



11 JULY 2012



JACKSON APARTMENTS

1509 North Jackson Street Milwaukee, Wisconsin 53202

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VIEW FROM JACKSON STREET



VIEW FROM ALLEY

SITE PHOTOS

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JACKSON STREET: WEST SIDE ADJACENT TO 1509



JACKSON STREET: EAST SIDE ACROSS FROM SITE

CONTEXT

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815 E Knapp



1115 E Knapp



1505 N Franklin



1126 E Pleasant



1920 N Water

NEARBY EAST-SIDE SCALE ADJACENCIES SIMILAR TO 1509 PROPOSAL (all within eight-blocks)

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1309 N Cass



1654 N Jackson



1621 N Franklin



1530 N Jefferson



1529 N Van Buren



614 E Lyon



NEARBY EAST-SIDE SCALE ADJACENCIES SIMILAR TO 1509 PROPOSAL (all within eight-blocks)

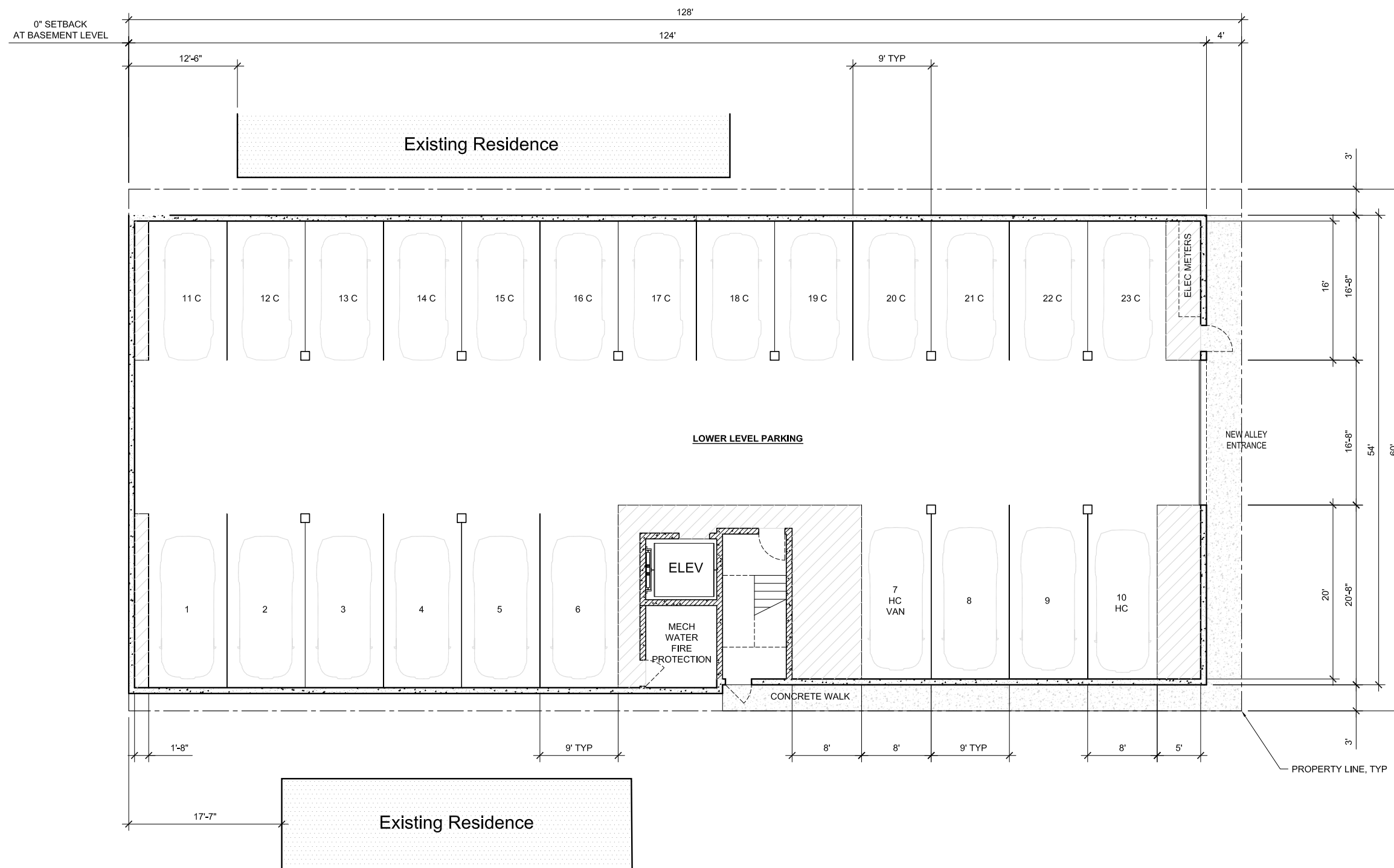


## JACKSON APARTMENTS

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LOWER LEVEL PARKING PLAN (1" = 16')

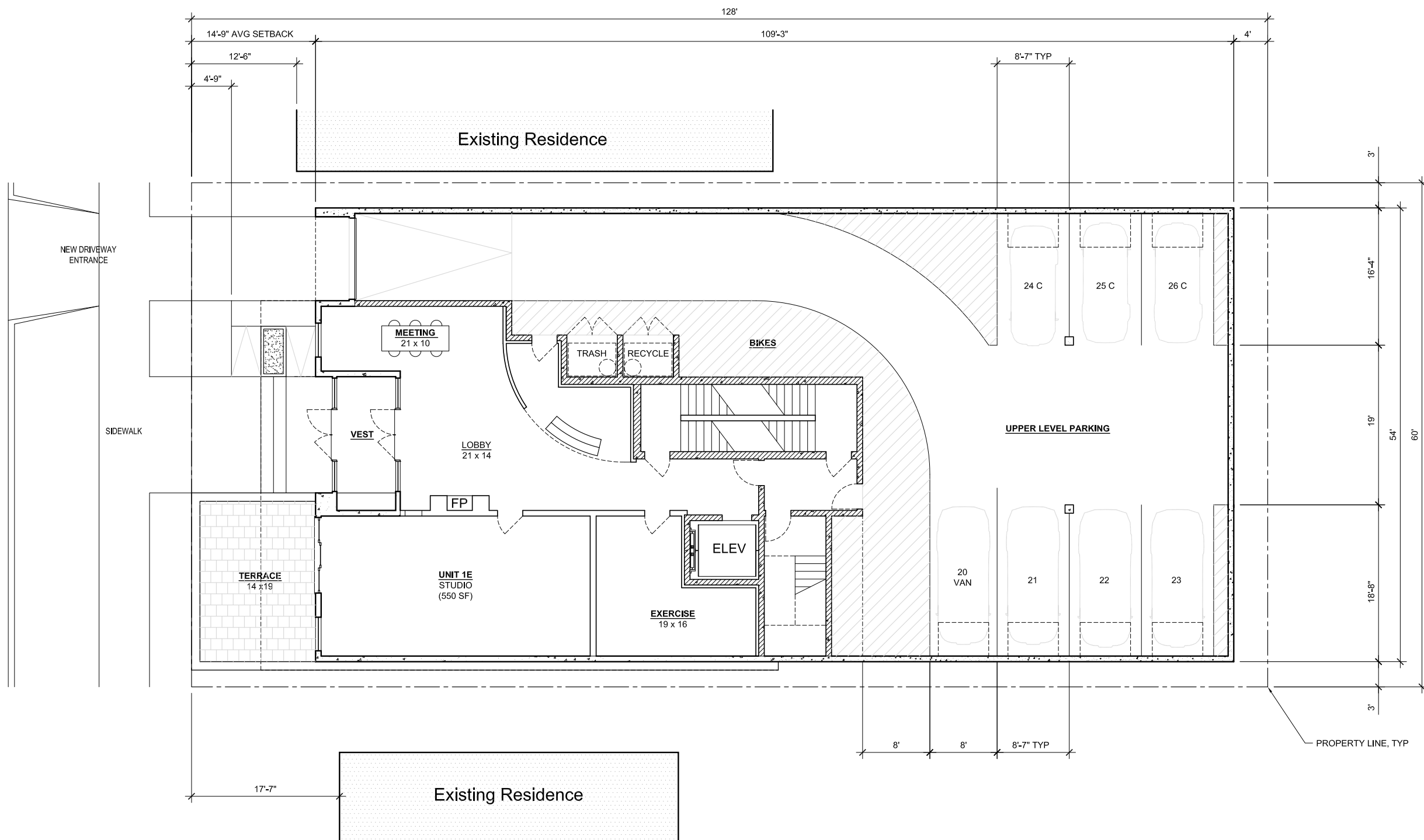
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SITE / ENTRY & UPPER LEVEL PARKING PLAN (1" = 16')



