

THURGOOD MARSHALL APARTMENTS

MULTI TENANT RESIDENTIAL FACILITY

1918 NORTH 6TH STREET, MILWAUKEE, WI



REVISIONS:
#1: AD#1 11-3-15

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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ISSUE DATE: AUGUST 28TH, 2015
MULTI TENANT RESIDENTIAL FACILITY
THURGOOD MARSHALL APARTMENTS
1918 NORTH 6TH STREET, MILWAUKEE, WI
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444

DRAWN BY: EWH

CHECKED BY: KK

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PROJ. NO. 2014-40

ARCHITECTURAL		STRUCTURAL	
ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444		PIERCE ENGINEERS INC. 241 N. BROADWAY AVE. SUITE #500 MILWAUKEE, WI 53202 PHONE: 414-278-6020	
A 101	TITLE SHEET	S 001	GENERAL NOTES
A 102	WALL TYPES, ABBREVIATIONS, AND SYMBOLS	S 002	GENERAL NOTES (CONT.)
A 103	FIRE ASSEMBLIES	S 100	FOUNDATION PLAN
A 200	EXISTING SITE AND DEMO PLAN	S 200	SECOND FLOOR FRAMING PLAN
A 201	SITE PLAN	S 201	THIRD FLOOR FRAMING PLAN
A 202	UTILITY PLAN	S 202	ROOF FRAMING PLAN
A 203	SITE GRADING PLAN	S 400	FOUNDATION DETAILS
A 204	EROSION CONTROL PLAN	S 401	FOUNDATION DETAILS
A 205	LANDSCAPE PLAN	S 402	STRUCTURAL DETAILS
A 300	LIFE SAFETY PLANS	S 403	STRUCTURAL DETAILS
A 301	FIRST AND SECOND FLOOR PLANS	S 500	FRAMING DETAILS
A 302	THIRD FLOOR PLAN AND DETAILS	S 501	FRAMING DETAILS
A 303	FIRST AND SECOND FLOOR REFLECTED CEILING PLANS		
A 304	THIRD FLOOR REFLECTED CEILING PLAN AND DETAILS		
A 305	STAIR PLANS		
A 306	TOILET ROOM PLANS		
A 307	ACCESSIBLE INFORMATION		
A 401	DOOR SCHEDULE		
A 402	DOOR DETAILS		
A 403	WINDOW SCHEDULE		
A 404	ROOM FINISH SCHEDULE		
A 501	ELEVATIONS		
A 502	ELEVATIONS		
A 601	BUILDING SECTIONS		
A 602	WALL SECTIONS		
A 603	STAIR 'A' SECTIONS		
A 604	STAIR 'B' SECTIONS		
A 605	WALL DETAILS		
A 701	ROOF PLAN		
A 800	INTERIOR ELEVATIONS		
A 801	INTERIOR ELEVATIONS		

PROJECT INFORMATION

APPLICABLE BUILDING CODES

2011 WISCONSIN COMMERCIAL BUILDING CODE (2009 IBC)

BUILDING AREA

FIRST FLOOR AREA - 7,779 S.F.
SECOND FLOOR AREA - 7,649 S.F.
THIRD FLOOR AREA - 7,649 S.F.
TOTAL AREA - 23,077 S.F.

CONSTRUCTION CLASSIFICATION

TYPE VA CONSTRUCTION (W.C.B.C. SECTION 602.5)

OCCUPANCY CLASSIFICATION

NON SEPARATED MIXED USE (W.C.B.C. SECTION 506.3.2)
RESIDENTIAL GROUP "R-2" (W.C.B.C. SECTION 310)
ASSEMBLY GROUP "A-2" (W.C.B.C. SECTION 303)
ASSEMBLY GROUP "A-3" (W.C.B.C. SECTION 303)

FIRE PROTECTION

BUILDING IS FULLY PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13B.

ALLOWABLE HEIGHT AND AREA

TABULAR AREA ALLOWANCE (W.C.B.C. TABLE 503)
USE GROUP "A-2, A-3, R-2" / CONSTRUCTION CLASSIFICATION VA
ALLOWABLE HEIGHT = 2 STORIES / 50 FT.
ALLOWABLE AREA = 11,500 SQ. FT.

FRONTAGE INCREASE [SECTION 506.2]
(FRONTAGE / PERIMETER - 0.25) WIDTH / 30 - .60

AUTOMATIC SPRINKLER SYSTEM INCREASE (W.C.B.C. SECTION 506.3)
MULTIPLE STORY BUILDING INCREASE (2007) 11,500 x (2) = 23,000 SQ. FT.

TOTAL ALLOWABLE AREA (PER STORY)
TABULAR AREA + (TABULAR AREA x FRONTAGE INCREASE) +
(TABULAR AREA x SPRINKLER INCREASE) = 41,400 SQ. FT.

TABULAR HEIGHT ALLOWANCE - 2 STORIES / 50 FT.
AUTOMATIC SPRINKLER SYSTEM INCREASE - 1 STORY / 20 FT.
TOTAL HEIGHT ALLOWANCE - 3 STORIES / 70 FT.

BUILDING HEIGHT (ACTUAL) = 3 STORIES / 49 FT.
BUILDING AREA (ACTUAL) = 7,779 SQ. FT. (FIRST FLOOR)

MEANS OF EGRESS AND EXIT DISTANCE

EGRESS WIDTH PER OCCUPANT SERVED (W.C.B.C. 1005.1) =
2/OCCUPANT.
EXIT ACCESS TRAVEL DISTANCE - WITH AUTOMATIC SPRINKLER
SYSTEM (W.C.B.C. TABLE 1016.1) = 250 FT.

DETERMINE OF NUMBER OF STORIES ABOVE GRADE

BUILDING IS 3 STORIES ABOVE GRADE WITHOUT BASEMENT
(W.C.B.C. TABLE 503)

PROJECT NOTES

EXTENT OF WORK

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

SITE VISIT

THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

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FILE #: 150857

VICINITY MAP



ALTAACSM LAND TITLE SURVEY

CLIENT
Cardinal Capital Management
SITE ADDRESS
1918 N. 6th Street, City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

All except the West 60 feet of Lots 10, 11 and 12 in Block "L" in Joseph W. Haskin's Subdivision of 5 acres of land in the Southeast corner of the Northwest 1/4 of Section 20 in Township 7 North, Range 22 East, in the City and County of Milwaukee, State of Wisconsin, and the East 40 feet of the West 100 feet of Lot 9 in Block "L" in Joseph W. Haskin's Subdivision of 5 acres of land in the Southeast corner of the Northwest 1/4 of Section 20 in Township 7 North, Range 22 East, in the City and County of Milwaukee, State of Wisconsin, and the East 50 feet of Lot 9, in Block "L" in Joseph W. Haskin's Subdivision of 5 acres in the Southeast corner in the Northwest 1/4 of Section 20, Township 7 North, Range 22 East, in the City and County of Milwaukee, State of Wisconsin.

