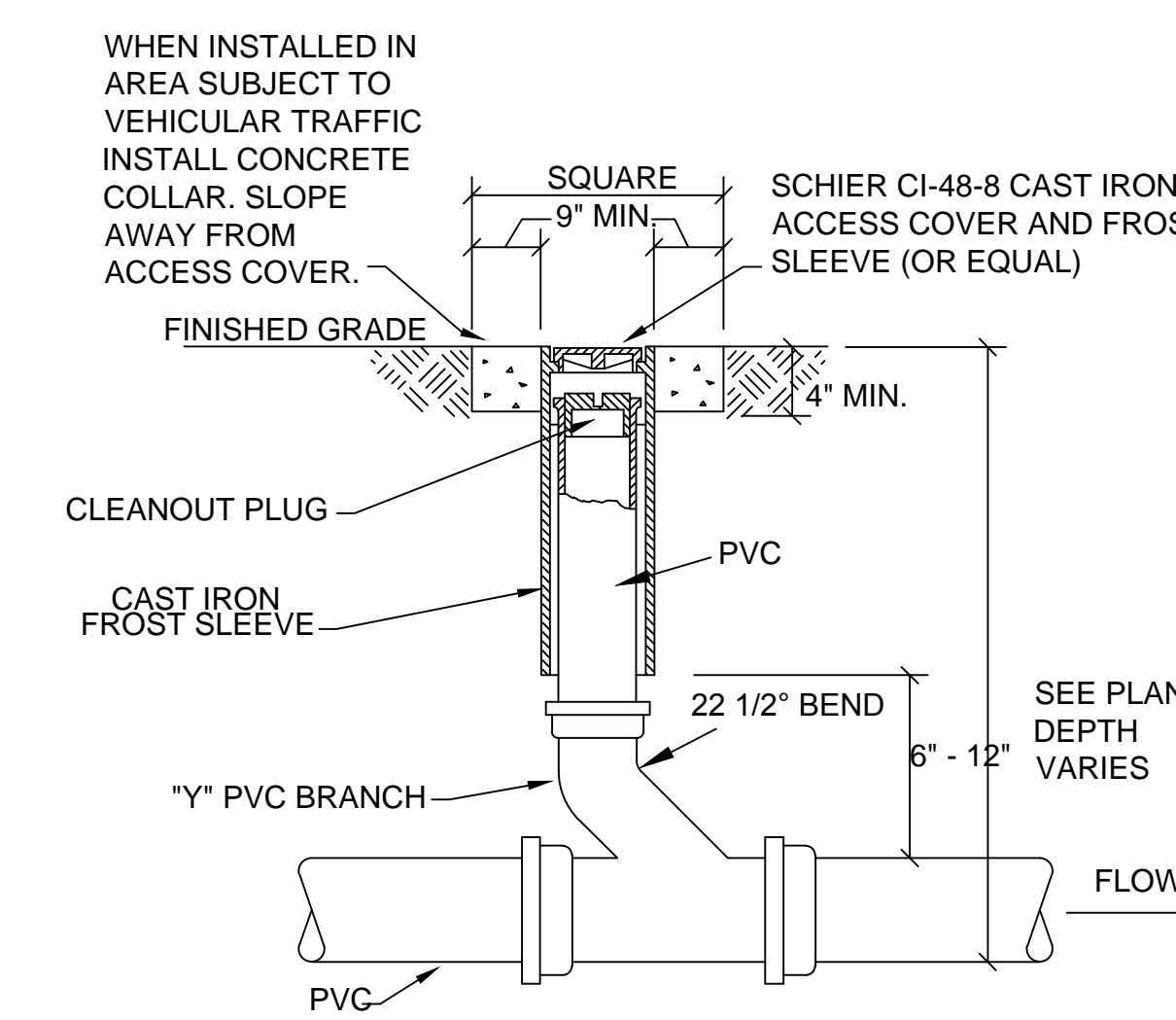


2 MANHOLE PIPE CONNECTION DETAIL
C502 NTS



NOTES:
1. RISER CLAMP SUPPORTED ON BRICKS TO
PREVENT THE PUSH THRU OF RISER PIPE WHEN
CONCRETE IS PLACED.
2. PLEASE SEE RISER DETAIL "TYPE C" FLEXIBLE
RISER TO RIGID MAIN (ALTERNATIVE B) FOR
MORE DETAILS.
3. CONCRETE ENCASEMENT OF SEWERS 24" OR
LARGER NOT REQUIRED.