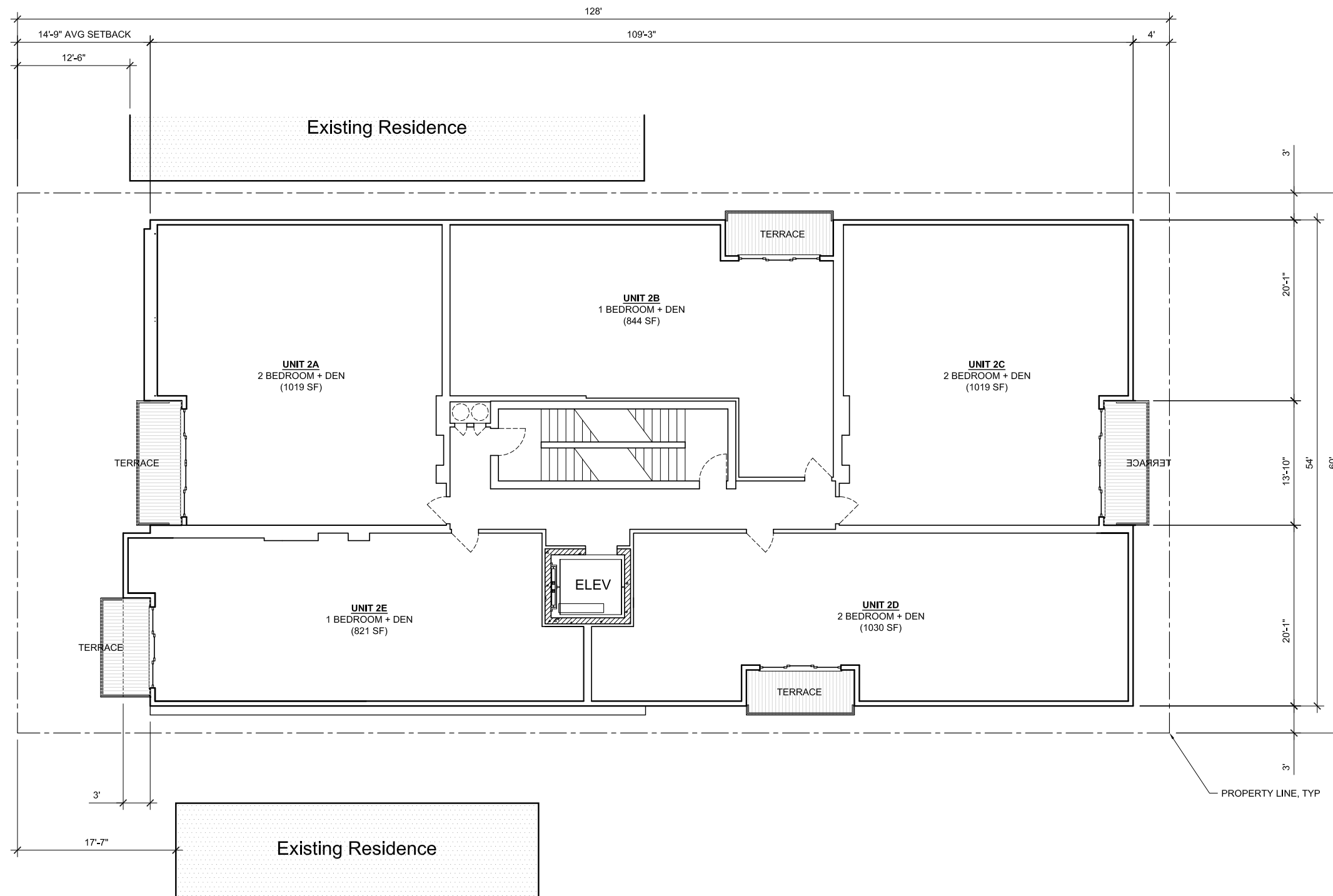
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TYPICAL FLOOR 2 THROUGH 4 (1" = 16')

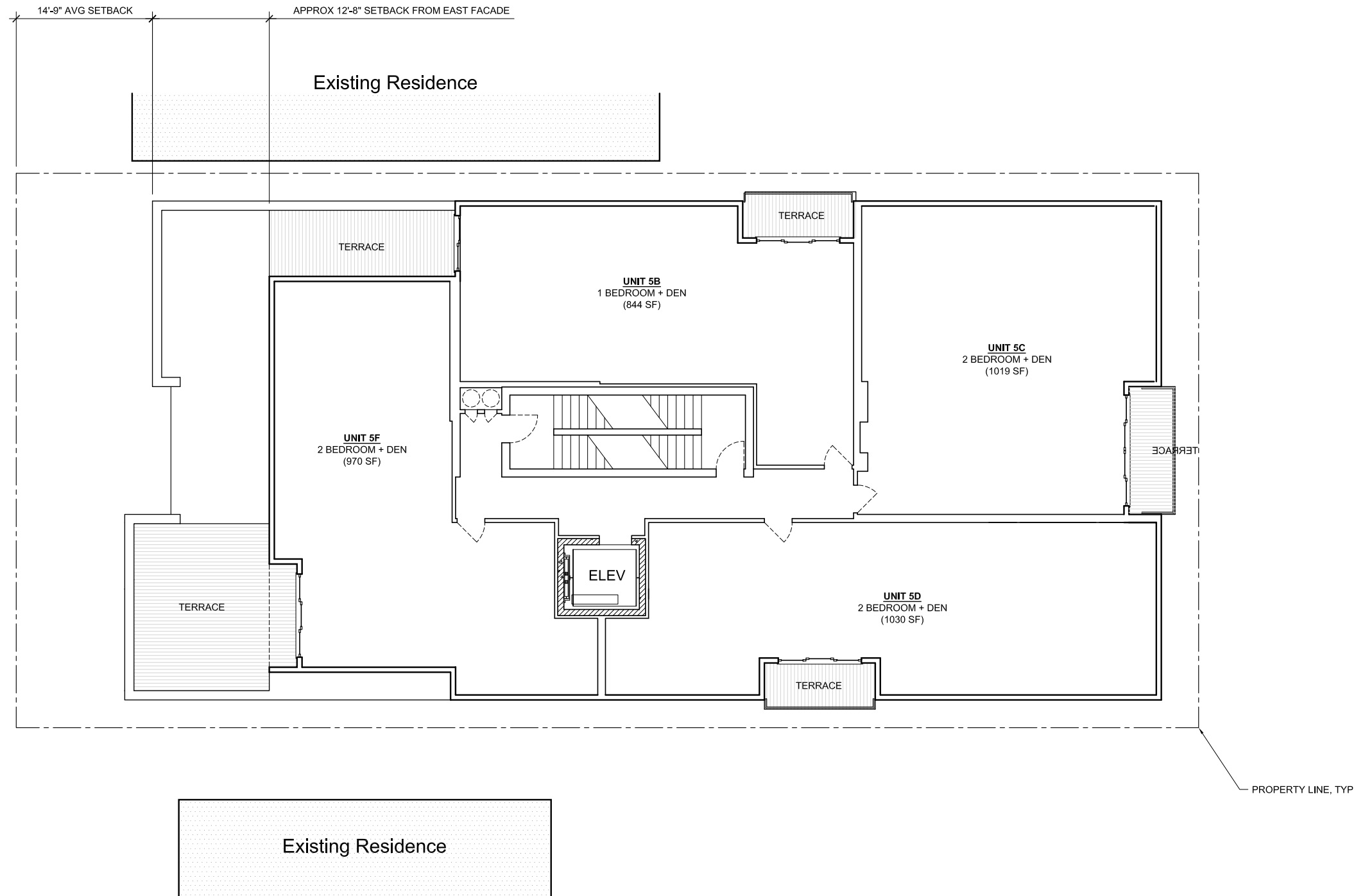
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ROOF / FIFTH FLOOR PLAN (1" = 16')

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EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

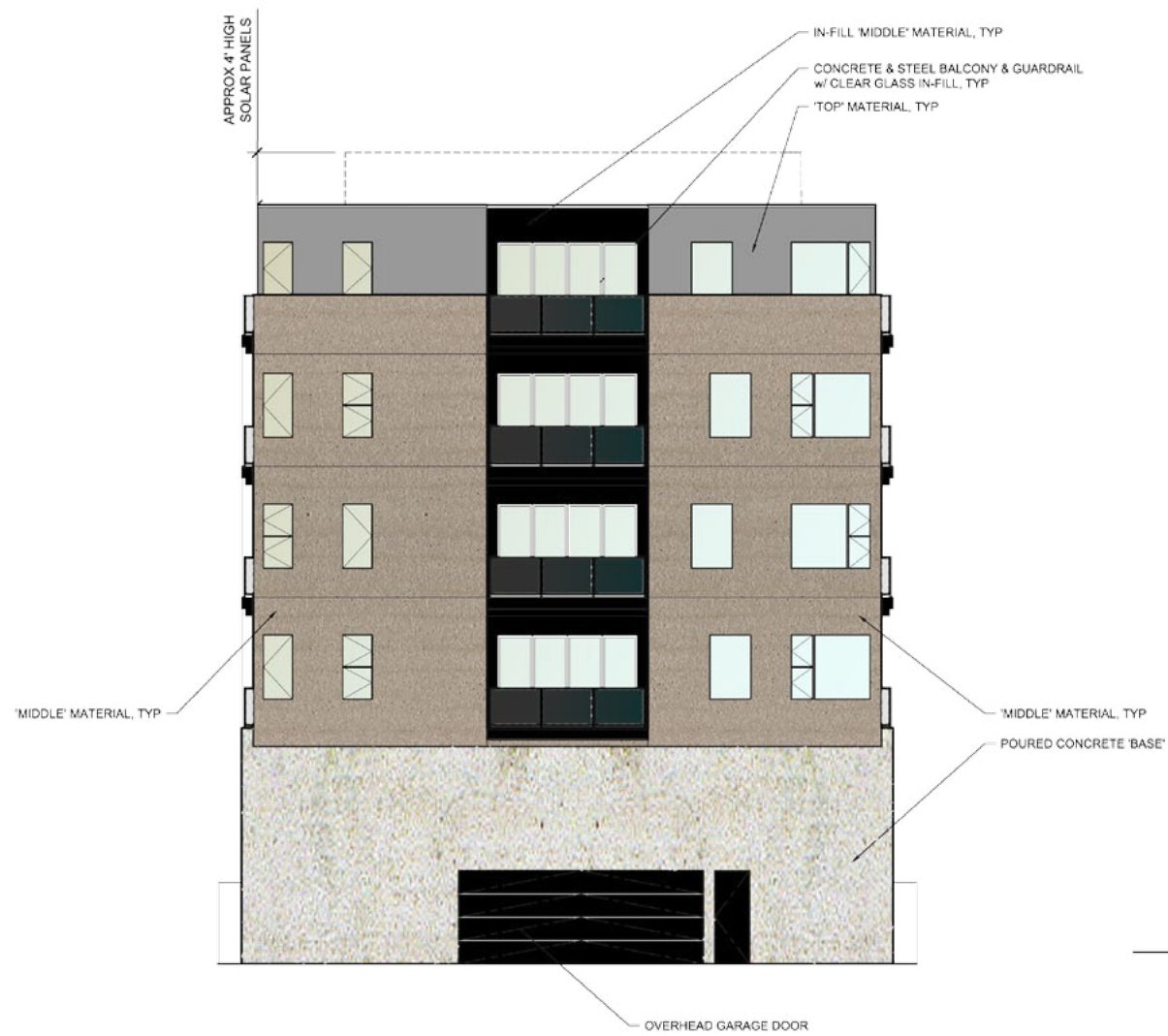
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WEST ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS

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- BRICK 'MIDDLE' ON STREET FACADE
- IN-FILL 'MIDDLE' MATERIAL
- 'TOP' MATERIAL
- STEEL GUARDRAIL, PAINTED  
(typical all terrace locations & Western entries)
- 'MIDDLE' MATERIAL
- MTL PANEL 'BAY'
- BRICK 'MIDDLE'
- METAL PANEL CORNICE, TYPICAL
- GROUND FACE CMU  
(typical on street side exposure)

JACKSON STREET PERSPECTIVE: 20 UNIT BUILDING

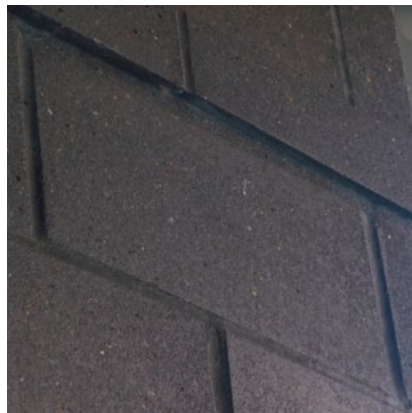


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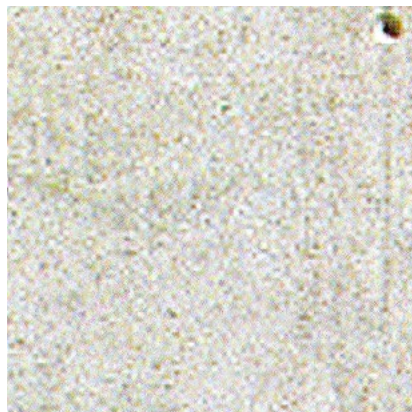




GROUND FACE CONCRETE BLOCK



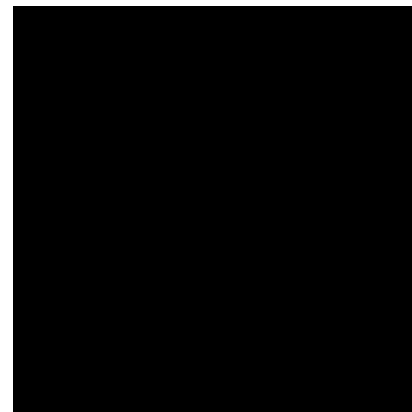
POLYASPARTIC COATING



POURED CONCRETE

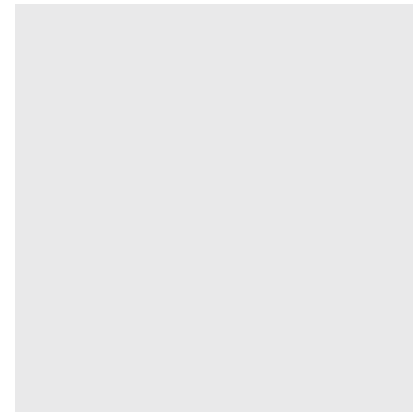


MIDDLE:



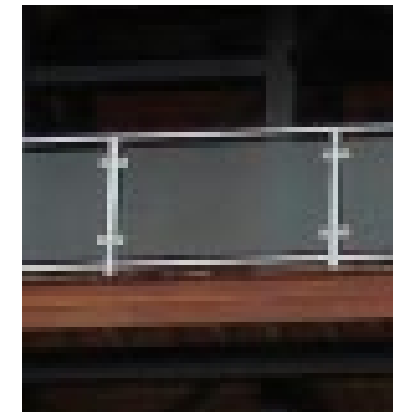
METAL PANEL

IN-FILL MIDDLE:



METAL PANEL

TOP:



GLASS IN-FILL

GUARDRAILS:

BASE:

EXTERIOR MATERIAL PALETTE

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# PROPOSED 1509 N. JACKSON STREET BUILDING

## N. JACKSON STREET & E. LYON STREET CITY OF MILWAUKEE, WI

- EXISTING CONDITIONS AND DEMOLITION NOTES:**
- CONTRACTOR TO FIELD VERIFY EXISTING SITE PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, RELOCATE, REPLACE OR DEMOLISH ANY OTHER ITEMS AS DIRECTED BY THE CONSTRUCTION MANAGER.

- SITE NOTES:**
- THE PROPOSED CIVIL PLANS ILLUSTRATE SITE IMPROVEMENTS ASSOCIATED WITH THE NEW BUILDING CONSTRUCTION. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL CONSTRUCTION INFORMATION.
  - CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION.

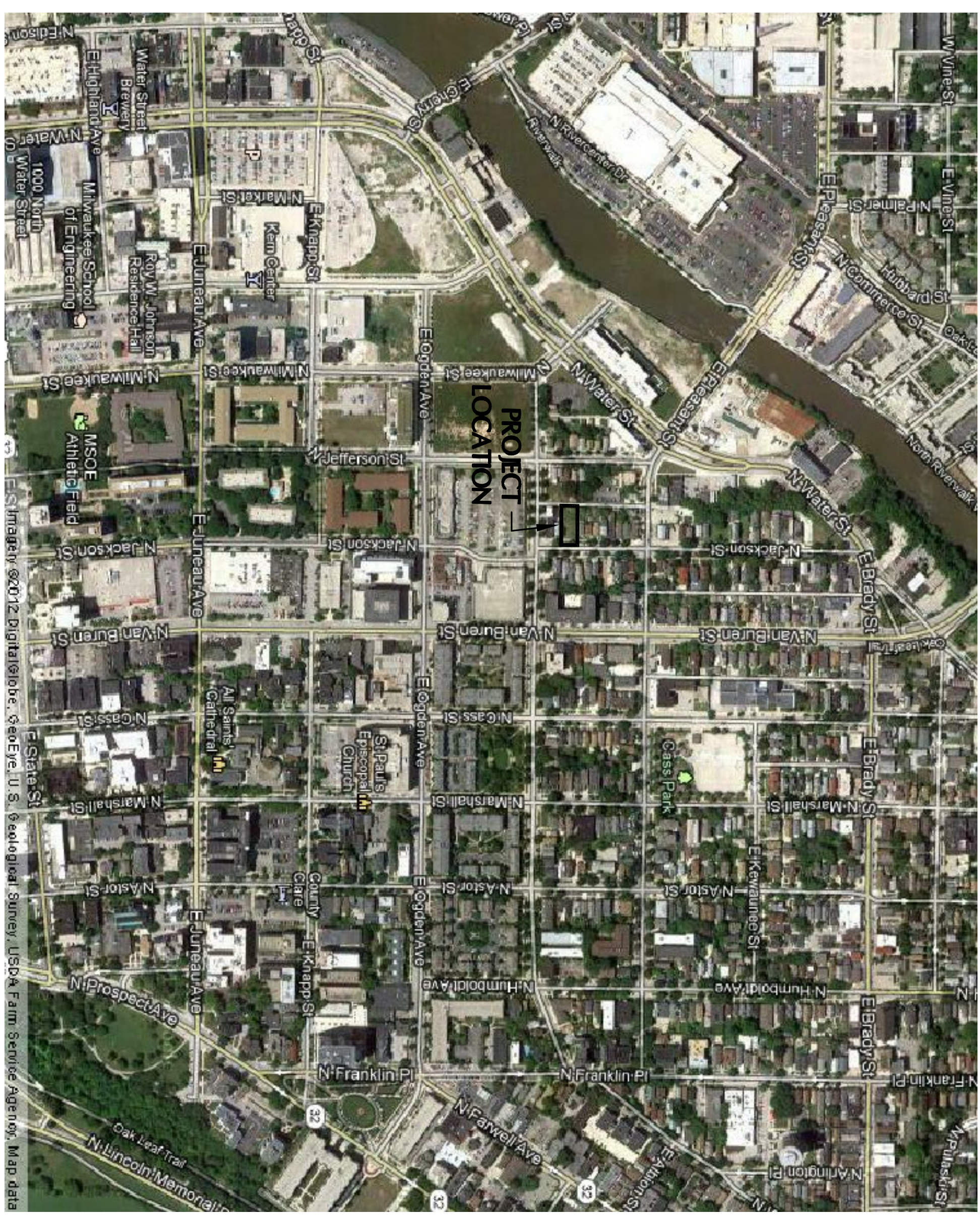
- GRADING AND EROSION CONTROL NOTES:**
- SEE PLANS FOR EROSION CONTROL DETAILS & CONSTRUCTION SEQUENCE.
  - THE PROPOSED BUILDING PROJECT WILL DISTURB APPROXIMATELY 0.2 ACRES OF LAND. THEREFORE, WMR NR 151 AND NR 216 PERMITTING REQUIREMENTS ARE NOT APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY CONSTRUCTION SITE AND/OR EROSION CONTROL PERMITS FROM THE CITY OF MILWAUKEE.

- UTILITY NOTES:**
- OWNER AND CONTRACTOR TO COORDINATE WITH UTILITY COMPANY REGARDING OVERHEAD UTILITY LINE PROTECTION AND/OR RELOCATION ALONG WEST ALLEY.
  - CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTE IS CLEAR (TO CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
  - CONTRACTOR SHALL PROVIDE NOTIFICATION TO UTILITY OWNERS (INCLUDING SEWER AND WATER) AT LEAST 72 HOURS PRIOR TO EXCAVATION.
  - ALL PROPOSED SANITARY SEWER SHALL BE SDR-35 PVC. ALL PROPOSED WATERMAIN PIPE SHALL BE 6000 PVC FOR PIPE DIAMETERS OF 6" OR GREATER UNLESS OTHERWISE NOTED.
  - ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPPED TO PLASTIC WATER OR DRAIN PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
  - SEE PLANS FOR ADDITIONAL UTILITY SPECIFICATIONS AND DETAILS.
  - THE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM 5 FEET FROM THE EXTERIOR WALL OF FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISH FLOOR ELEVATION (OR AS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER).