EASIS OF BEARINGS

Bearings are referenced to the East line of North 6th Street, which is assumed to bear N 00°29'08" W

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NC5-728480-MAD, effective date of April 20, 2015 which lists the following easements and/or restrictions from schedule B-I:

- 1, 2, 3, 5, 8 & 9, visible evidence shown, if any.
- 4, 6, 7 & 12, not survey related.
10. Restrictions contained in Quit Claim Deed recorded on October 24, 1991, in Reel 2637, Image 374, as Document No. 6535279. **Affects site by location, shown.**
11. This item has been intentionally deleted.

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C091E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

LAND AREA

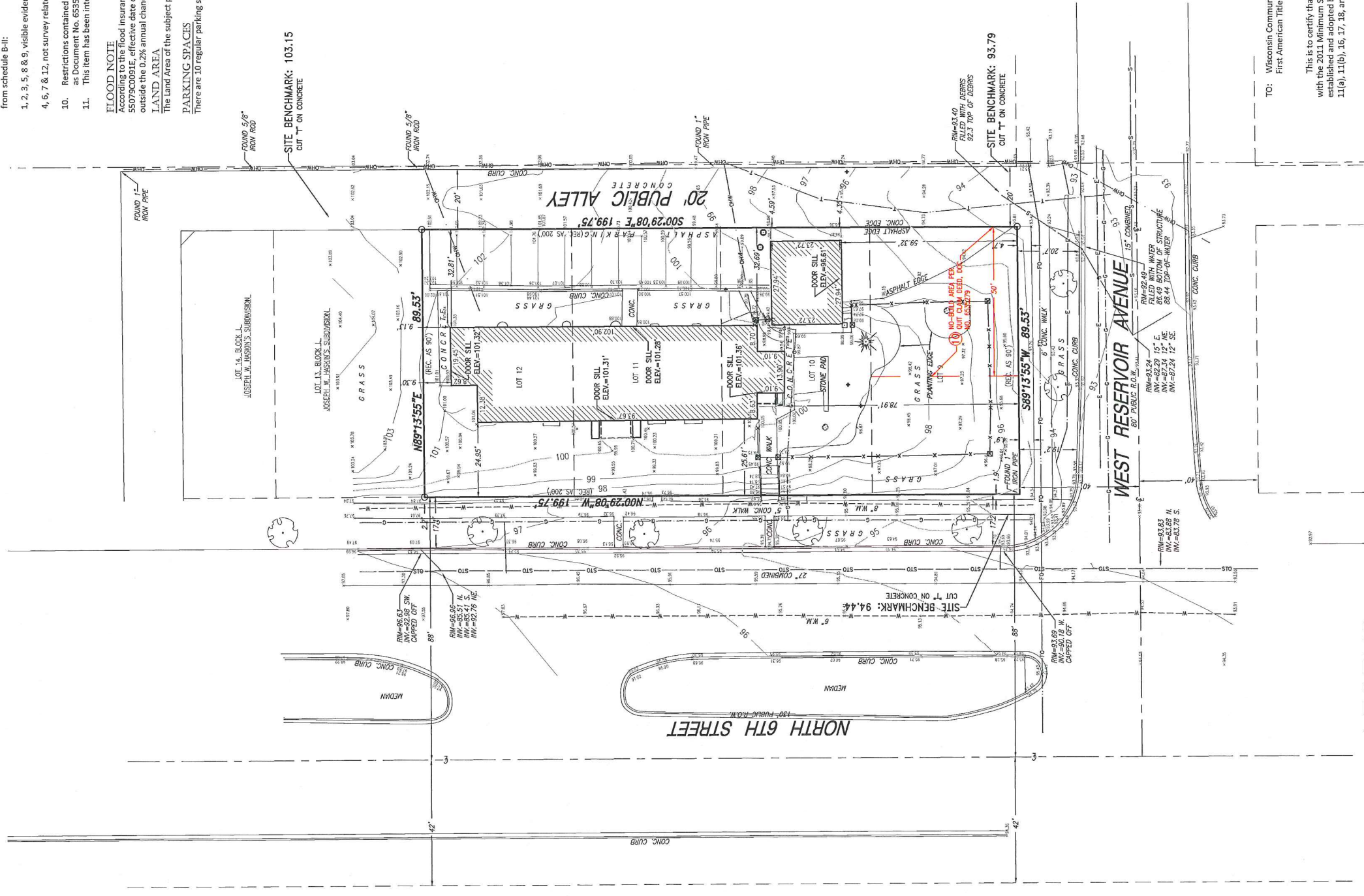
The land area of the subject property is 17,884 square feet or 0.4105 acres.

PARKING SPACIS

There are 10 regular parking spaces and 1 handicap space marked on this site.

MUNICIPAL ZONING

Municipal Code: Sec. 295-505-2
Site is zoned: RT4 (Residential)
Front setback, minimum: average
Side street setback, maximum: 3 feet
Side street setback, minimum: 1.5 feet
North or west side setback, minimum: 3.5 feet
South or east setback, minimum: 3.5 feet
Corner setback, minimum: 10 feet
Rear setback, minimum: interior lot: 15 feet
Rear setback, minimum: corner lot: 10 feet
Rear setback, maximum: none
Rear setback, maximum: none
Maximum no. of stories without side or rear setback adjustment: 4 stories



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES FOUND 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- HYDRANT
- WATER MANHOLE
- WELL HEAD
- WELL HEAD
- STAND PIPE

- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- SOIL BORING/MONITORING WELL
- WATER SURFACE

- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- MARKED CABLE TV LINE
- MARKED TELEPHONE
- MARKED FIBER OPTIC
- FLAG

TO: Wisconsin Community Services, Inc.
First American Title Insurance Company

Date of Map: June 23, 2015

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail for ALTA/ACSM Land Title Surveys, as established and adopted by ALTA and NSPS, and include 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10a, 11(a), 11(b), 16, 17, 18, and 21 of Table A thereof. The field work was completed on June 19, 2015.

