ELEVATION 1659

1659 NORTH JACKSON STREET - MINOR MODIFICATION

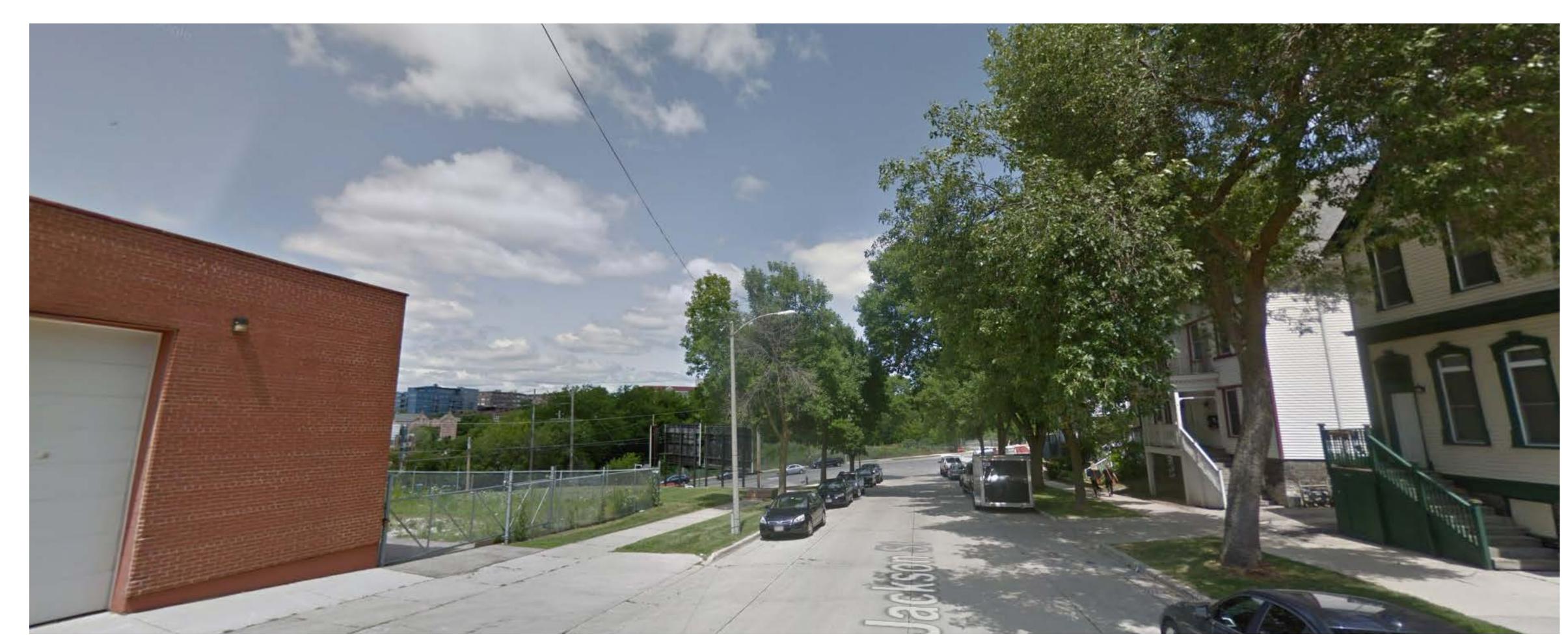
09.20.22



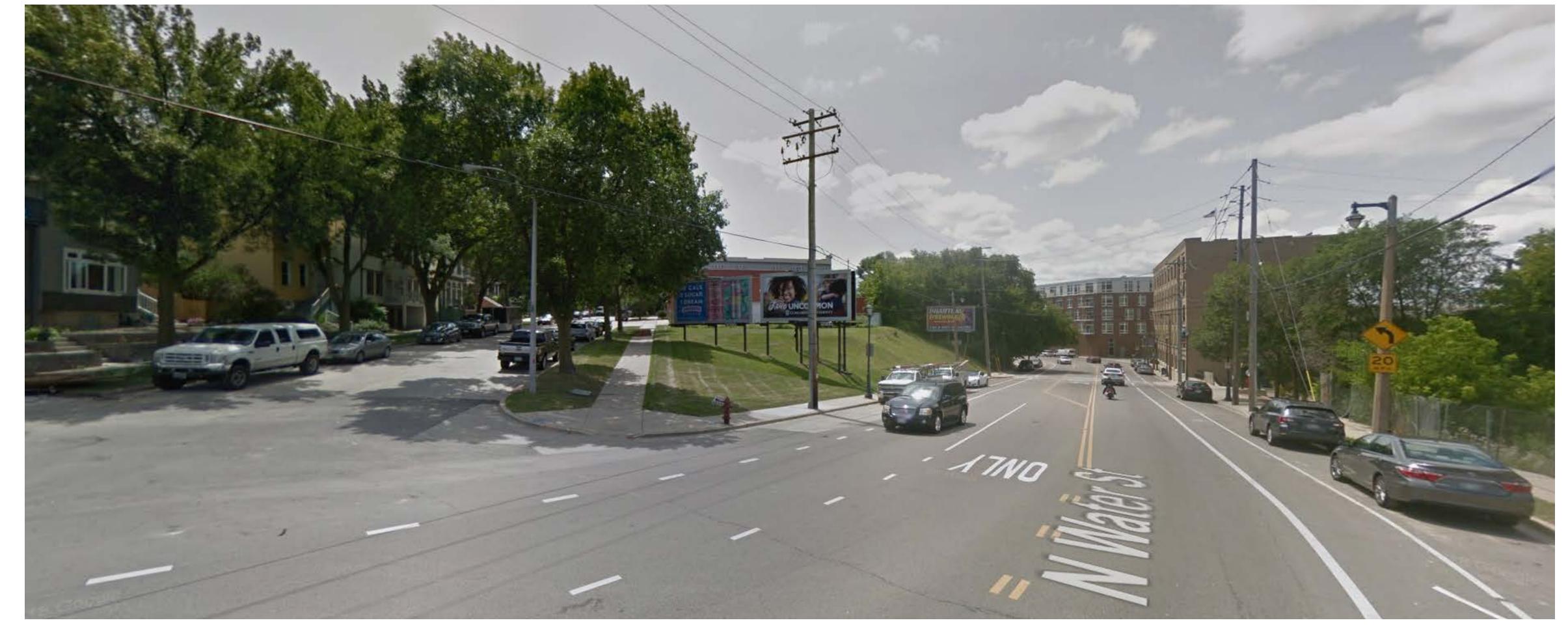


SITE AERIAL





VIEW FROM JACKSON LOOKING NORTH

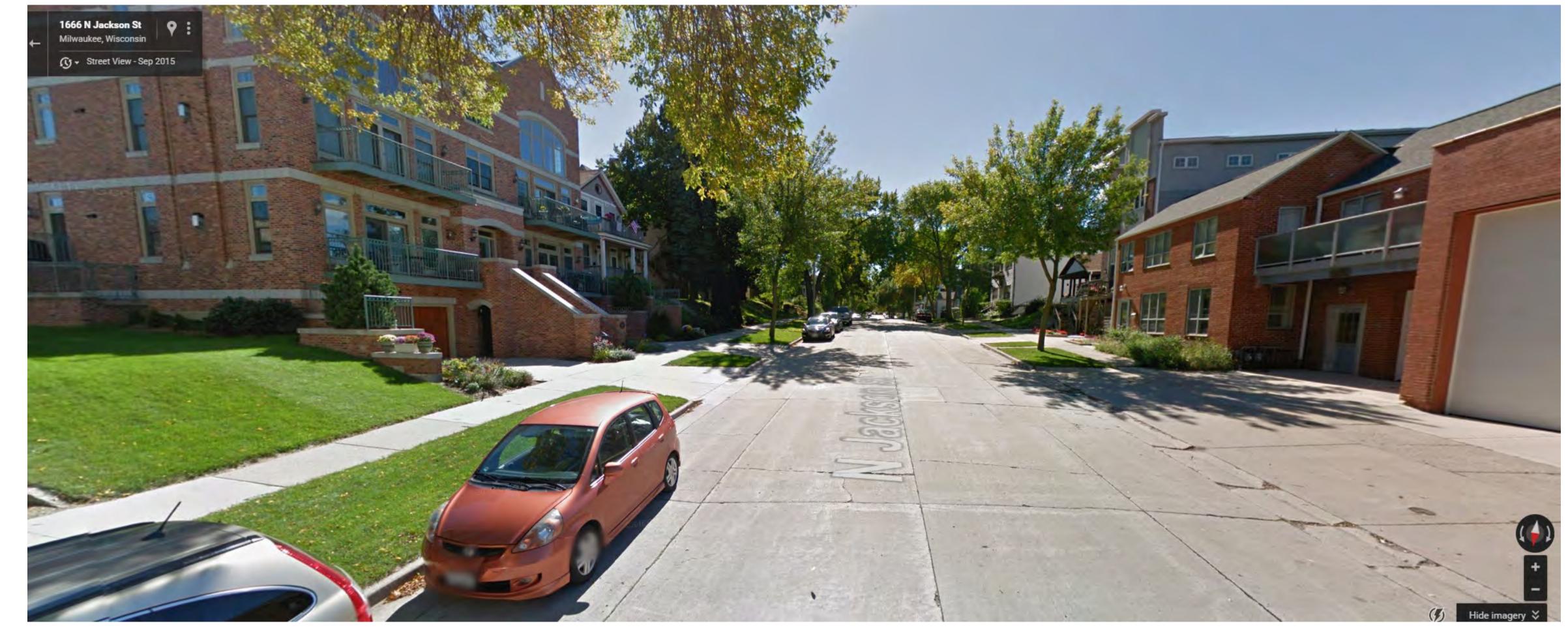


VIEW FROM JACKSON LOOKING SOUTH





VIEW FROM JACKSON LOOKING NORTH



VIEW FROM JACKSON LOOKING SOUTH