- LANDSCAPE NOTES:**
- CONTRACTOR SHALL SEED, FERTILIZE AND MULCH LAWN AREAS AND DISTURBED AREAS AFTER COMPLETION OF CONSTRUCTION.



EXISTING SITE PHOTOGRAPH



LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

**LOCALITY MAP**

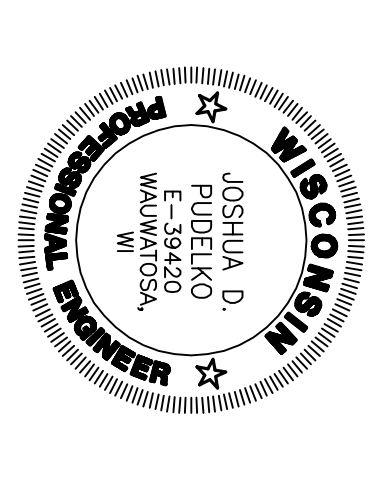
LEGEND:	
	EXISTING SPOT GRADE
	EXISTING CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED FLOW ARROW
	PROPOSED CONTOUR
	PROPOSED SANITARY LATERAL
	PROPOSED WATER LATERAL
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER VALVE
	EXISTING OVERHEAD WIRE
	EXISTING POWER POLE
	EXISTING ANCHOR WIRE
	EXISTING LIGHT POLE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING FENCE
	EXISTING WALL

**CIVIL PLAN SHEET LIST**

- C1.0 - EXISTING SITE & DEMOLITION PLAN
- C1.1 - PROPOSED SITE PLAN
- C1.2 - MASTER GRADING & EROSION CONTROL PLAN
- C1.3 - UTILITIES PLAN

**LANDSCAPE PLAN SHEET LIST**

- L1.0 - PROPOSED LANDSCAPE PLAN



**stringel-agacki studio**  
architects  
milwaukee - los angeles



1770 W. CAPITOL DRIVE  
BROOKFIELD, WI 53005  
PHONE: (262) 796-1480  
FAX: (262) 796-1481  
EMAIL: j.pudello@trioeng.com

**PROJECT:**  
**1509 N. JACKSON STREET**  
City of Milwaukee, Wisconsin  
**BY:**  
Dominion Properties, LLC  
1431 East Capitol Drive  
Shorewood, WI 53211

**PLAN DATE:**  
JULY 11, 2012  
JUNE 18, 2012

**JOB NUMBER:**  
12020

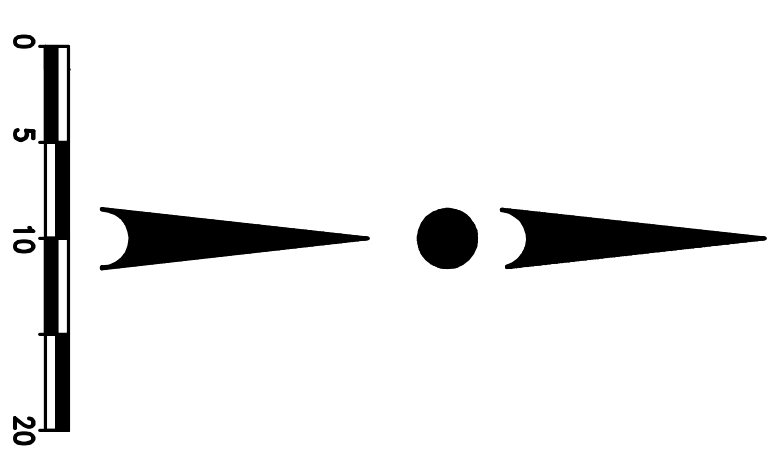
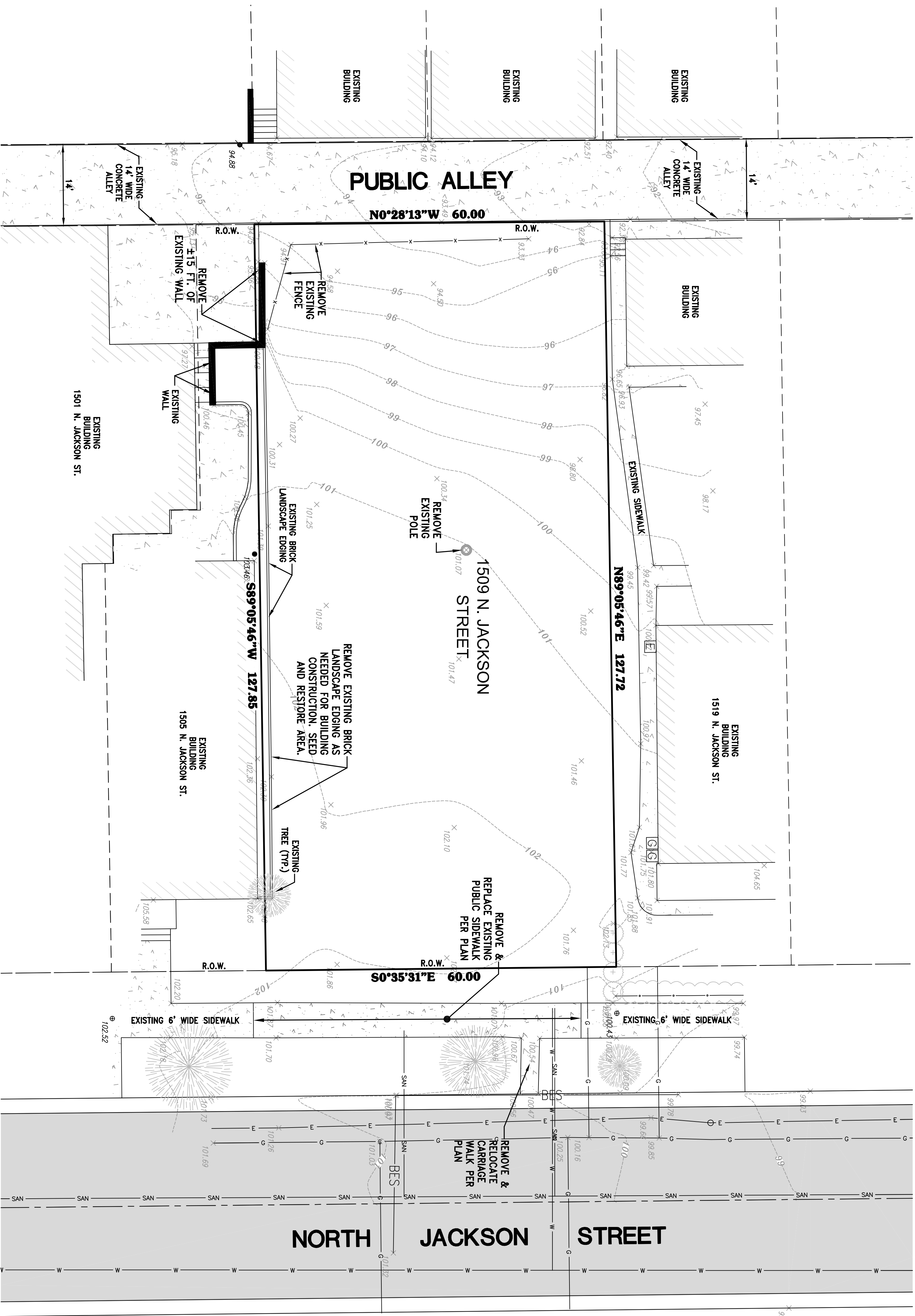
**DESCRIPTION:**

**COVER SHEET**

**SHEET**  
**T1**



# EXISTING SITE & DEMOLITION PLAN



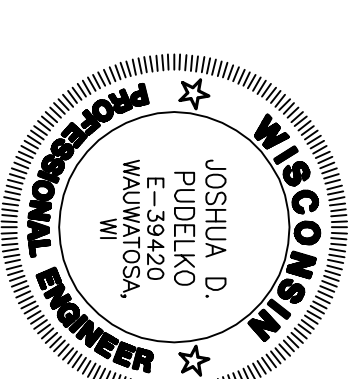
LEGEND:	
	- EXISTING SPOT GRADE
	- EXISTING CONTOUR
	- EXISTING OVERHEAD WIRE
	- EXISTING POWER POLE
	- EXISTING ANCHOR WIRE
	- EXISTING LIGHT POLE
	- EXISTING ELECTRIC LINE
	- EXISTING GAS LINE
	- EXISTING SANITARY SEWER
	- EXISTING WATER MAIN
	- EXISTING STORM SEWER
	- EXISTING FENCE
	- EXISTING WALL

EXISTING SITE DATA	
TAX KEY NO.	3921772100
LOT ZONED:	R174 District
LOT AREA:	7,667 S.F. (0.18 Acres)
TOTAL OPEN SPACE:	7,667 S.F. (0.18 AC.) [100% of Site]



CONTRACTOR IS REQUIRED TO CONTACT DGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. BEFORE ANY EXCAVATION BEGINS, CALL DGGERS HOTLINE 1-800-248-9811

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



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architectural  
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PHONE: (262) 798-1480  
FAX: (262) 798-1481  
EMAIL: jpudielko@trioeng.com

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Shorewood, WI 53211

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12020

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**EXISTING SITE & DEMOLITION PLAN**