DATE OF MAP: June 23, 2015

1 inch = 20 ft.

GRAPHIC SCALE

0 10 20 40 80

(IN FEET)

STARTING BENCHMARK: 88.42
CONCRETE MONUMENT WITH BRASS CAP,
CENTER OF SECTION 20, T4N, R22E
CONVERSION TO CITY DATUM = 88.00

CHAPUT LAND SURVEYS, LLC
222 W. WISCONSIN STREET
MILWAUKEE, WI 53201
414-224-8068
www.chaputlandsurveys.com

Registration Number S-1316

Donald C. Chaput
Professional Land Surveyor

NOTE:
 THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).



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 #1: AD#1 11-03-2015

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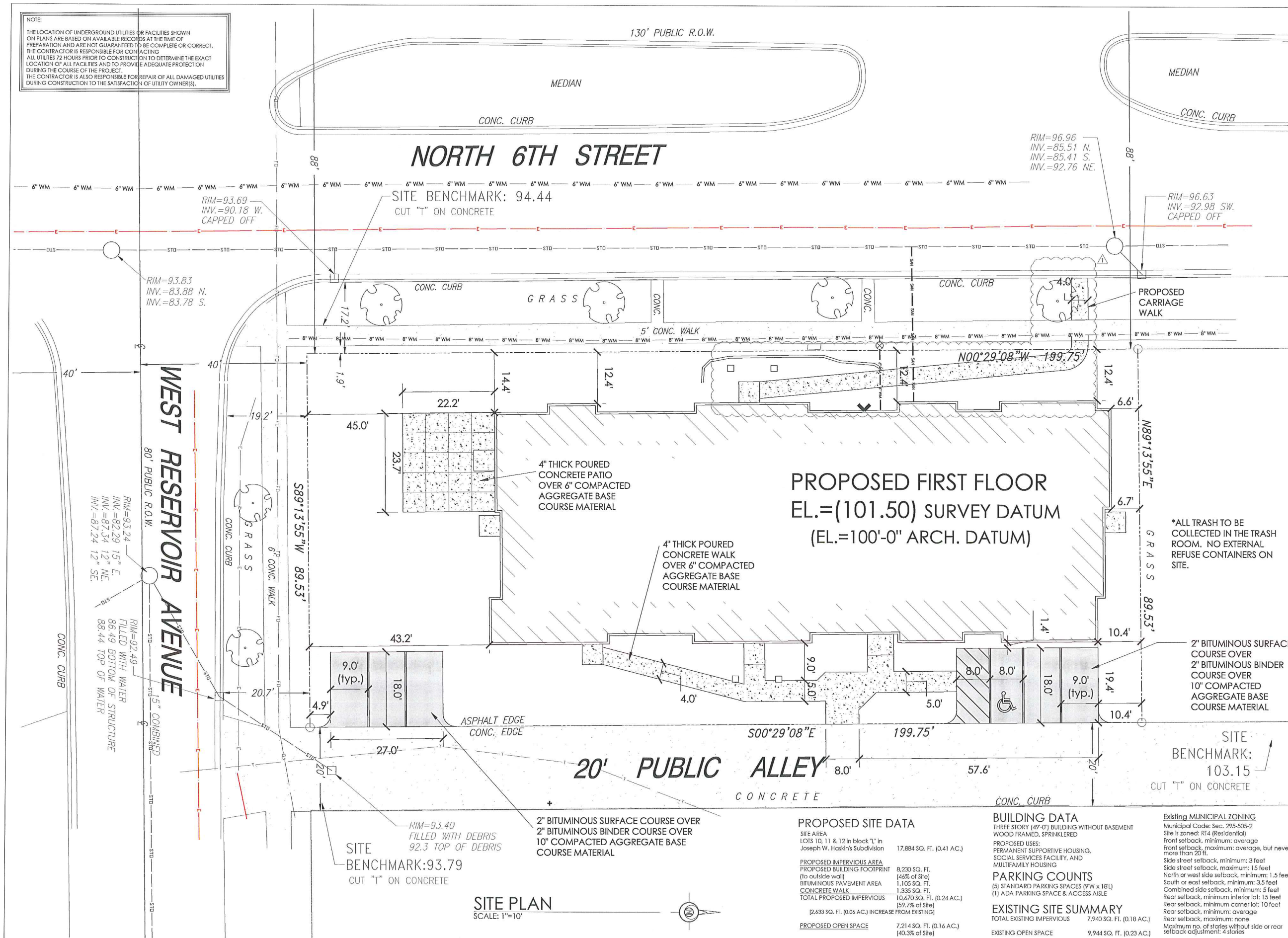
AUGUST 11TH, 2015
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 1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 225 EAST ST. PAUL AVE. MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JRV

CHECKED BY: KED

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201

PROJ. NO. 2014-40



SITE PLAN
 SCALE: 1"=10'



NOTE:
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130' PUBLIC R.O.W.

CONNECT TO WATER MAIN WITH 8"X6" STAINLESS STEEL TAPPING SLEEVE OR AS DIRECTED BY CITY. DO NOT CONNECT UNTIL LINE HAS BEEN TESTED AND CITY APPROVAL IS GIVEN. (CONTRACTOR TO VERIFY DEPTH AND MATERIAL)

DESIGN-BUILD PLUMBER TO CONNECT TO EXISTING 27-INCH COMBINED SYSTEM PER CITY & MMSD DIRECTION 6" IE=(90.96)

RIM=96.96
 INV.=85.51 N.
 INV.=85.41 S.
 INV.=92.76 NE.

RIM=96.63
 INV.=92.98 SW.
 CAPPED OFF

RIM=93.69
 INV.=90.18 W.
 CAPPED OFF

RIM=93.83
 INV.=83.88 N.
 INV.=83.78 S.