3 DROP CONNECTION
C502 NTS



NOTE:
CONCRETE COLLAR NOT REQUIRED
IF CLEANOUT IS INSTALLED IN
CONCRETE PAVEMENT, SIDEWALK
OR LANDSCAPE AREA.

4 SANITARY CLEANOUT
C502 NTS

**DPD REVIEW SET - NOT
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**CONSTRUCTION
DETAILS**

C502

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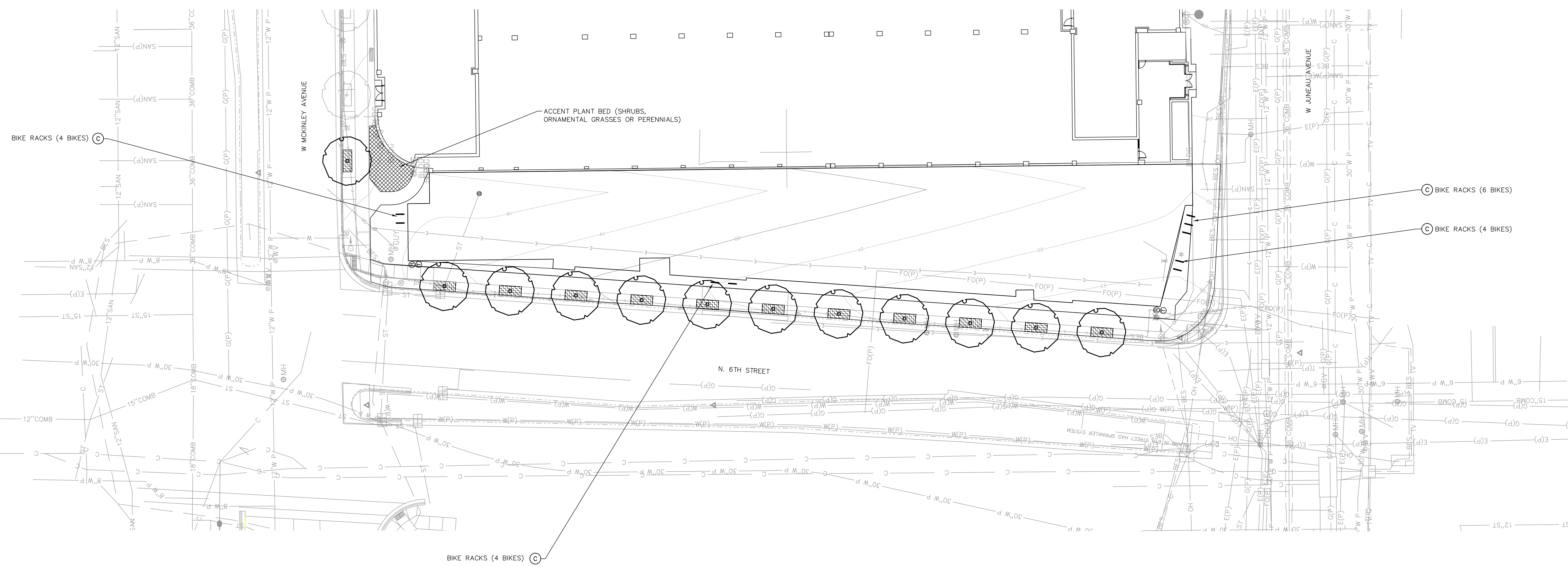
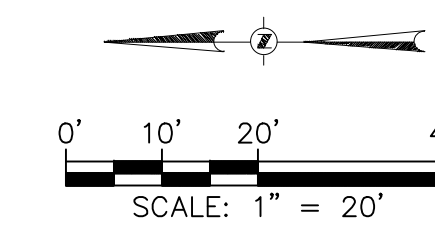
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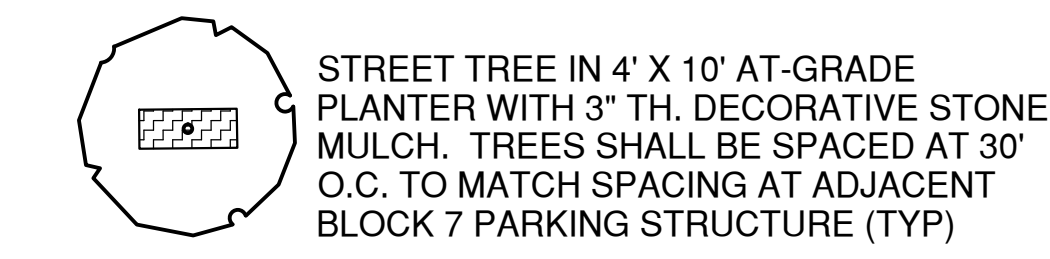
LANDSCAPE PLAN