SHEET

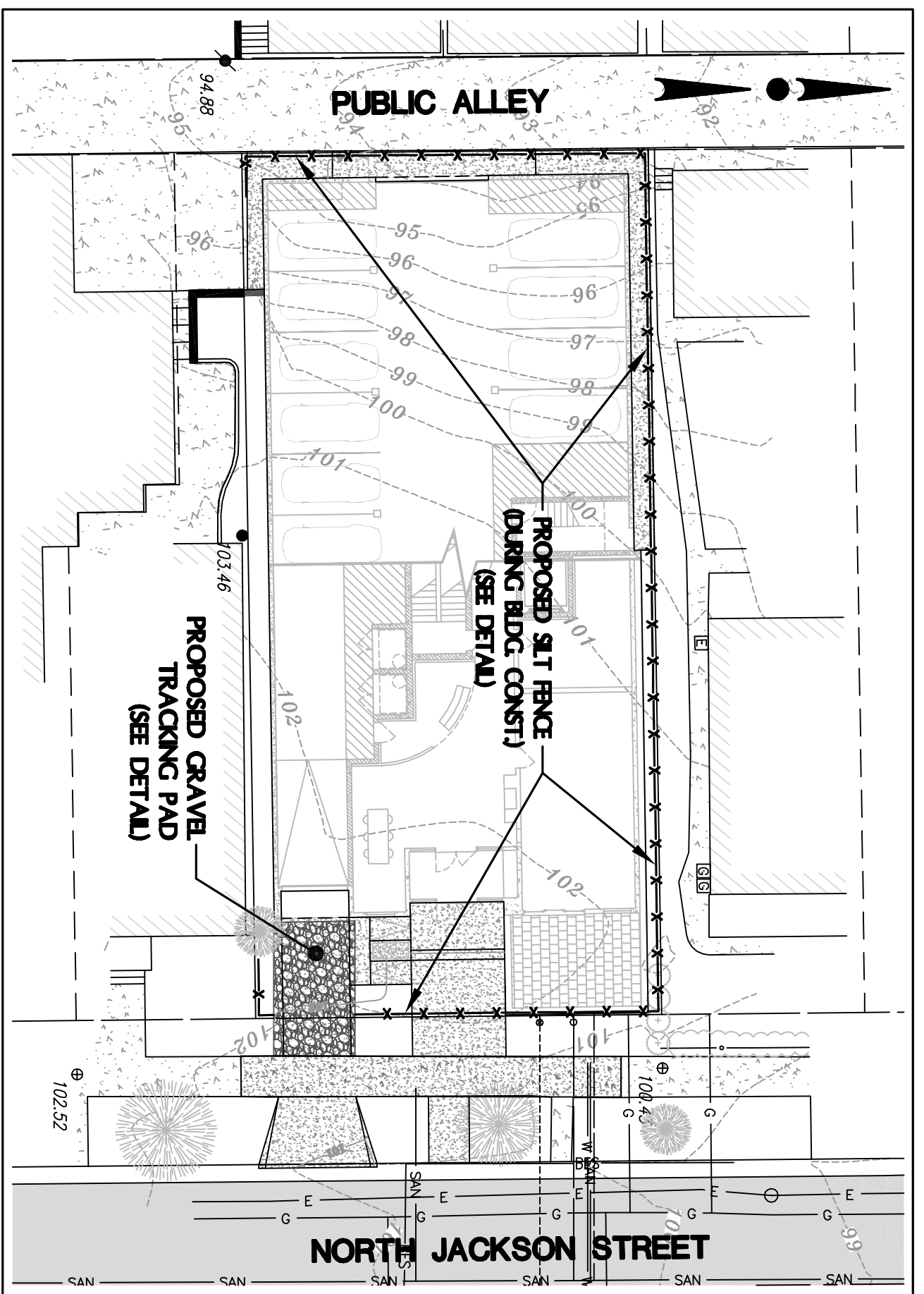
**C10**







# MASTER GRADING & EROSION CONTROL PLAN



**EROSION CONTROL PLAN**

SCALE: 1"=20'

**EROSION CONTROL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, STATE OF WISCONSIN, LATEST EDITION, UNLESS OTHERWISE CALLED FOR ON THE PLANS. SPECIFICATIONS OR SPECIAL PROVISIONS.
2. ALL EROSION CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, GRAVEL ENTRANCE, ETC.) SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING OR UTILITY CONSTRUCTION.
4. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. REFER TO THE CONSTRUCTION SEQUENCING PLAN FOR ADDITIONAL INFORMATION.
5. THE OWNER IS RESPONSIBLE FOR OBTAINING A GRADING AND/OR EROSION CONTROL PERMIT (OR ANY OTHER APPLICABLE PERMITS) PRIOR TO CONSTRUCTION.
6. THE OWNER WILL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. THE CONTRACTOR SHALL EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLIGENCE SHALL BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE Sums DUE HIM UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, ALL UTILITIES CITY DEPARTMENTS, AND GOVERNMENT UNITS WHOSE PROPERTY MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 1-800-242-8511.
8. PUBLIC VEHICLES SHALL NOT BE CLOSD TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE EXISTING AND/OR GRAVEL ENTRANCE TO THE PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEARENCE OF THE PROJECT AND PUBLIC ROADSWAYS DURING CONSTRUCTION PER THE REQUIREMENTS SET FORTH BY THE LOCAL AND COUNTY AGENCIES. STREETS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SPREADING OR OTHER APPROPRIATE METHODS. JUST GENERATED BY CONSTRUCTION CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS. OVERHEAD SURFACE TREATMENT.
9. ALL DISTURBED AREAS INSIDE AND OUTSIDE OF THE ROAD RIGHT OF WAY SHALL BE REGRATED WITHIN SEVEN DAYS AFTER BEING DISTURBED. HIGHWAY MIX #40 SHALL BE USED FOR SEEDING WITH AN APPLICATION RATE OF 2.5 LBS./1000 SQ. FT.
10. ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND REPAIR B.M.P.S AS NEEDED.

**CONSTRUCTION SEQUENCE PLAN:**

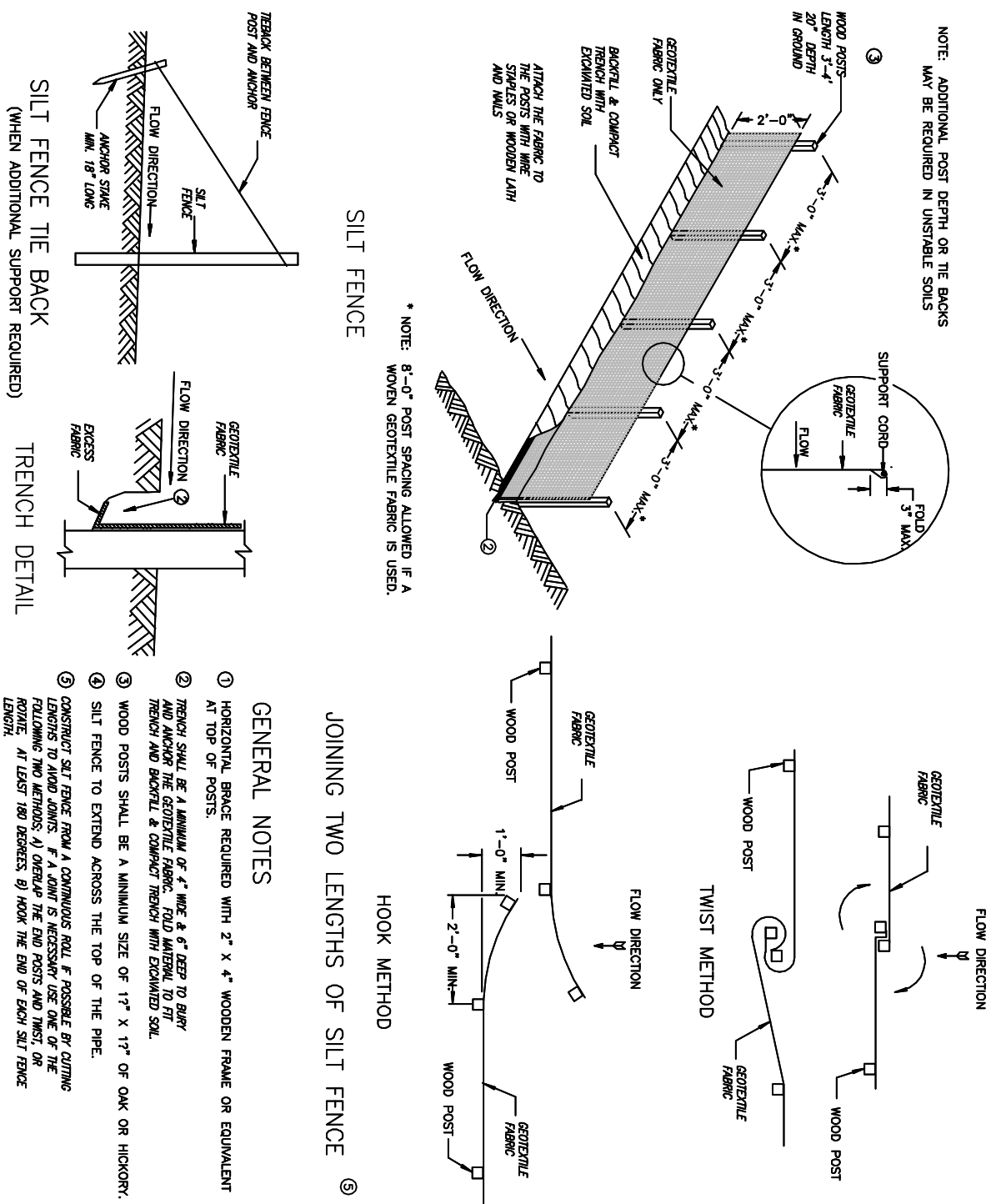
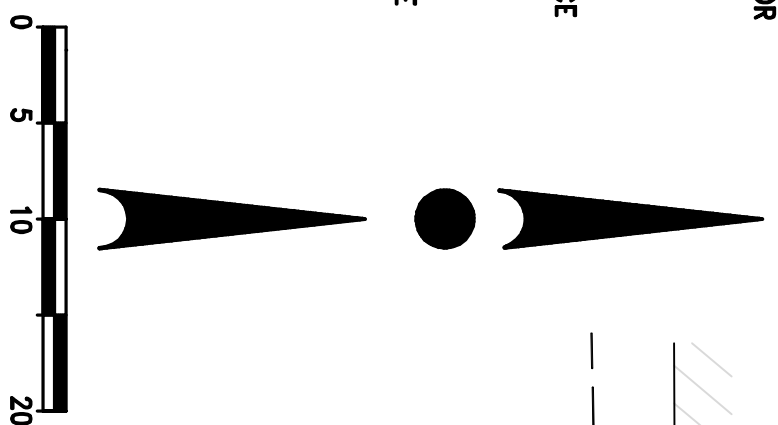
1. INSTALL SILT FENCE, CONSTRUCTION FENCE AND TRACKING PAD.
2. SECURE ALL REQUIRED PERMITS FROM CITY.
3. REMOVE EXISTING ONSITE PAVEMENT AND WALLS AS NEEDED FOR BUILDING CONSTRUCTION.
4. ROUGH GRADE SITE AND REMOVE EXCESS SPOILS.
5. CONSTRUCT BUILDING.
6. INSTALL STORM SEWER, SANITARY SEWER AND WATER LATERALS. CONTACT CITY AND/OR MUSD PRIOR TO CONNECTING TO THE EXISTING SYSTEMS.
7. INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS.
8. CONSTRUCT NEW DRIVEWAY, SIDEWALK AND CURB SECTIONS WITHIN PUBLIC RIGHT-OF-WAY WITH CITY PERMIT AND PRIOR NOTICE.
9. INSTALL STONE BASE, PAVEMENT AND SIDEWALK PER PLAN.
10. SPREAD TOPSOIL, SEED, MULCH AND STABILIZE DISTURBED AND PROPOSED OPEN SPACE AREAS.
11. INSTALL LANDSCAPING PER PLAN.
12. REMOVE ANY REMAINING SILT FENCE AND CONSTRUCTION FENCE.