RIM=93.24
 INV.=82.29 15" E.
 INV.=87.34 12" NE.
 INV.=87.24 12" SE

RIM=92.49
 FILLED WITH WATER
 86.49 BOTTOM OF STRUCTURE
 88.44 TOP OF WATER

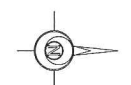
SITE BENCHMARK: 94.44
 CUT "T" ON CONCRETE

SITE BENCHMARK: 103.15
 CUT "T" ON CONCRETE

RIM=93.40
 FILLED WITH DEBRIS
 92.3 TOP OF DEBRIS

SITE BENCHMARK: 93.79
 CUT "T" ON CONCRETE

UTILITY PLAN
 SCALE: 1"=10'



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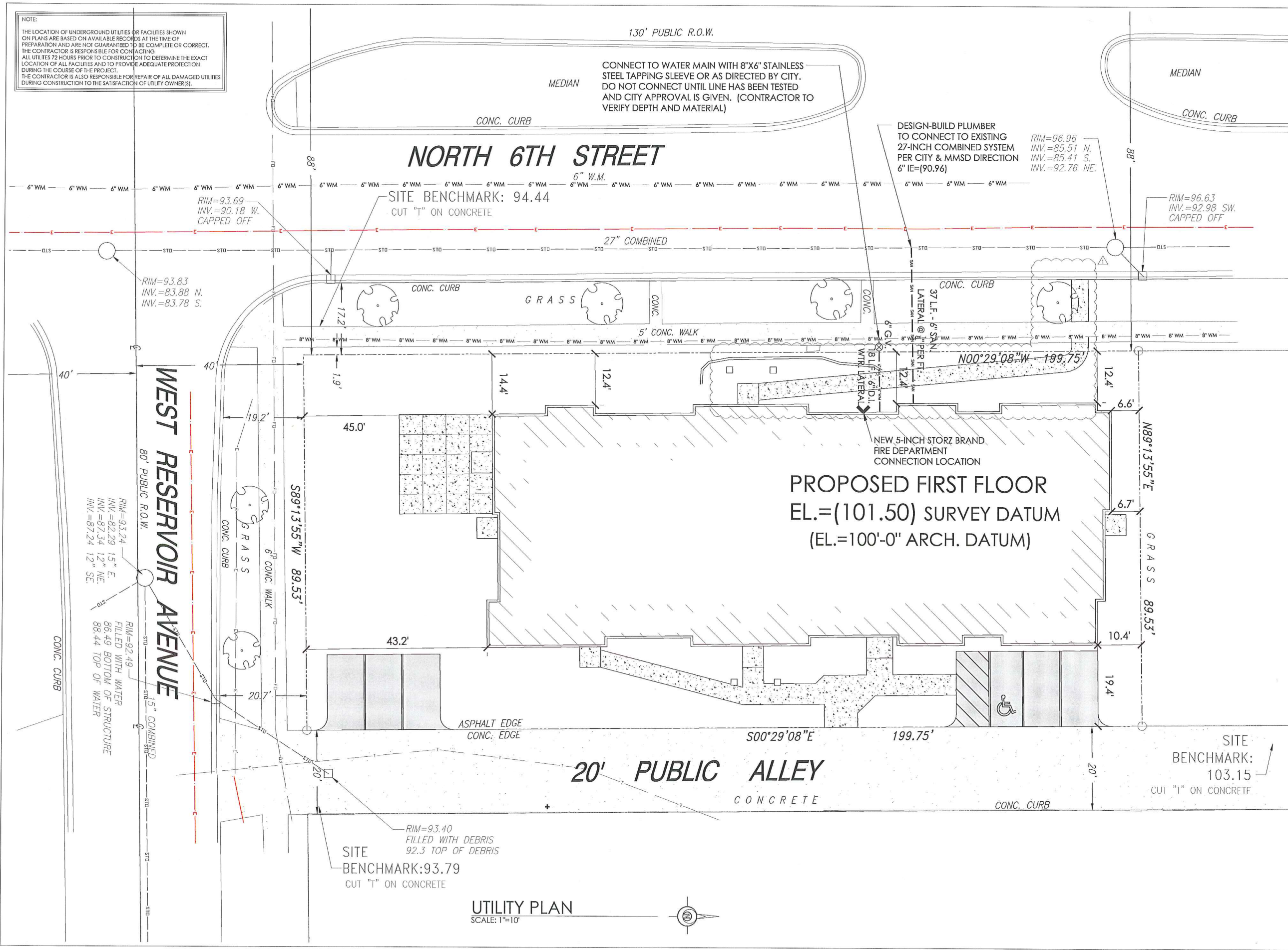
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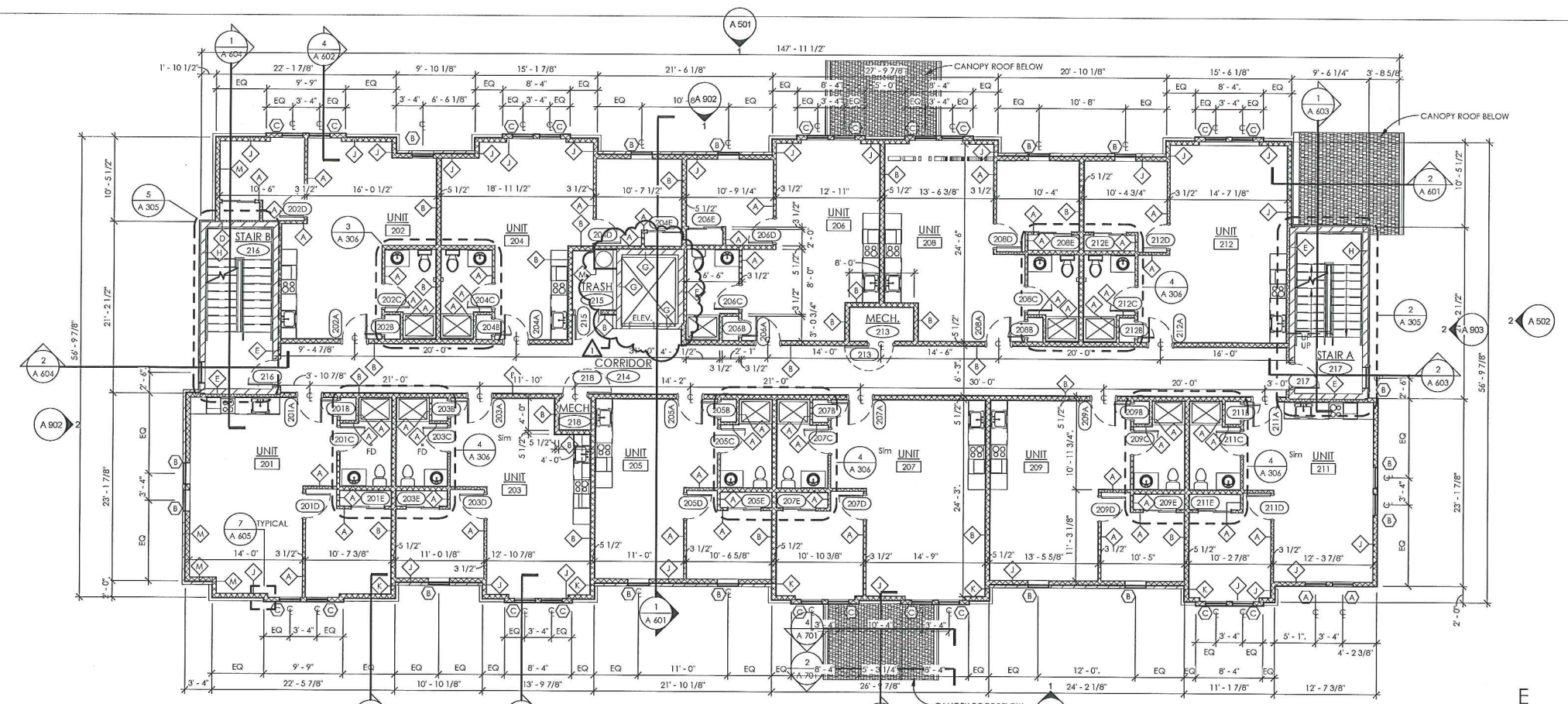
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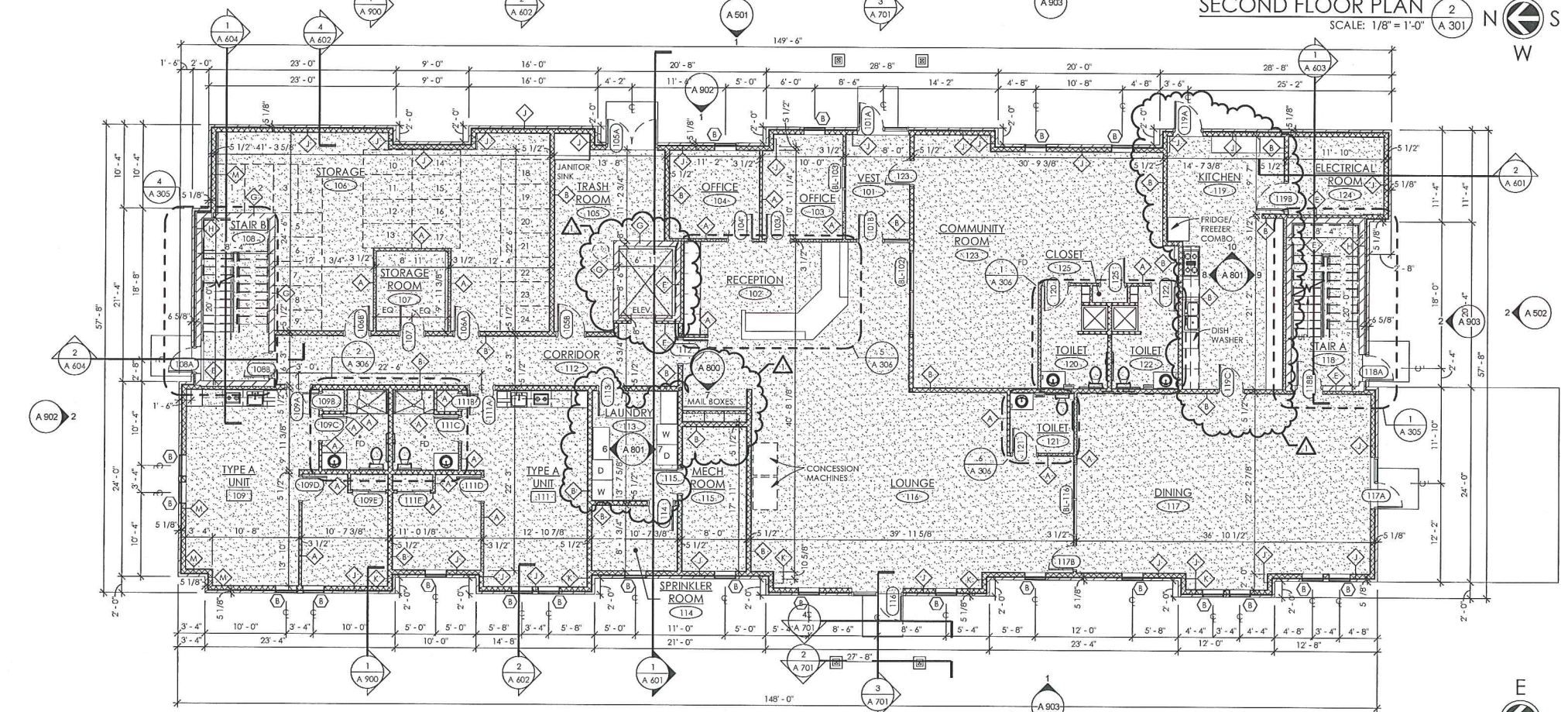
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PROJ. NO. 2014-40