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND



SITE FURNISHINGS KEY:

- (A) TRASH RECEPTACLE - 2 TOTAL
- (B) RECYCLING RECEPTACLE - 2 TOTAL
- (C) BIKE RACK - TYPE A - 28 TOTAL

NOTE: ALL FURNISHINGS SHALL MATCH THOSE USED AT THE ADJACENT BLOCK 7 PARKING STRUCTURE (TYP.)

L100

PARK 7 LOFTS

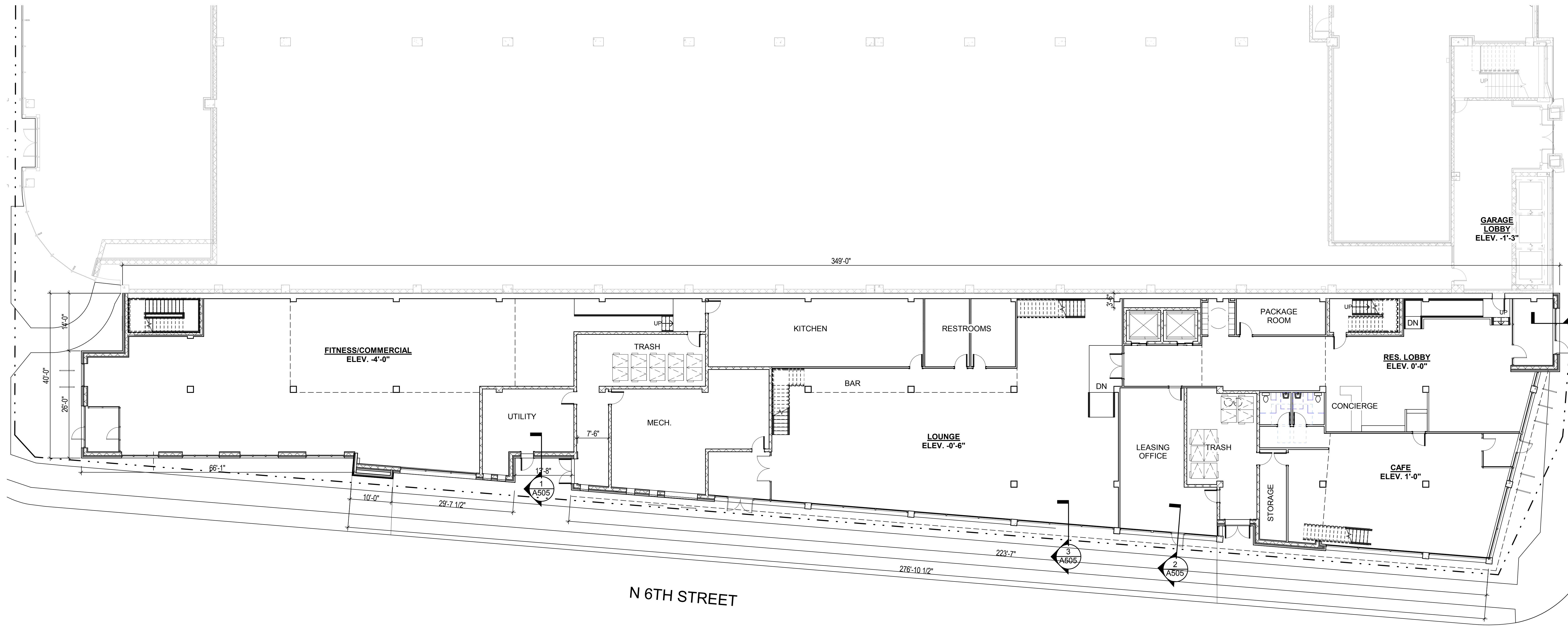
BUCKS BLOCK 7
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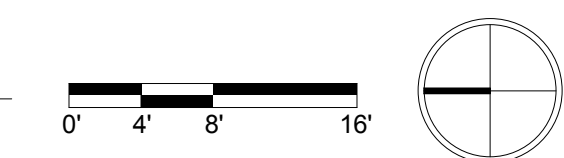
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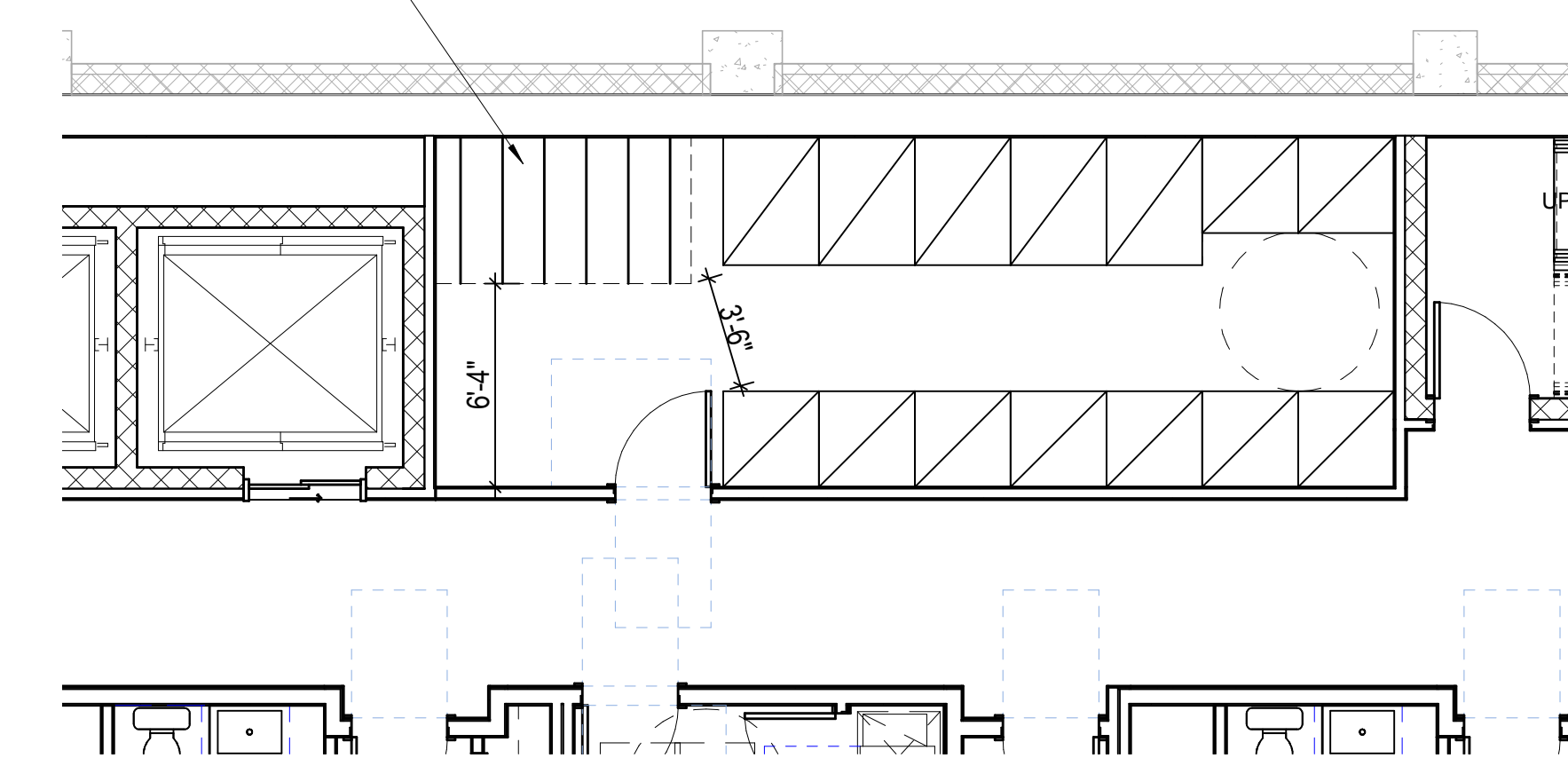