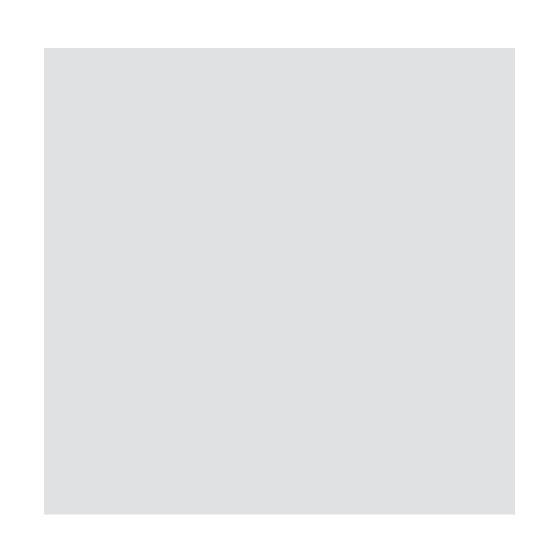








PRECAST CONCRETE FOUNDATION



TERRACOTTA PANEL LIGHT



TERRACOTTA PANEL DARK



METAL PANEL BAYS



LIGHT FIBER CEMENT OR TERRACOTTA STRIPS



DARK FIBER CEMENT OR TERRACOTTA STRIPS

BASE:

BODY OF BUILDING:





CIP CONCRETE FOUNDATION

BASE:



SIDING-1: FIBER CEMENT PANEL WHITE

BODY OF BUILDING:



SIDING-2: CORRUGATED METAL PANEL MATTE BLACK



SIDING-5: METAL PANEL BAYS WHITE



SIDING-3: FIBER CEMENT STRIPS WHITE



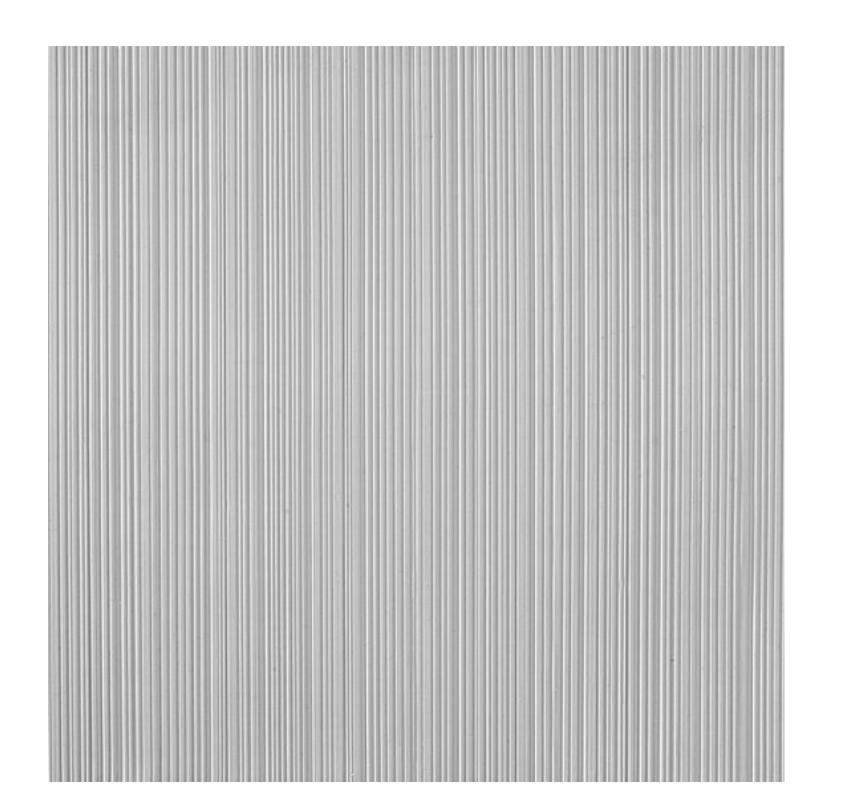
SIDING-4: FIBER CEMENT STRIPS GRAY







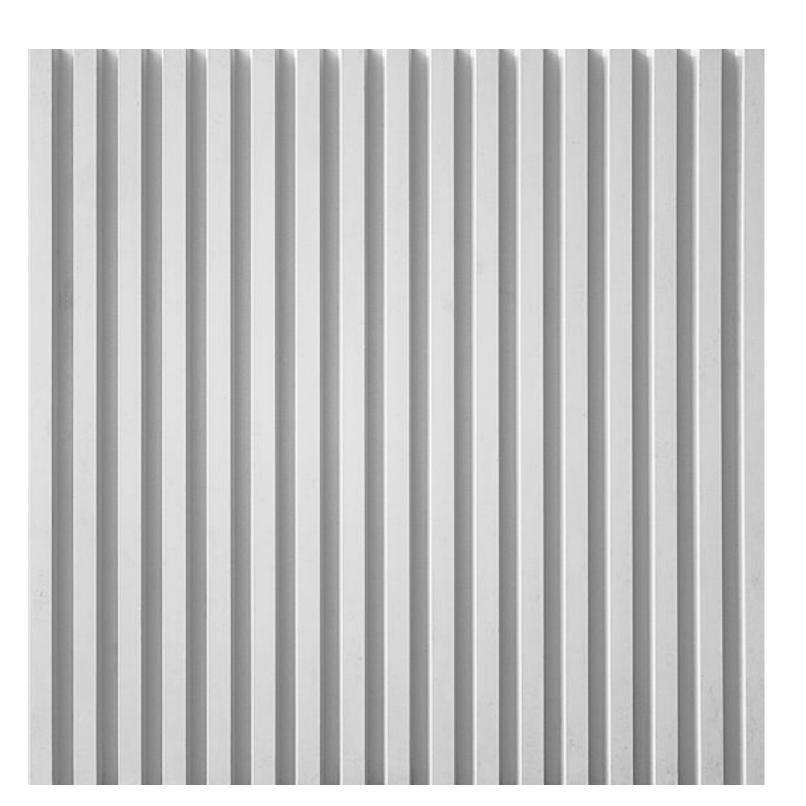
BACKLIT PERFORATED METAL PANELS
WRAPPING FINGERS AT PRECAST BASE AND
ILLUMINATING LANDSCAPING BELOW



FINE FORMLINER TEXTURE AT CIP CONCRETE WALL BASE PARALLEL TO WATER STREET IN LIEU OF PRECAST CONCRETE PANELS



BUILDIG NAME / ADDRESS CAST INTO CIP CONCRETE WALL PANEL



VERTICAL RIB FORMLINER TEXTURE
AT CIP CONCRETE WALL BASE
FINGERS ALONG WATER STREET
IN LIEU OF PRECAST CONCRETE











ELEVATION KEYNOTES - APPROVED:

- 1. LIGHT TERRACOTTA PANEL
- 2. DARK TERRACOTTA PANEL
- 3. CONCRETE
- 4. DARK FIBER CEMENT OR TERRACOTTA STRIPS
- 5. METAL PANEL
- 6. BALCONY FRONT
- 7. LIGHT FIBER CEMENT OR TERRACOTTA STRIPS