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
A 301

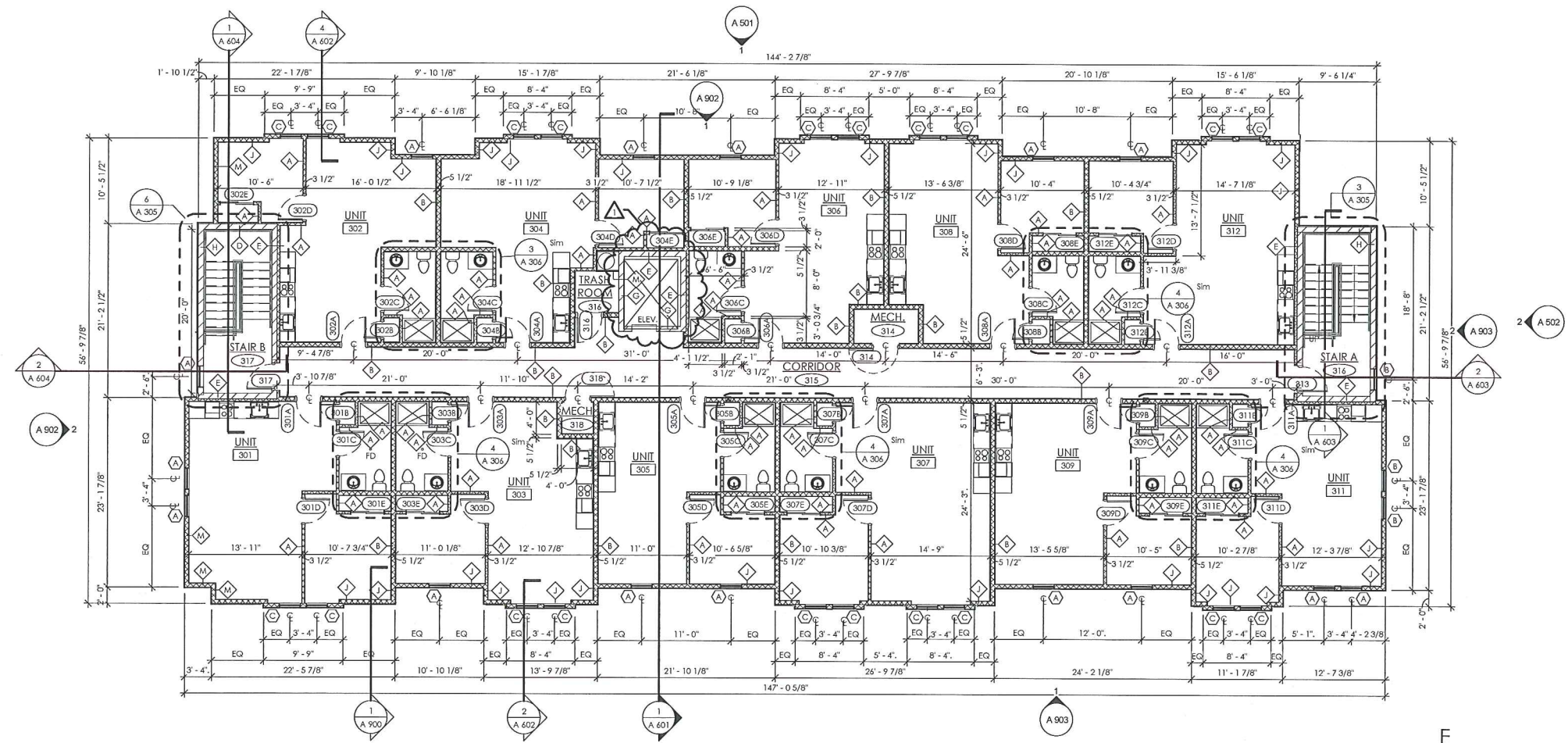


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
A 301



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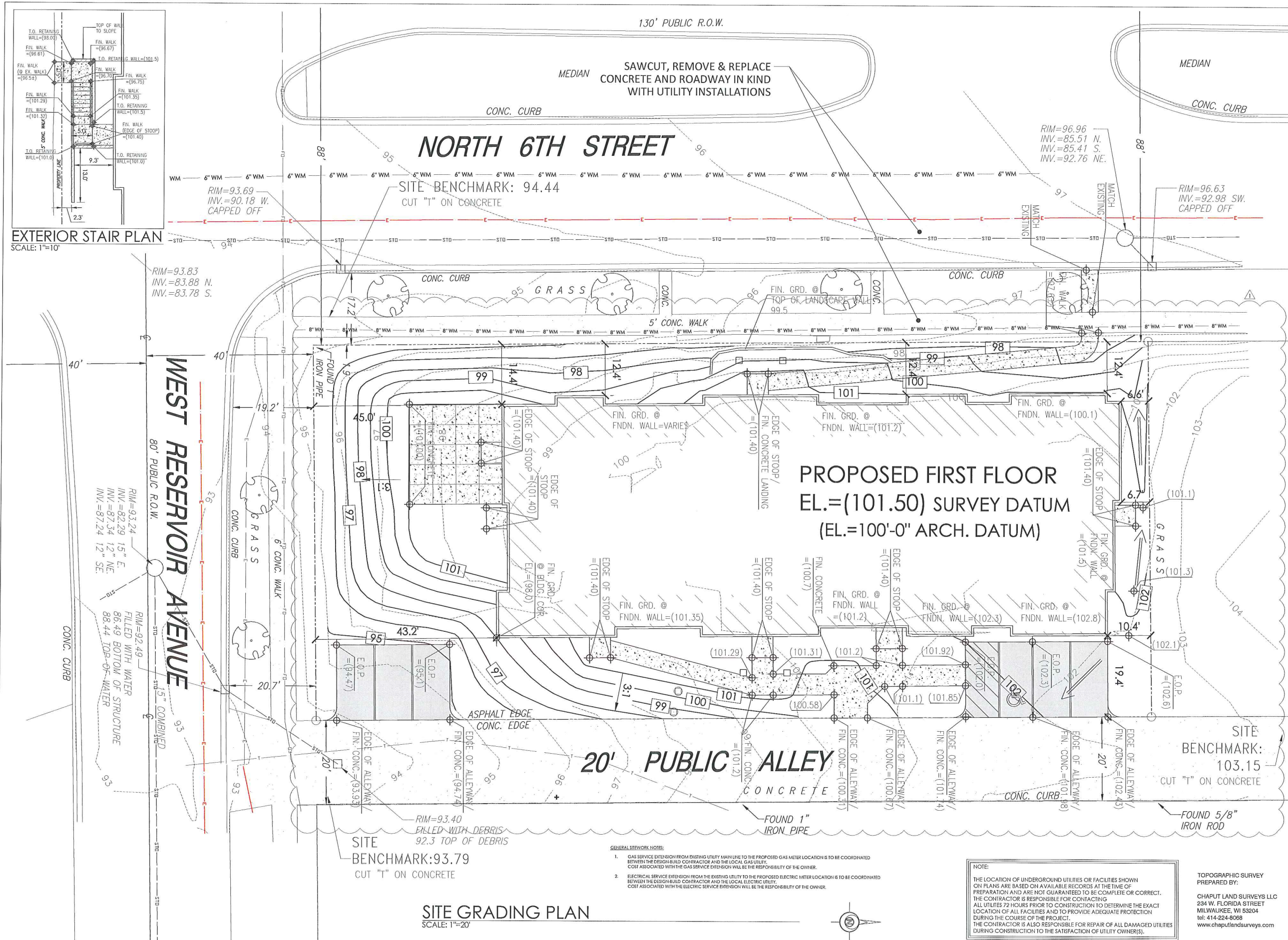
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
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E
W
S