1 LEVEL ONE PLAN
SCALE: 3/32" = 1'-0"



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6-BIKE RACK, ONE PER FLOOR
30 TOTAL RESIDENT BIKE PARKING SPACES



2 BIKE PARKING ON UPPER FLOORS
SCALE: 3/16" = 1'-0"

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LEVEL ONE PLAN

PARK 7 LOFTS

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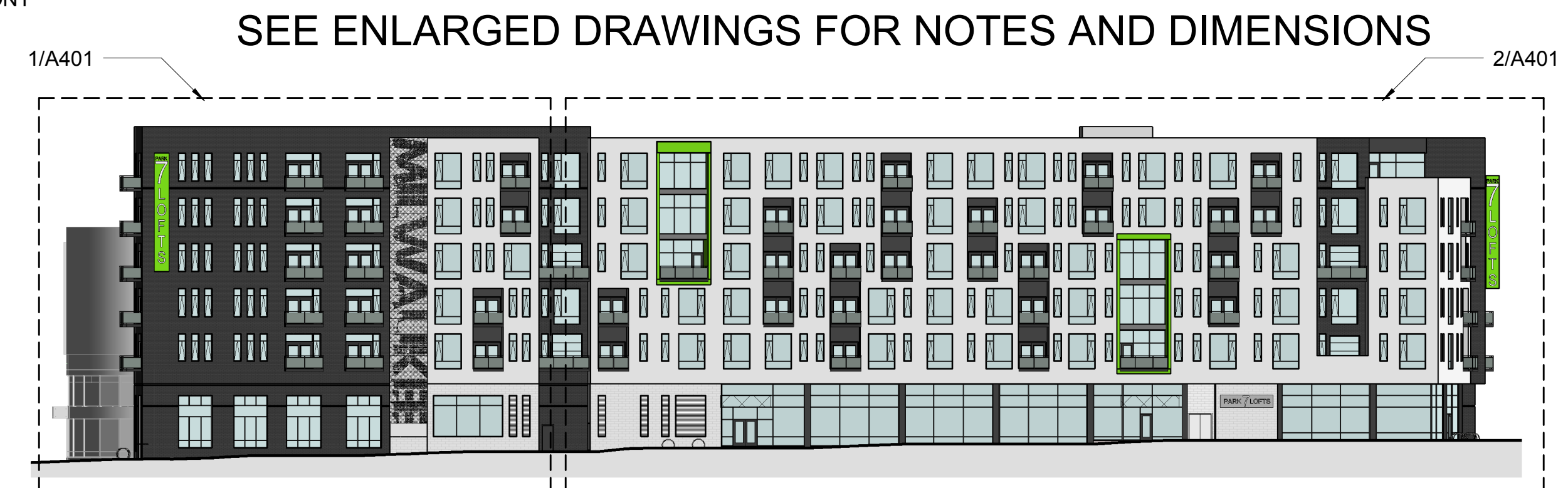
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**BUILDING
ELEVATIONS**



1 WEST ELEVATION - ANGLED (NORTH HALF)
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - OVERALL
SCALE: 1/32" = 1'-0"



2 WEST ELEVATION - ANGLED (SOUTH HALF)
SCALE: 1/8" = 1'-0"

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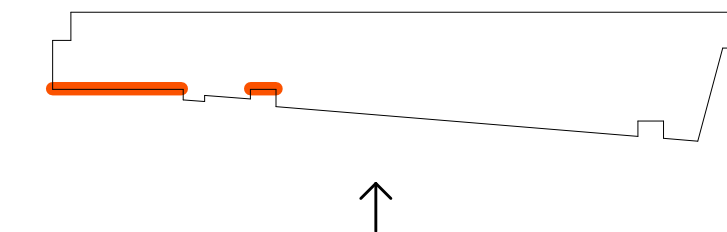
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**BUILDING
ELEVATIONS**

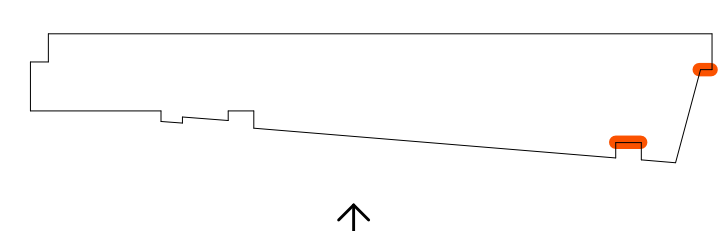
A402



1 WEST ELEVATION - FLAT (NORTH HALF)
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - FLAT (SOUTH HALF)
SCALE: 1/8" = 1'-0"