SOUTH ELEVATION - APPROVED

1659 NORTH JACKSON STREET - MINOR IN

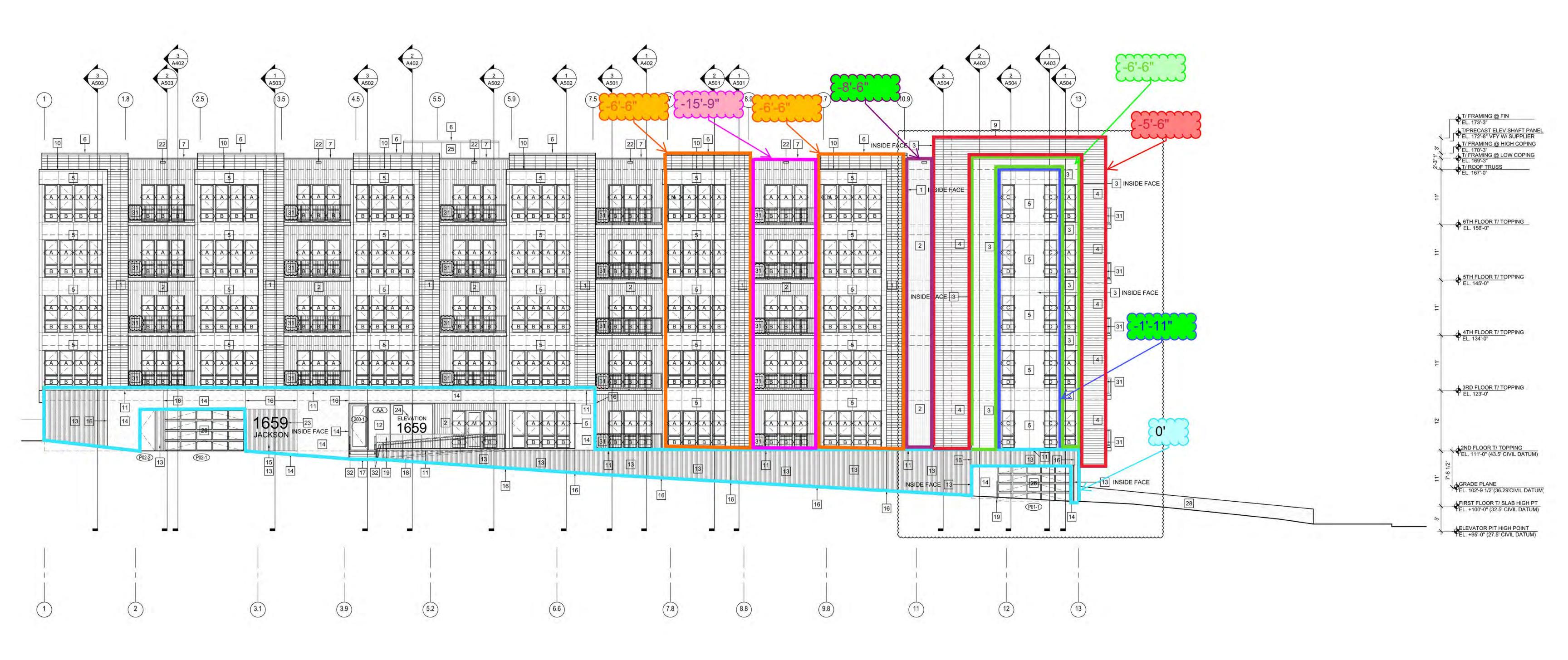
OGGEN

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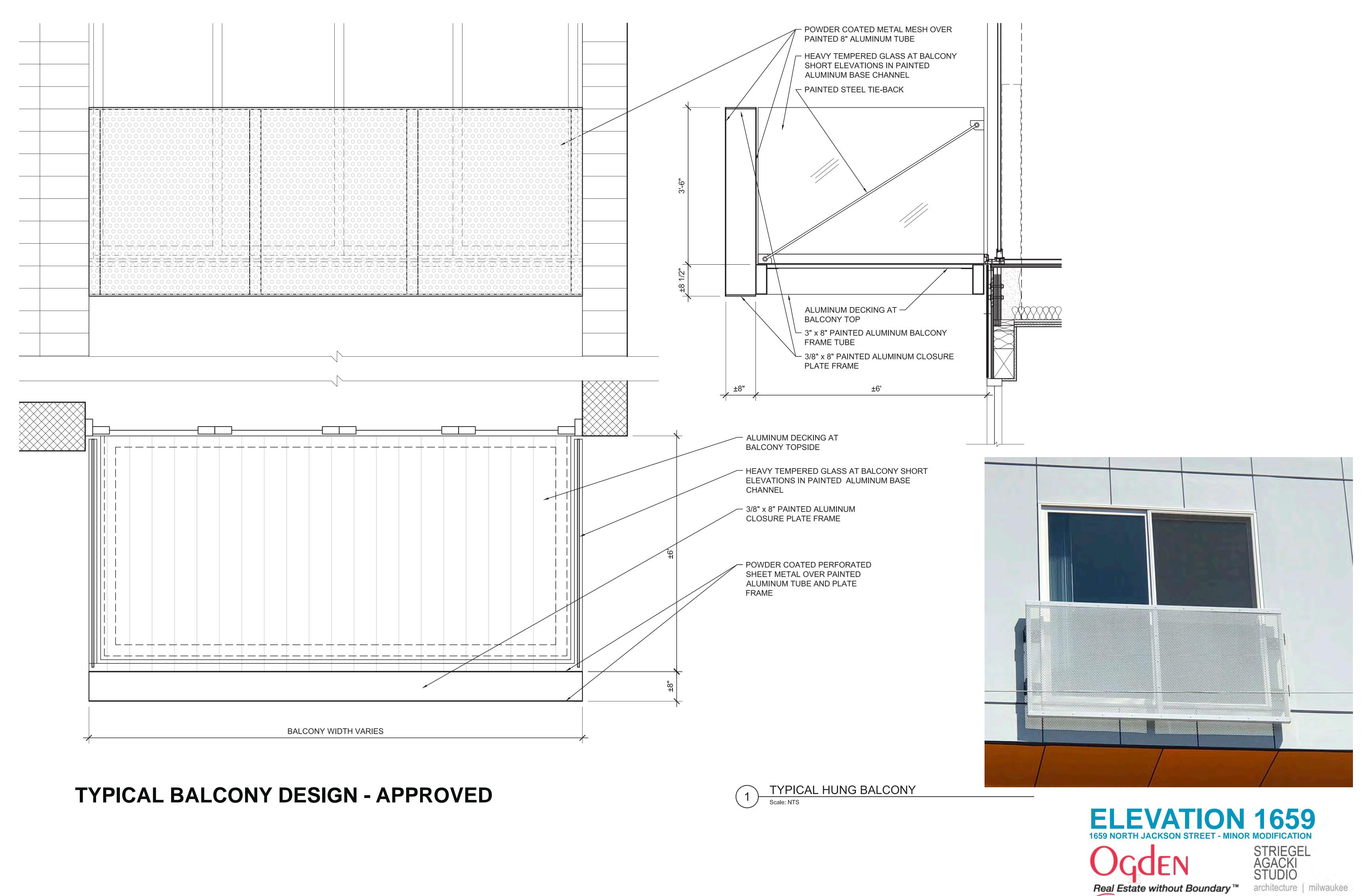