**NOTE THAT CONSTRUCTION MANAGER MAY MODIFY THIS SEQUENCE PLAN TO BEST SUIT THE NEEDS OF THE PROJECT.**

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

**CALL DIGGERS HOTLINE 1-800-242-8511**

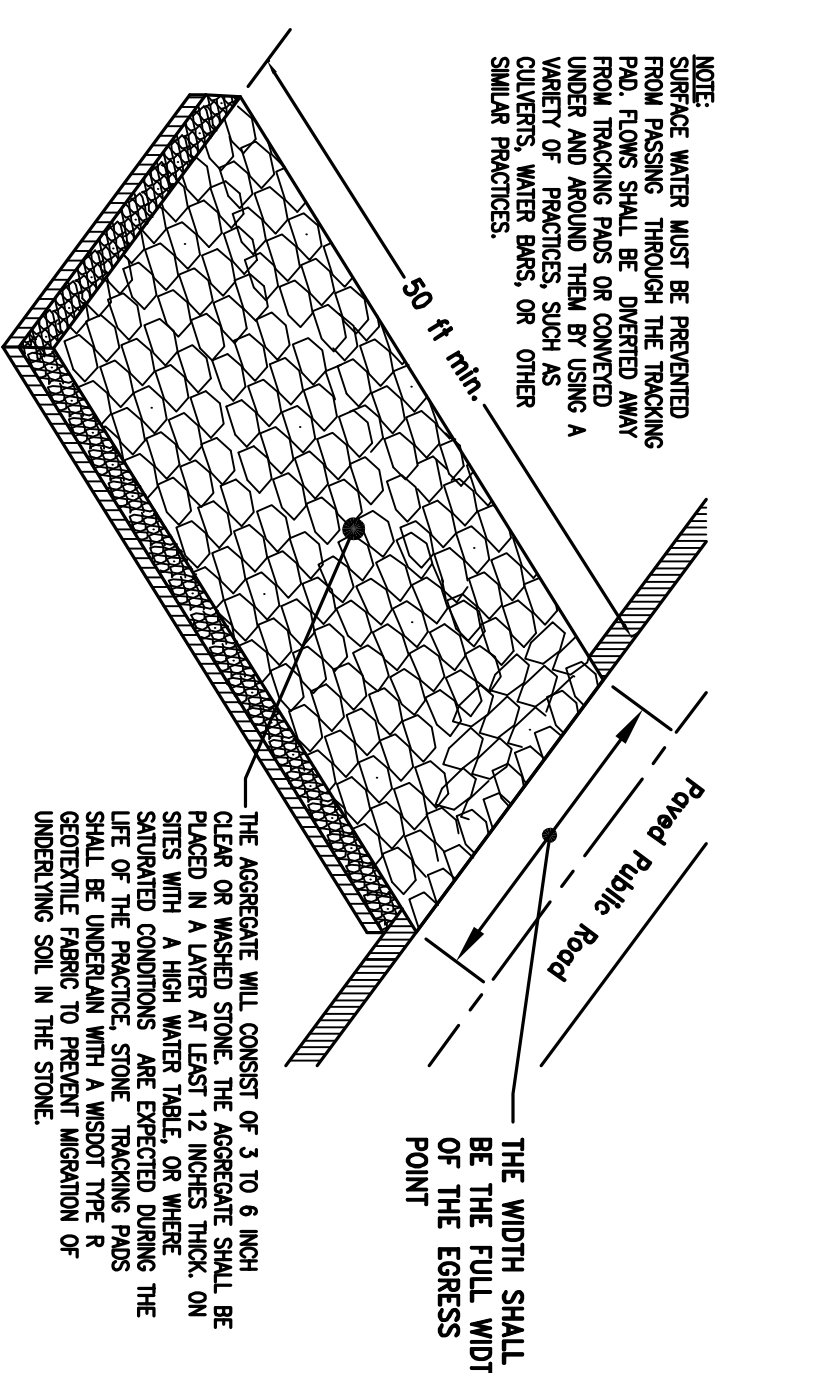
NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION OF THE SAISON OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



**SILT FENCE INSTALLATION DETAIL**

NO SCALE

- GENERAL NOTES**
1. MATERIALS SHALL BE AS SPECIFIED OR APPROVED BY THE ENGINEER.
  2. SILT FENCE SHALL BE A MINIMUM SIZE OF 1" X 1" OF OAK OR HICKORY.
  3. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PILE.
  4. SILT FENCE SHALL BE A MINIMUM OF 20 FEET LONG.
  5. SILT FENCE SHALL BE INSTALLED AT AN ANGLE OF 90 DEGREES TO THE FLOW OF WATER.
  6. SILT FENCE SHALL BE INSTALLED AT AN ANGLE OF 90 DEGREES TO THE FLOW OF WATER.
  7. SILT FENCE SHALL BE INSTALLED AT AN ANGLE OF 90 DEGREES TO THE FLOW OF WATER.
  8. SILT FENCE SHALL BE INSTALLED AT AN ANGLE OF 90 DEGREES TO THE FLOW OF WATER.
  9. SILT FENCE SHALL BE INSTALLED AT AN ANGLE OF 90 DEGREES TO THE FLOW OF WATER.
  10. SILT FENCE SHALL BE INSTALLED AT AN ANGLE OF 90 DEGREES TO THE FLOW OF WATER.



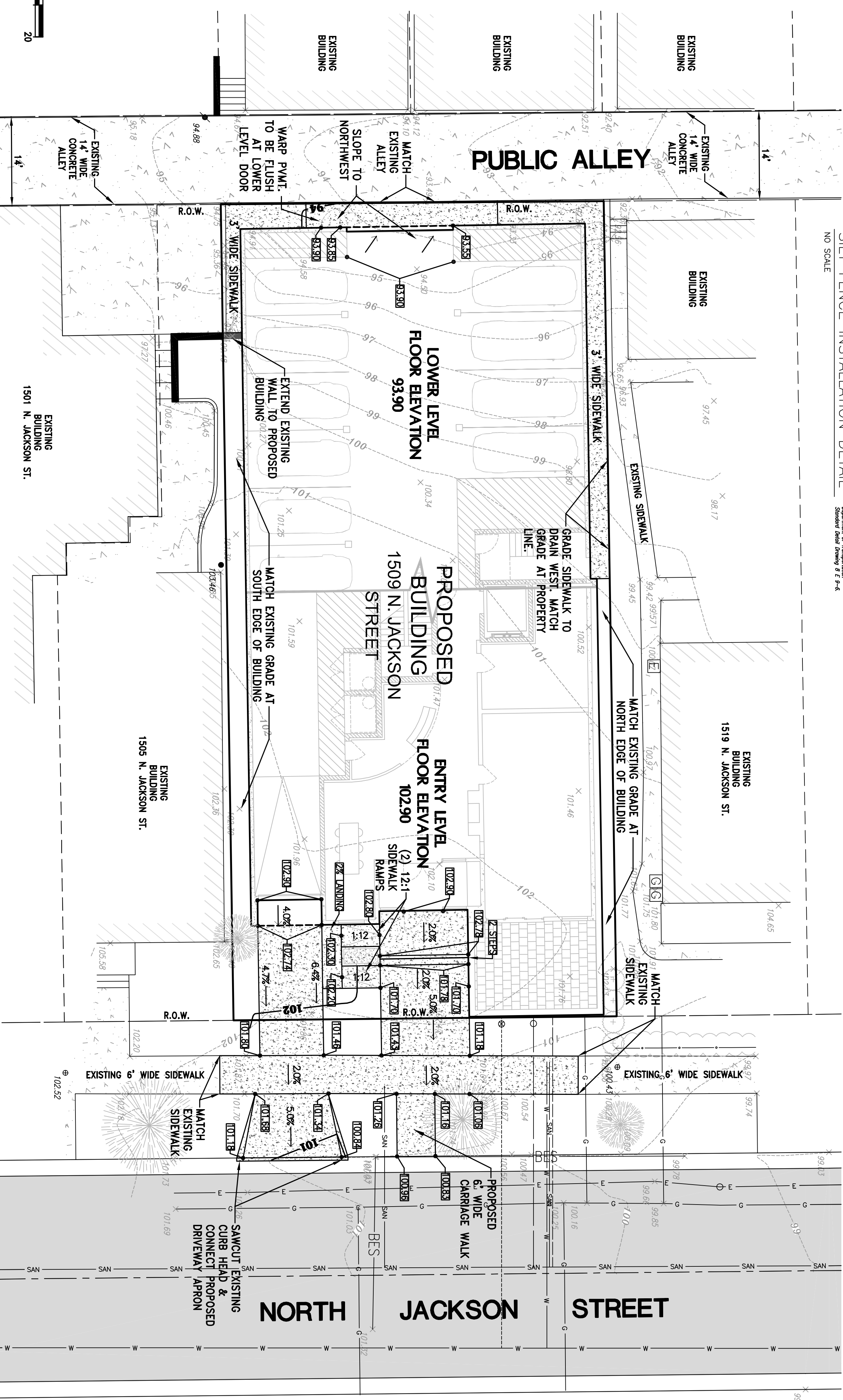
**CONSTRUCTION ENTRANCE DETAIL**

NO SCALE

**STANDARD DETAIL DRAWINGS:**

- 1050 - CONSTRUCTION ENTRANCE DETAIL
- 1051 - SILT FENCE
- 1052 - GRAVEL TRACKING PAD AND THE WASHING
- 1060 - STORM DRAIN INLET PROTECTION