SEE ENLARGED DRAWINGS FOR NOTES AND DIMENSIONS



3 WEST ELEVATION - OVERALL
SCALE: 1/32" = 1'-0"

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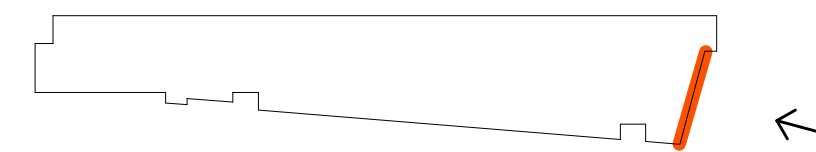
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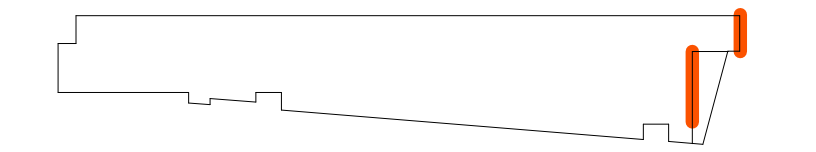
REVISION FOR:
NO. DESCRIPTION DATE



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



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



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



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**BUILDING
ELEVATIONS**

A403

PARK 7 LOFTS

BUCKS BLOCK 7
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PROJECT NUMBER 162642.00