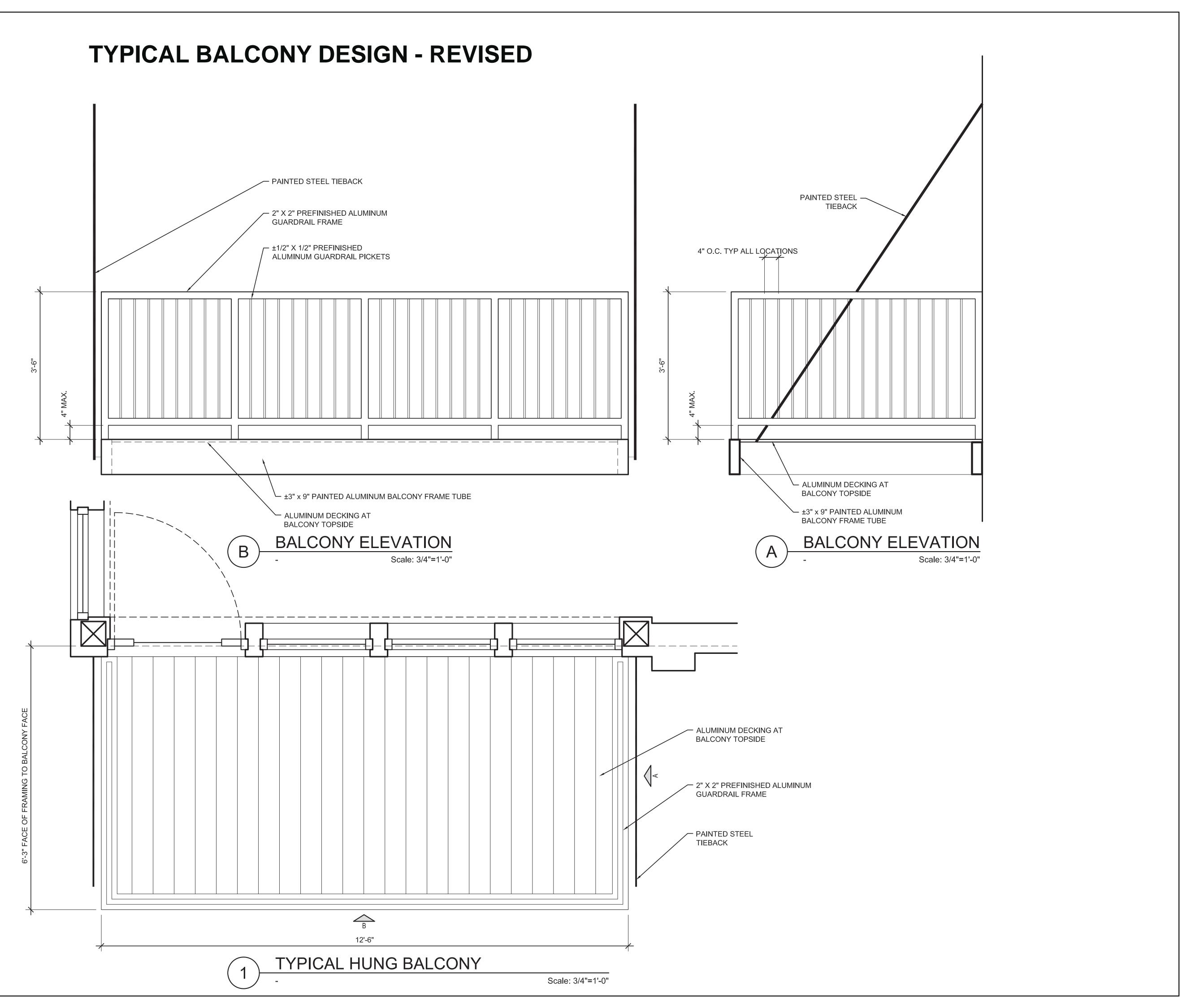




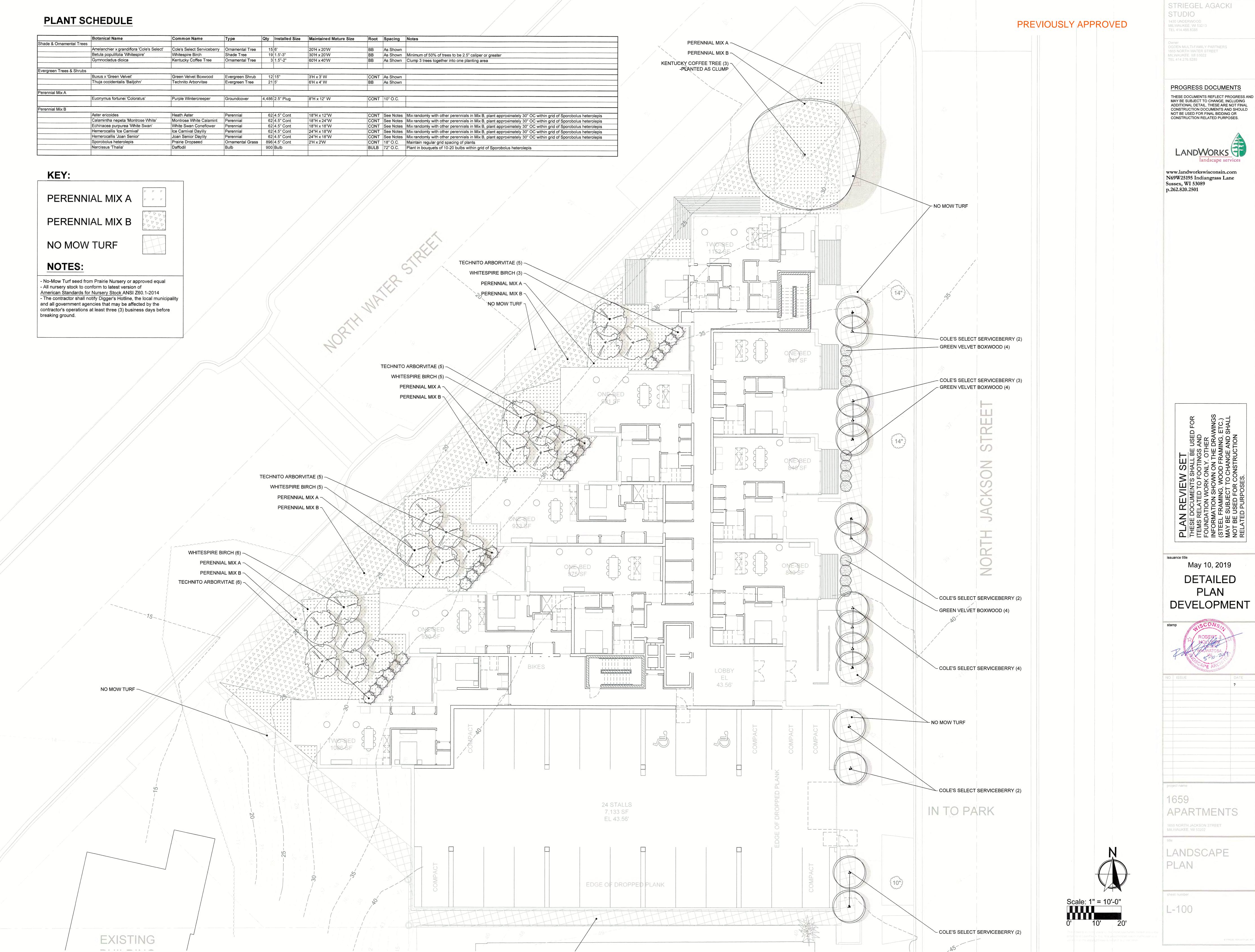
EAST ELEVATION - REVISED ELEVATION DEPTHS

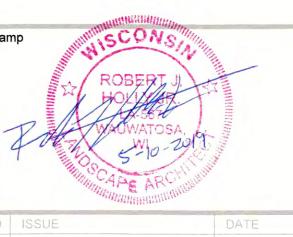


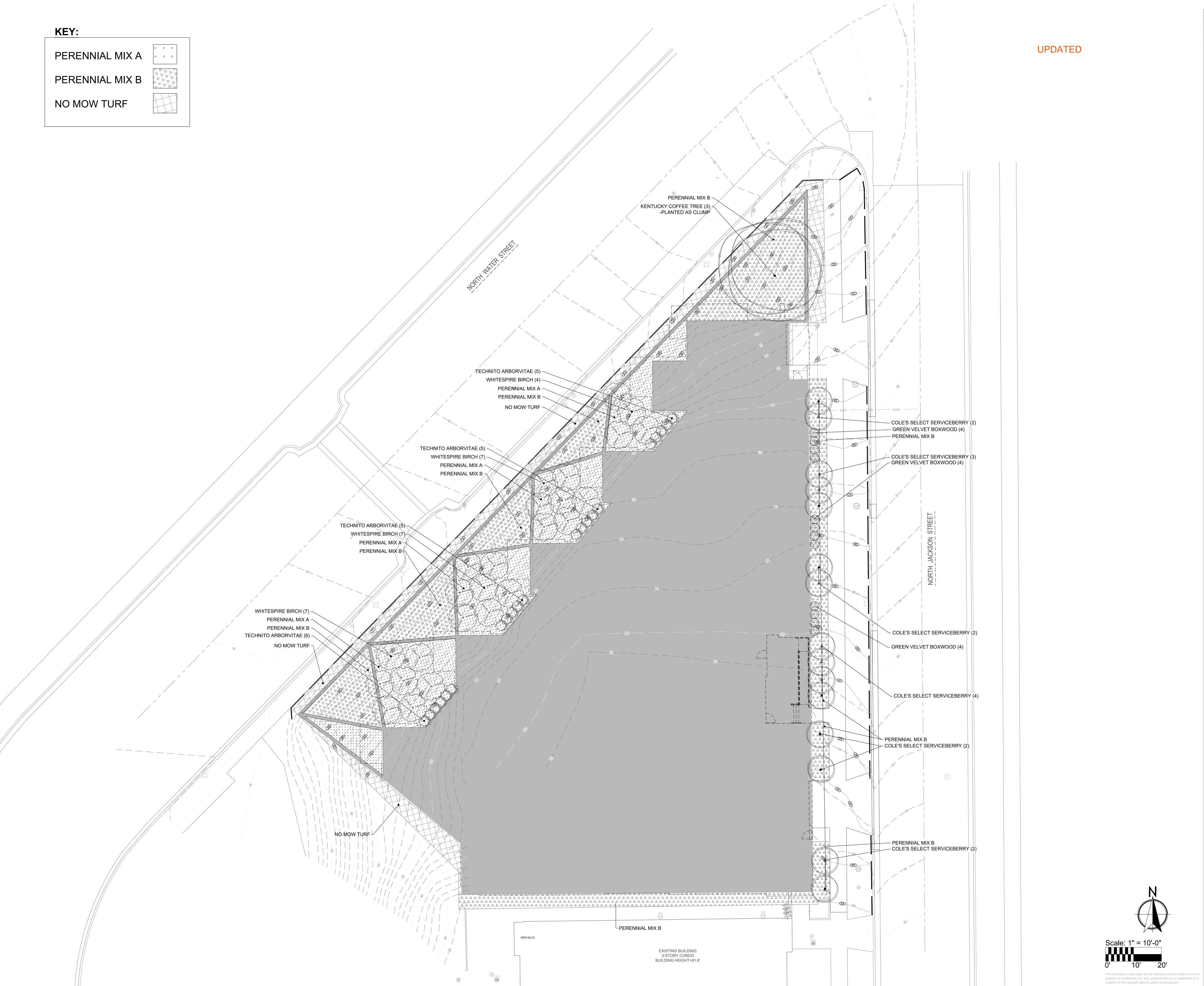












STRIEGEL AGACKI STUDIO 1430 UNDERWOOD MILWAUKEE, WI 53213 TEL 414.488.8385

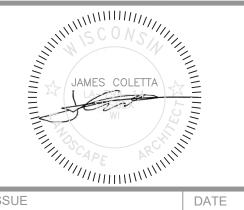
Owner OGDEN MULTIFAMILY PARTNERS, LLC 1665 NORTH WATER STREET MILWAUKEE, WI 53202 TEL 414.791.7890



www.landworkswisconsin.com N69W25195 Indiangrass Lane Sussex, WI 53089 p.262.820.2501

August 30, 2022

PLANS FOR SUBMITTAL



ELEVATION 1659

1659 NORTH JACKSON STREET MILWAUKEE, WI 53202

LANDSCAPE PLAN

sheet number L-100

PLANTING NOTES:

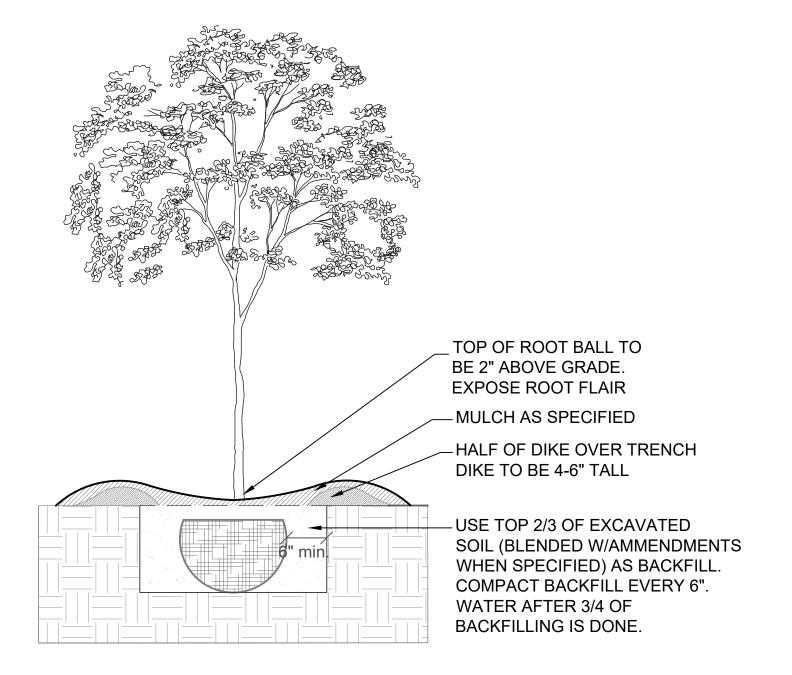
- BACKFILL AND GRADE ALL PLANTING BED AREAS WITH 24" OF BLENDED TOPSOIL
- ALL PLANTING BED AREAS TO INCLUDE 3" OF FINISHED COMPOST BACKFILL AND GRADE ALL LAWN AREAS WITH 12" OF BLENDED TOPSOIL