LEGEND:	
	EXISTING SPOT GRADE
	EXISTING CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED FLOW ARROW
	PROPOSED CONTOUR
	PROPOSED SANITARY LATERAL
	PROPOSED STORM LATERAL
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER VALVE
	EXISTING OVERHEAD WIRE
	EXISTING POWER POLE
	EXISTING ANCHOR WIRE
	EXISTING LIGHT POLE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING FENCE
	EXISTING WALL
	PROPOSED SILT FENCE
	PROPOSED GRAVEL TRACKING PAD



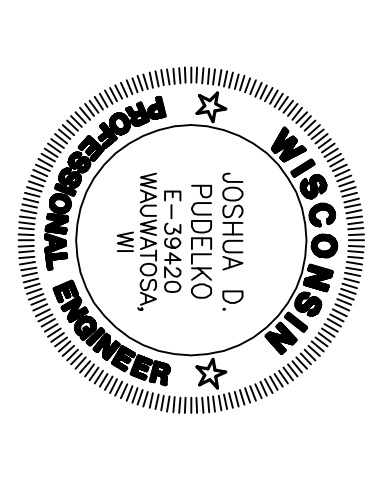
**PROJECT:**  
**1509 N. JACKSON STREET**  
 City of Milwaukee, Wisconsin  
**BY:**  
 Dominion Properties, LLC  
 1431 East Capitol Drive  
 Shorewood, WI 53211

**PLAN DATE:**  
 JULY 11, 2012  
 JUNE 18, 2012

**JOB NUMBER:**  
 12020

**DESCRIPTION:**  
 MASTER GRADING & EROSION CONTROL PLAN

**SHEET**  
**C1.2**



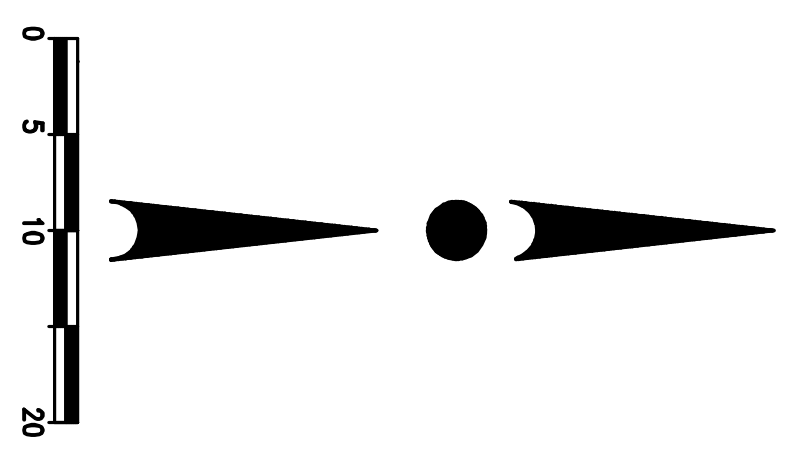
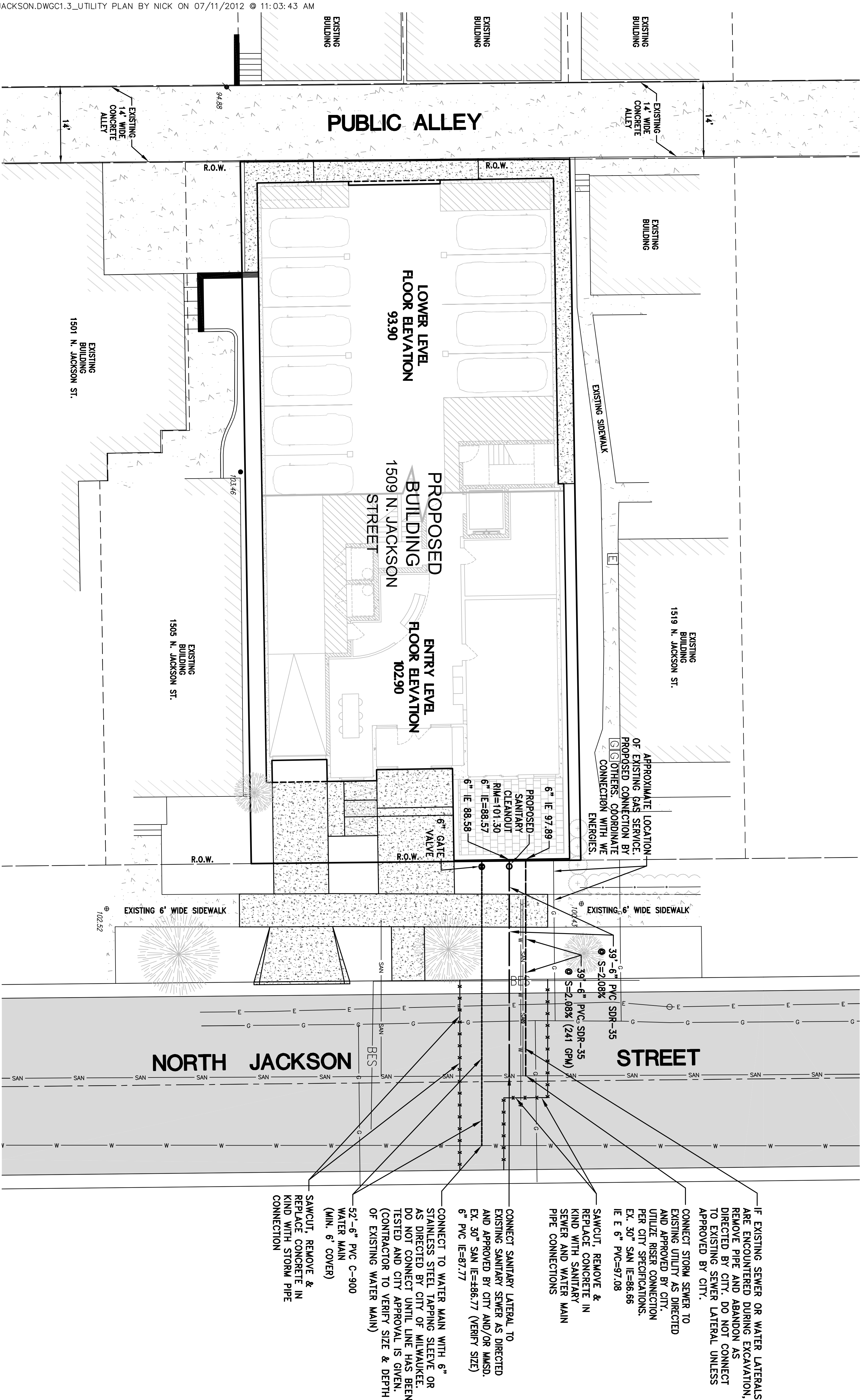
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# UTILITIES PLAN



LEGEND:	
	PROPOSED SANITARY LATERAL
	PROPOSED WATER LATERAL
	PROPOSED STORM LATERAL
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER VALVE
	EXISTING OVERHEAD WIRE
	EXISTING POWER POLE
	EXISTING ANCHOR WIRE
	EXISTING LIGHT POLE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING FENCE
	EXISTING WALL

IF EXISTING SEWER OR WATER LATERALS ARE ENCOUNTERED DURING EXCAVATION, REMOVE PIPE AND ABANDON AS DIRECTED BY CITY. DO NOT CONNECT TO EXISTING SEWER LATERAL UNLESS APPROVED BY CITY.

CONNECT STORM SEWER TO EXISTING UTILITY AS DIRECTED AND APPROVED BY CITY. UTILIZE RISER CONNECTIONS PER CITY SPECIFICATIONS. EX. 30" SAN IE=86.66 IE E 6" PVC=97.08

SAWCUT, REMOVE & REPLACE CONCRETE IN KIND WITH SANITARY SEWER AND WATER MAIN PIPE CONNECTIONS

CONNECT SANITARY LATERAL TO EXISTING SANITARY SEWER AS DIRECTED AND APPROVED BY CITY AND/OR MMSD. EX. 30" SAN IE=86.77 (VERIFY SIZE) 6" PVC IE=87.77

CONNECT TO WATER MAIN WITH 6" STAINLESS STEEL TAPPING SLEEVE OR AS DIRECTED BY CITY OF MILWAUKEE. DO NOT CONNECT UNTIL LINE HAS BEEN TESTED AND CITY APPROVAL IS GIVEN. (CONTRACTOR TO VERIFY SIZE & DEPTH OF EXISTING WATER MAIN)

52'-6" PVC C-900 WATER MAIN (MIN. 6" COVER)

SAWCUT, REMOVE & REPLACE CONCRETE IN KIND WITH STORM PIPE CONNECTION

**SANITARY SEWER & WATERMAIN NOTES**

- ALL PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.0 (SSSWM).
- ALL SANITARY SEWER LATERALS (OUTSIDE OF BUILDINGS) SHALL BE MADE OF GASKETED PVC FITTINGS MEETING ASTM D-3034, SDR 35.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY SEWER LATERALS.
- WATERMAIN
  - ALL 6" PVC WATERMAIN CONSTRUCTED AS PART OF THIS PLAN SHALL BE PVC C-900, CLASS 150 (DR18).
  - PVC PIPE SHALL HAVE PUSH-ON JOINTS WITH RUBBER GASKET.
  - ALL WATERMANS (AND SERVICES) CALLED FOR ON THESE PLANS ARE TO BE INSTALLED WITH CLASS "B" BEDDING AS SPECIFIED IN CH. 4.3.0, LAYING OF WATERMAIN, AND FILE NO. 36, PART VII (SSSWM).
  - BLUE TRACER WIRE IS REQUIRED FOR ALL WATERMAIN LATERALS.
- TRACER WIRE NOTE
  - CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER COMM 82.3X(1)(b). PLASTIC WIRE MAY BE TARED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
  - CONNECT TO BUILDING STORM SEWER CONVEYANCE PIPING PER COMM 82 AND CITY OF MILWAUKEE SPECIFICATIONS AND REQUIREMENTS.