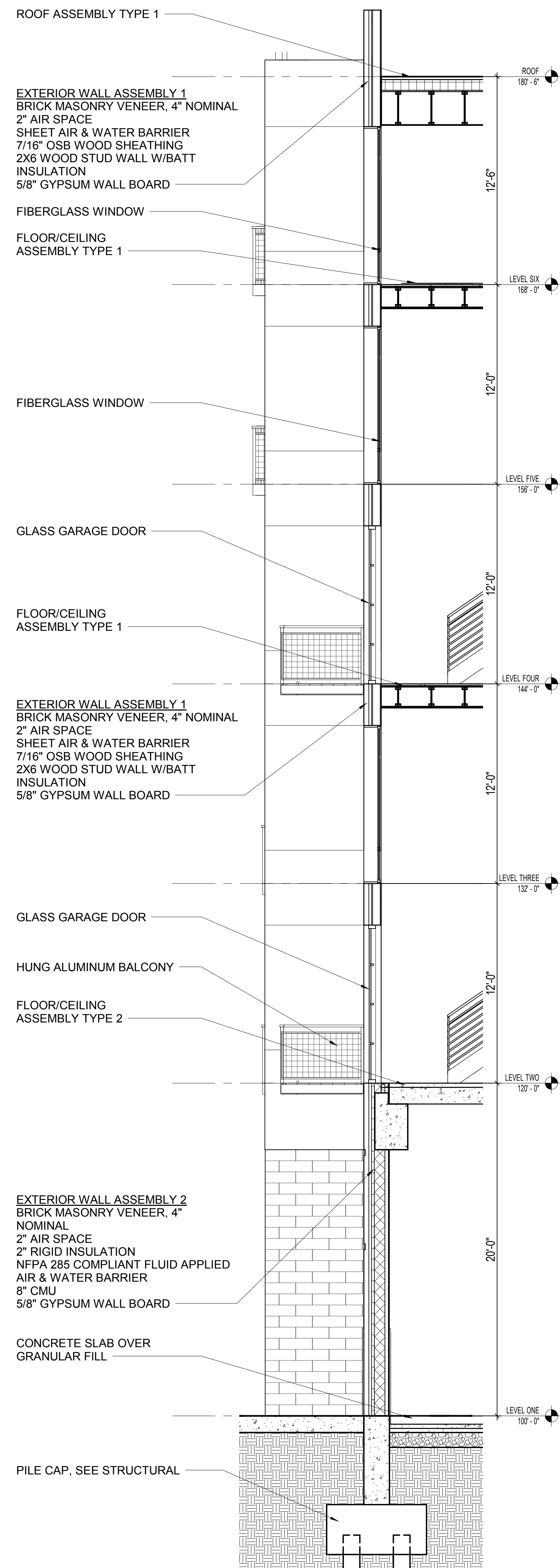
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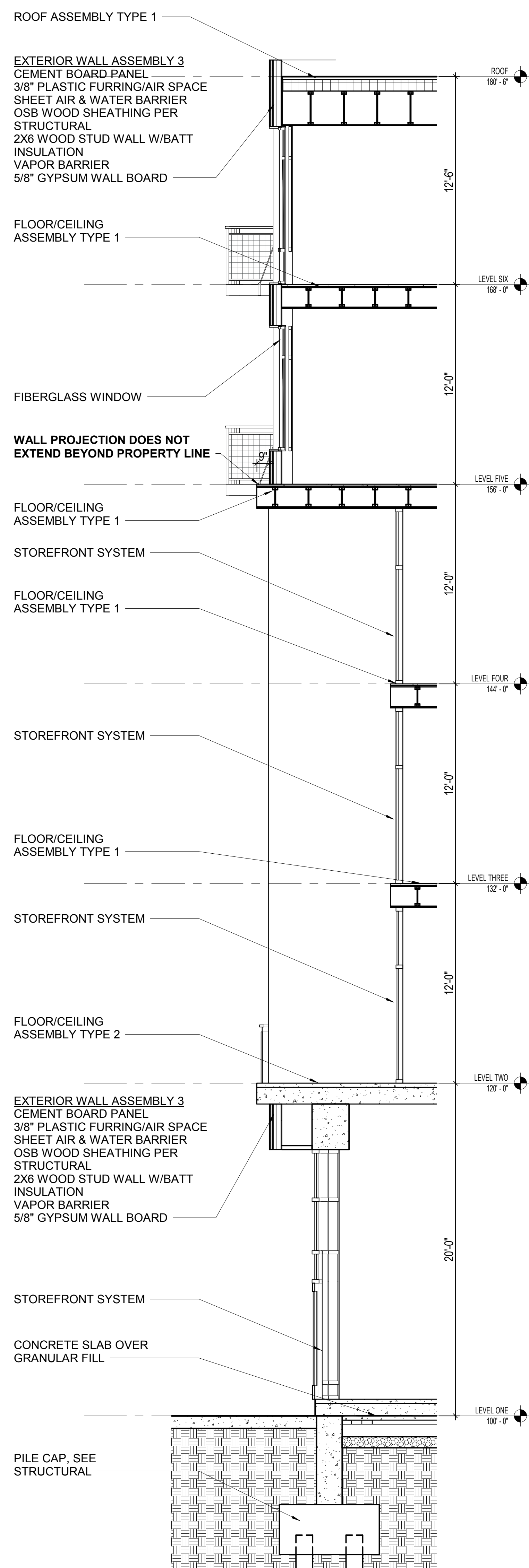