- 4. ALL LAWN AREAS TO BE SEEDED UNLESS OTHERWISE NOTED
- LAWN AREAS TO BE OVERLAYED WITH STRAW BLANKET AFTER INSTALLATION PROVIDE A 1 YEAR WARRANTY ON ALL WOODY PLANT MATERIAL
- ALL PLANT MATERIAL TO CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK
- 8. NO-MOW SEED FROM PRAIRIE NURSERY OR APPROVED EQUAL

General Construction Specifications:

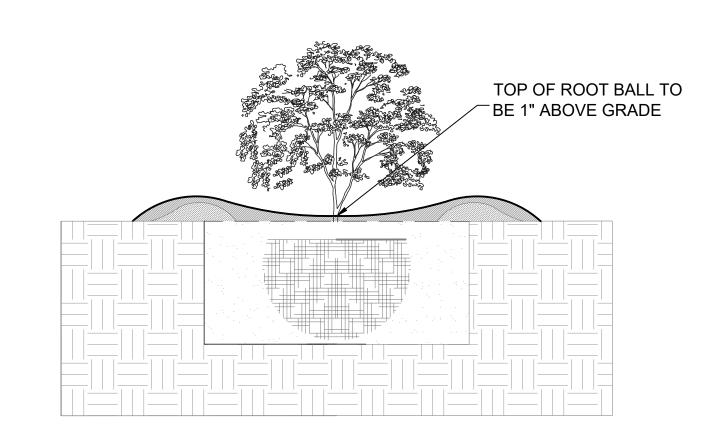
- 1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and
- All permits must be obtained by the contractor prior to commencing work. 2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the Department of Natural Resources Wisconsin Technical Standards.
- 3. All erosion control devices (i.e. silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
- All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
- 5. All contractors shall exercise care and diligence in protecting erosion control devices in place during construction.
- 6. The contractor shall notify Digger's Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
- 7. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24 hours. Dust generated by construction activities shall be minimized by use of watering or other appropriate
- 8. All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches.
 9. Soil stockpiles shall be stabilized with temporary seed cover per Wisconsin Department of Natural Resources Technical Specification 1059 (or follow winter stabilization plan). Additionally, soil stockpiles shall be surrounded by Interim Manufactured Perimeter Control and Slope Interruption Products per Wisconsin Department of Natural Resources Technical Specification 1071.
- 10. All disturbed areas on site that are to turfgrass as the final vegetative cover shall be installed with Class I Type B Erosion Control Revegative Mat per Wisconsin Department of Natural Resources Product Acceptability List July 2014 Version and manufacturers instructions.