**STORM SEWER NOTES**

- ALL PVC STORM SEWER PIPE SHALL BE ASTM D-3034, SDR 35. SCHEDULE 40 PIPE SHALL BE INSTALLED FOR ALL PIPE WITHIN THE PROPOSED BUILDING FOOTPRINT, PER MANUFACTURER SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TARED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
- CONNECT TO BUILDING STORM SEWER CONVEYANCE PIPING PER COMM 82 AND CITY OF MILWAUKEE SPECIFICATIONS AND REQUIREMENTS.



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**CALL DIGGERS HOTLINE 1-800-243-8811**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

17700 W. CAPITOL DRIVE  
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FAX: (262) 798-1481  
EMAIL: jpudielko@trioeng.com

**stringel-agacki studio**  
architectural  
interior - los angeles

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**PROJECT:**  
**1509 N. JACKSON STREET**  
City of Milwaukee, Wisconsin

**BY:**  
Dominion Properties, LLC  
1431 East Capitol Drive  
Shorewood, WI 53211

**PLAN DATE:**  
JULY 11, 2012

JUNE 18, 2012

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**JOB NUMBER:**  
12020

**DESCRIPTION:**  
UTILITIES PLAN

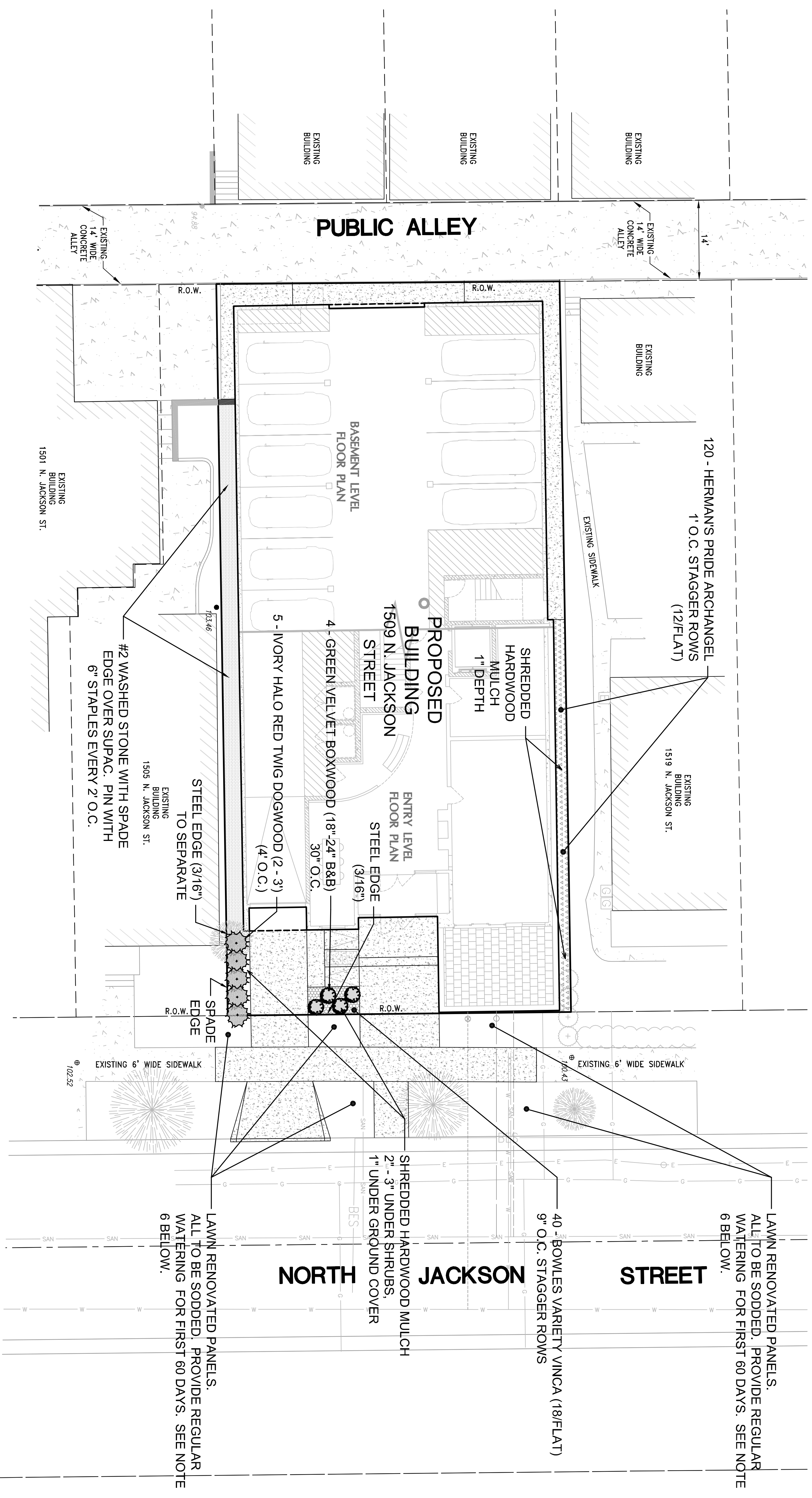
SHEET

C1.3

**DATE:**  
JULY 11, 2012



# PROPOSED LANDSCAPE PLAN



## LANDSCAPE PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	ROOT	COMMENT
4	BUXUS SEMPERVIRENS	GREEN VELVET BOXWOOD	18"-24"	B&B	
5	CORNUS ALBA 'IVORY HALO'	IVORY HALO RED TWIG DOGWOOD	2' - 3'	B&B	SHREDDED HARDWOOD MULCH
40	VINCA MINOR 'BOWLES' VARIETY'	BOWLES VARIETY VINCA	CONT		
120	LAMIUM GALEOBOLON 'HERMANS PRIDE'	HERMANS PRIDE ARCHANGEL	12"/FLAT		

680 S.F. OF LAWN RENOVATED PANELS BETWEEN BUILDING AND BACK OF CURB

## NOTES

1. ALL PLANTING BEDS SHALL BE AMENDED WITH 4" DEPTH OF SOIL LIKE PLANTING MIX. CULTIVATE TO DEPTH OF 8" - 10" PRIOR TO PLANTING.
2. ALL NEWLY PLANTED PLANTS SHALL BE DRENCHED WITH "ROOTS" STIMULANT MIXTURE. FOLLOW DIRECTIONS AND THOROUGHLY SOAK PLANTS IMMEDIATELY AFTER PLANTING.
3. PLANT MATERIAL SHALL BE SOURCED FROM WAYSIDE NURSERY AND W&E RADTKE, INC. OR AN ALTERNATE ACCEPTABLE TO THE OWNER.
4. SHRUBS GUARANTEED FOR ONE YEAR. GROUND COVER/PERENNIALS FOR 90 DAYS.
5. REMOVE CONSTRUCTION DEBRIS PRIOR TO COMMENCEMENT OF WORK.
6. LAWN RENOVATED AREAS TO RECEIVE 2" OF SCREENED TOPSOIL. SCARIFY SUBBASE WITH 2#/1,000 S.F.

LAWN RENOVATED PANELS. ALL TO BE SODDED. PROVIDE REGULAR WATERING FOR FIRST 60 DAYS. SEE NOTE 6 BELOW.

40 - BOWLES VARIETY VINCA (18/FLAT)  
9" O.C. STAGGER ROWS

SHREDDED HARDWOOD MULCH  
2" - 3" UNDER SHRUBS,  
1" UNDER GROUND COVER

SHREDDED HARDWOOD MULCH  
1" DEPTH

4 - GREEN VELVET BOXWOOD (18"-24" B&B)  
30" O.C.

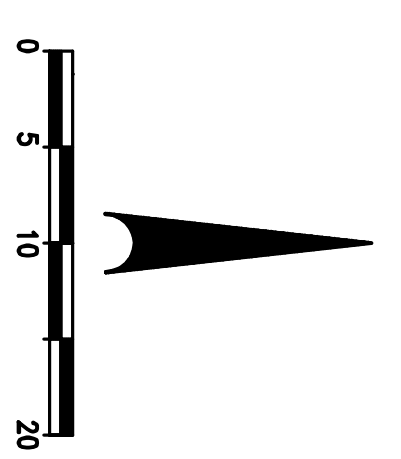
5 - IVORY HALO RED TWIG DOGWOOD (2 - 3')  
(4" O.C.)

STEEL EDGE (3/16")  
TO SEPARATE

STEEL EDGE (3/16")  
SPADE EDGE

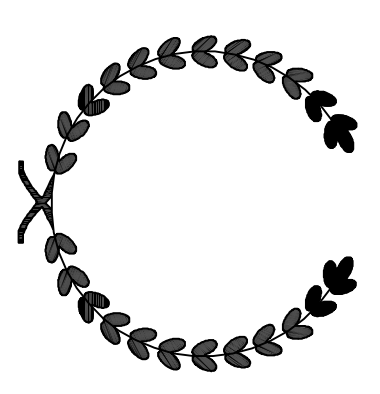
#2 WASHED STONE WITH SPADE  
EDGE OVER SUPAC. PIN WITH  
6" STAPLES EVERY 2' O.C.

LAWN RENOVATED PANELS.  
ALL TO BE SODDED. PROVIDE REGULAR  
WATERING FOR FIRST 60 DAYS. SEE NOTE  
6 BELOW.



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**SHEET**

**L10**