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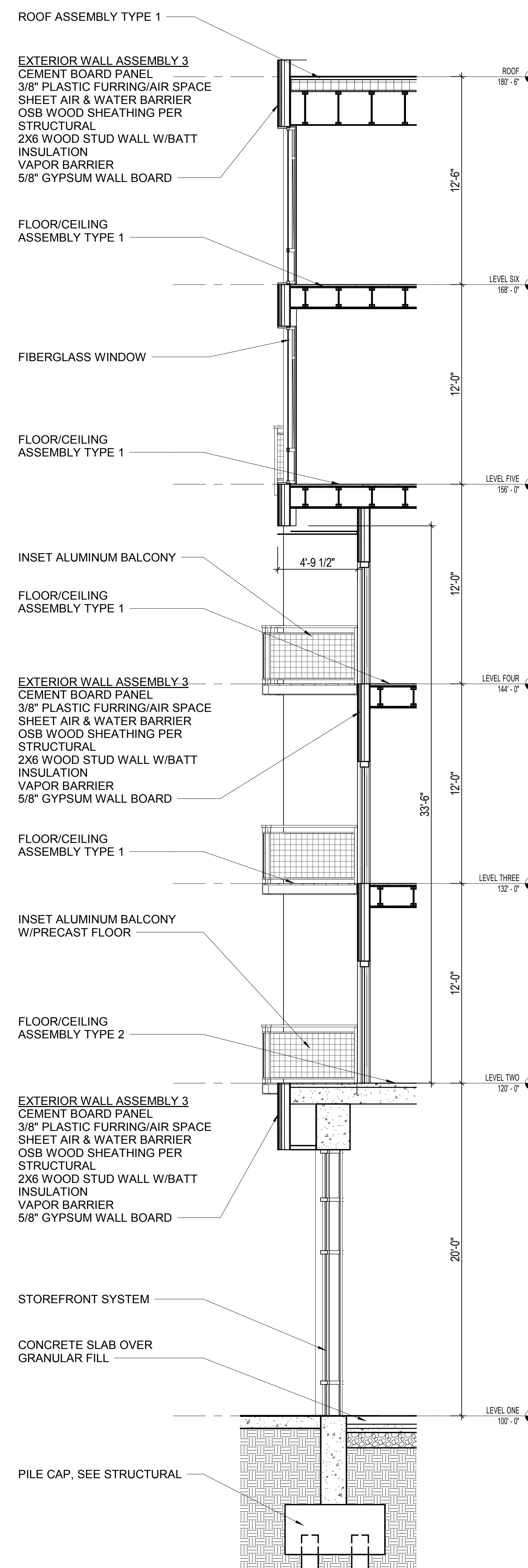
WALL SECTIONS