PLANT SCHEDULE:

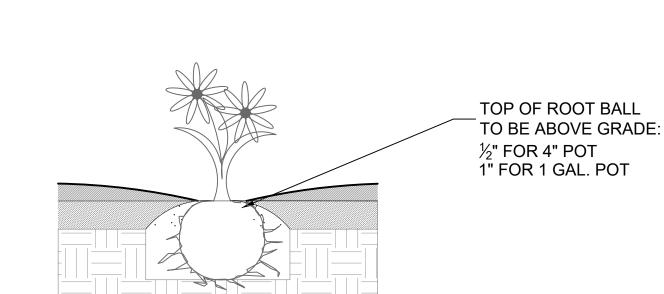
	Botanical Name	Common Name	Туре	Qty	Installed Size	Maintained Mature Size	Root	Spacing	Notes
Shade & Ornamental Trees									
	Amelanchier x grandiflora 'Cole's Select'	Cole's Select Serviceberry	Ornamental Tree	15	6'	20'H x 20'W	BB	As Shown	
	Betula populifolia 'Whitespire'	Whitespire Birch	Shade Tree	25	1.5'-3"	30'H x 20'W	ВВ	As Shown	Minimum of 50% of trees to be 2.5" caliper or greater
	Gymnocladus dioica	Kentucky Coffee Tree	Ornamental Tree	3	1.5"-2"	60'H x 40'W	BB	As Shown	Clump 3 trees together into one planting area
vergreen Trees & Shrubs									
	Buxus x 'Green Velvet'	Green Velvet Boxwood	Evergreen Shrub	12	15"	3'H x 3' W	CONT	As Shown	
	Thuja occidentalis 'Bailjohn'	Technito Arborvitae	Evergreen Tree	21	5'	6'H x 4' W	BB	As Shown	
Perennial Mix A	3016 sq ft					<u> </u>			
	Aster ericoides	Heath Aster	Perennial	56	4.5" Cont	18"H x 12"W	CONT	See Notes	Mix randomly with other perennials in Mix A, plant approximately 30" OC within grid of Sporobolus heterolepis
	Echinacea pallida	Pale Purple Coneflower	Perennial	56	4.5" Cont	18"H x 18"W	CONT	See Notes	Mix randomly with other perennials in Mix A, plant approximately 30" OC within grid of Sporobolus heterolepis
	Pycnanthemum virginianum	Mountain Mint	Perennial	56	4.5" Cont	24"H x 18"W	CONT	See Notes	Mix randomly with other perennials in Mix A, plant approximately 30" OC within grid of Sporobolus heterolepis
	Schizachyrium scoparium	Little Bluestem	Grass	500	4.5" Cont	2'H x 2'W	CONT	See Notes	Install in grouping of 5-7 with 4' between groupings
	Sporobolus heterolepis	Prairie Dropseed	Grass	300	4.5" Cont	2'H x 2'W	CONT	18" O.C.	Install in grouping of 5-7 with 4' between groupings
Perennial Mix B	3960 sq ft								
	Asclepias tuberosa	Butterfly Weed	Perennial	130	4.5" Cont	18"H x 24"W	CONT	See Notes	Mix randomly with other perennials in Mix B, plant approximately 30" OC within grid of Sporobolus heterolepis
	Aster ericoides	Heath Aster	Perennial	130	4.5" Cont	18"H x 12"W	CONT	See Notes	Mix randomly with other perennials in Mix B, plant approximately 30" OC within grid of Sporobolus heterolepis
	Echinacea purpurea 'White Swan'	White Swan Coneflower	Perennial	130	4.5" Cont	18"H x 18"W			Mix randomly with other perennials in Mix B, plant approximately 30" OC within grid of Sporobolus heterolepis
	Liatris pycnostachya	Prairie Blazing Star	Perennial	130	4.5" Cont	24"H x 18"W	CONT	See Notes	Mix randomly with other perennials in Mix B, plant approximately 30" OC within grid of Sporobolus heterolepis
	Narcissus 'Thalia'	Daffodil	Bulb	1800	Bulb		BULB	72" O.C.	Plant in bouquets of 10-20 bulbs within grid of Sporobolus heterolepis
	Rudbeckia hirta	Black-Eyed Susan	Perennial	130	4.5" Cont	24"H x 18"W	CONT	See Notes	Mix randomly with other perennials in Mix B, plant approximately 30" OC within grid of Sporobolus heterolepis
	Sporobolus heterolepis	Prairie Dropseed	Grass	1743	4.5" Cont	2'H x 2'W	CONT	18" O.C.	Maintain regular grid spacing of plants



TREE PLANTING



SHRUB PLANTING no scale



PERENNIAL PLANTING no scale

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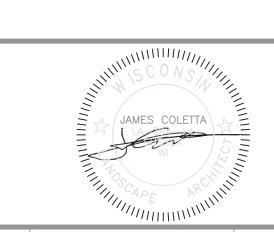


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August 30, 2022

PLANS FOR SUBMITTAL



ELEVATION 1659

1659 NORTH JACKSON STREET MILWAUKEE, WI 53202

LANDSCAPE

SPECIFICATIONS

sheet number L-200