ISSUE DATE: AUGUST 28TH, 2015
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PROJ. NO. 2014-40



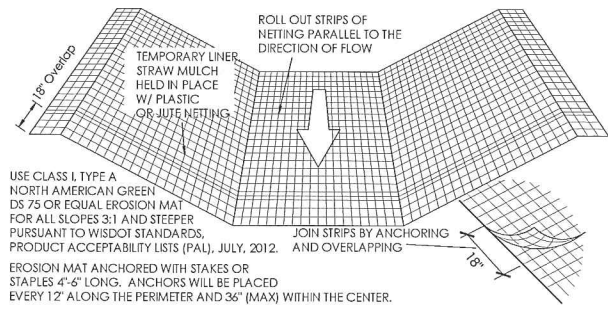
EXTERIOR STAIR PLAN
SCALE: 1"=10'

SITE GRADING PLAN
SCALE: 1"=20'

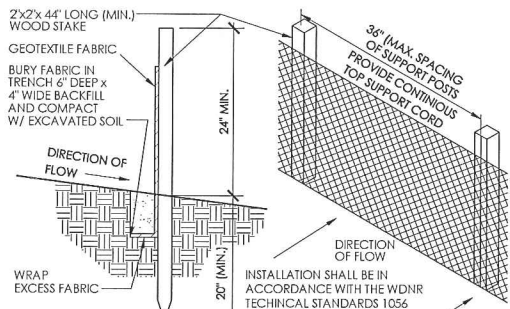
- GENERAL SITEWORK NOTES:**
- GAS SERVICE EXTENSION FROM EXISTING UTILITY MAIN LINE TO THE PROPOSED GAS METER LOCATION IS TO BE COORDINATED BETWEEN THE DESIGN-BUILD CONTRACTOR AND THE LOCAL GAS UTILITY. COST ASSOCIATED WITH THE GAS SERVICE EXTENSION WILL BE THE RESPONSIBILITY OF THE OWNER.
 - ELECTRICAL SERVICE EXTENSION FROM THE EXISTING UTILITY TO THE PROPOSED ELECTRIC METER LOCATION IS TO BE COORDINATED BETWEEN THE DESIGN-BUILD CONTRACTOR AND THE LOCAL ELECTRIC UTILITY. COST ASSOCIATED WITH THE ELECTRICAL SERVICE EXTENSION WILL BE THE RESPONSIBILITY OF THE OWNER.

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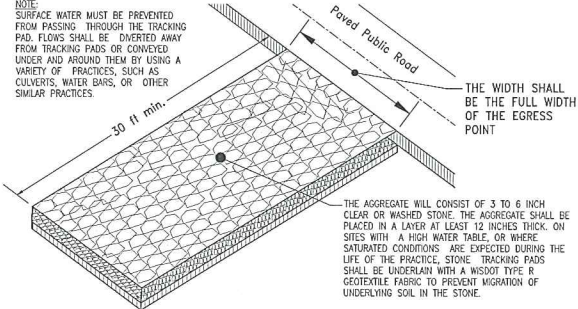
TOPOGRAPHIC SURVEY PREPARED BY:
CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
TEL: 414-224-8068
WWW.CHAPUTLANDSURVEYS.COM



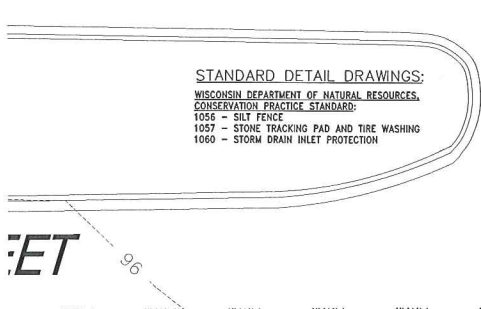
EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