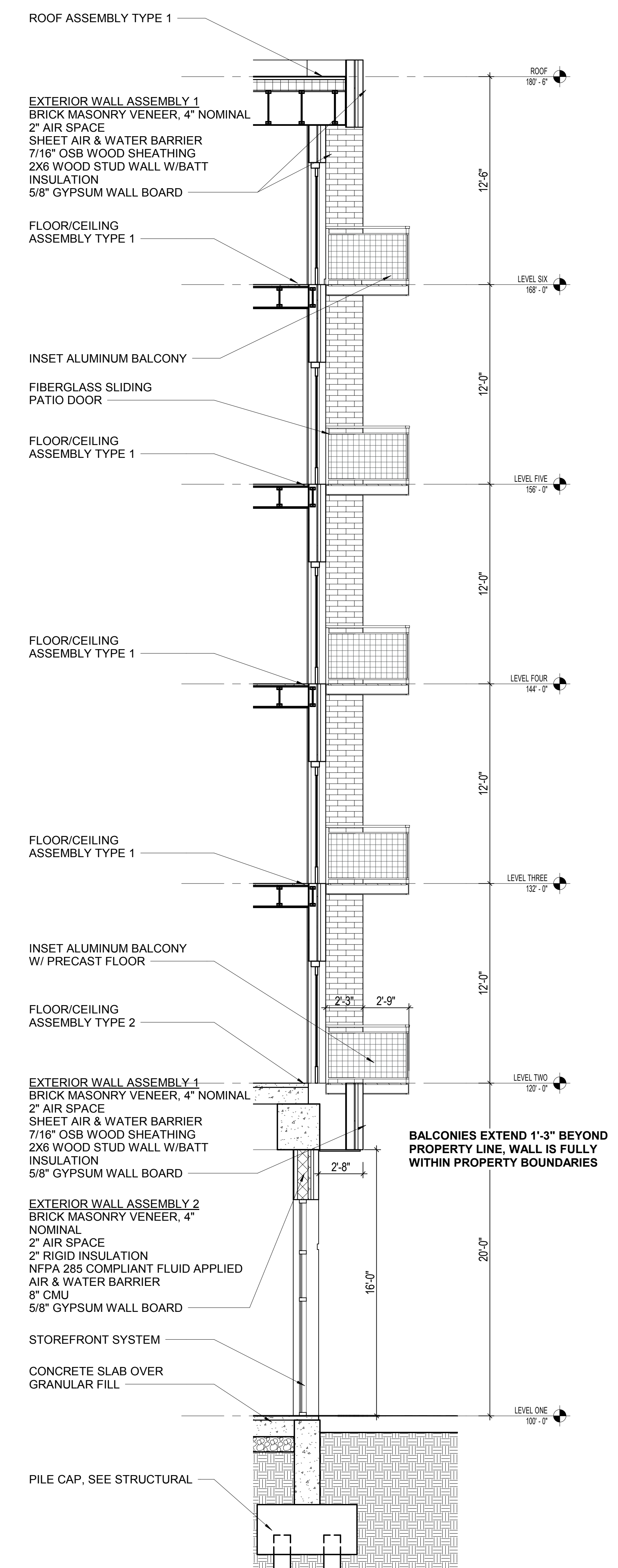
1 WALL SECTION AT LOFT UNITS W/GARAGE DOOR
SCALE: 1/4" = 1'-0"



2 WALL SECTION AT ACCENT CUTOUT
SCALE: 1/4" = 1'-0"



3 WALL SECTION AT INSET BALCONY, TYP.
SCALE: 1/4" = 1'-0"



4 WALL SECTION AT ENTRY
SCALE: 1/4" = 1'-0"



PARK 7 LOFTS

PERSPECTIVE FROM NORTHWEST
SCALE:

Engberg Anderson Project No. 162642.00



PARK 7 LOFTS

PERSPECTIVE FROM SOUTHWEST
SCALE:

Engberg Anderson Project No. 162642.00



PARK 7 LOFTS

RESIDENTIAL ENTRY VIEW
SCALE:

Engberg Anderson Project No. 162642.00