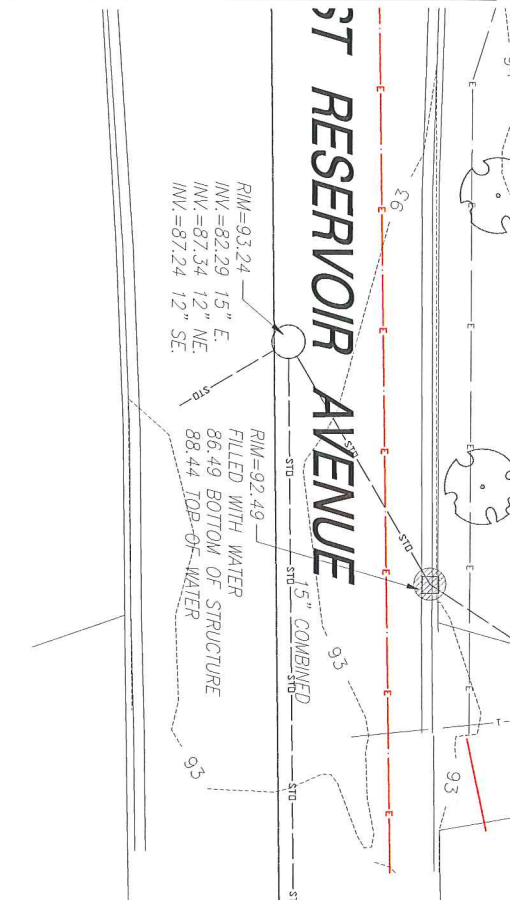
SILT FENCE SECTION & DETAIL



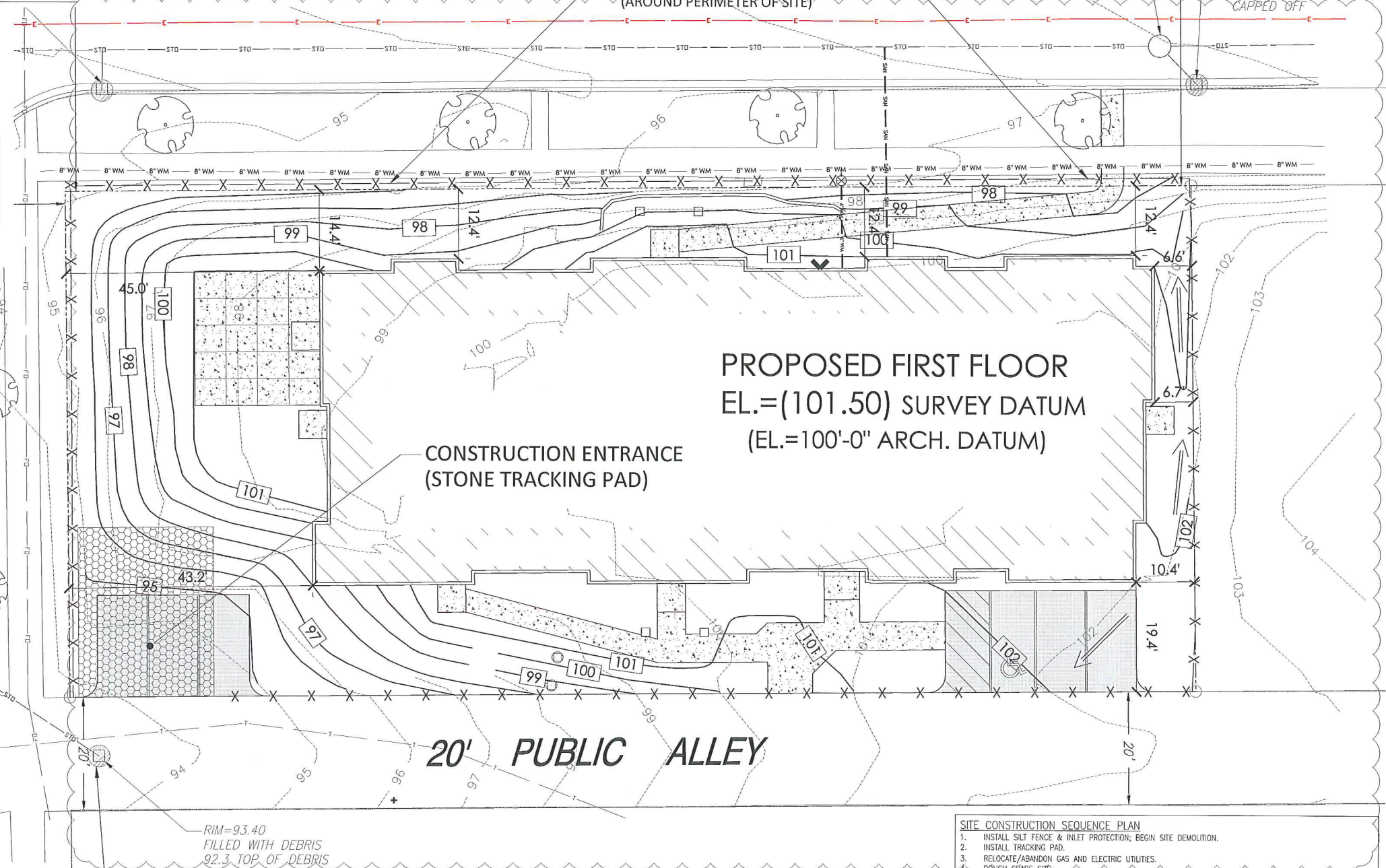
CONSTRUCTION ENTRANCE DETAIL
(NO SCALE)



PROPOSED SILT FENCE
(AROUND PERIMETER OF SITE)

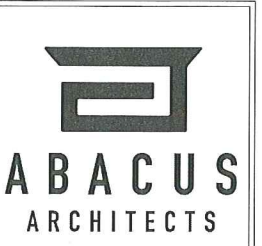


- GENERAL SITEWORK NOTES:**
1. ALL DISTURBED AREAS SHALL BE TOPSOILED (1/4" MIN.), FERTILIZED, SEEDING AND MULCHED.
 2. THE SEED MIXTURE SHALL BE WIS DOT MIXTURE #10 APPLIED AT A RATE OF 3 POUNDS PER THOUSAND SQUARE FEET.
 3. ALL SLOPES EXCEEDING 4:1 SHALL BE EROSION MATTED PER DETAIL SHOWN.
 4. ALL EROSION CONTROL DEVICES SHOWN HEREIN WILL BE MAINTAINED UNTIL AT LEAST 80% OF THE DISTURBED AREA OF THE SITE HAS BEEN STABILIZED. ANY DISTURBED AREAS LEFT INACTIVE FOR SEVEN DAYS SHALL BE TEMPORARILY SEEDING AND MULCHED.
 5. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING, INSPECTING AND MAINTENANCE OF ALL EROSION CONTROL DEVICES PURSUANT TO WISCONSIN ADMINISTRATIVE CODE CHAPTER NR 216. AT A MINIMUM, ALL DEVICES SHALL BE INSPECTED AND REPAIRED IF NECESSARY WITHIN 24 HOURS OF ANY 1/2 INCH RAINFALL EVENT OR WINDY (PHO BAR) WIND OCCURS.
 6. GRADING CONTRACTOR SHALL BE RESPONSIBLE TO CONTRACT LANDSCAPE CONTRACTOR TO RESTORE ALL AREAS OF CONSTRUCTION SITE.



EROSION CONTROL PLAN
SCALE: 1"=20'

- SITE CONSTRUCTION SEQUENCE PLAN**
1. INSTALL SILT FENCE & INLET PROTECTION; BEGIN SITE DEMOLITION.
 2. INSTALL TRACKING PAD.
 3. RELOCATE/ABANDON GAS AND ELECTRIC UTILITIES.
 4. ROUGH GRADE SITE.
 5. BEGIN CONSTRUCTION OF BUILDING.
 6. INSTALL SANITARY SEWER, WATER MAIN AND STORM SEWER PIPING TO CONNECT TO EXISTING CITY MAINS. CONTRACTOR SHALL CONTACT AND SCHEDULE WITH CITY PRIOR TO EXPOSING EXISTING MAIN AND MAKING CONNECTION.
 7. FINISH GRADE SITE.
 8. INSTALL STONE BASE, PAVEMENT, SIDEWALK AND STAIRS PER PLAN.
 9. SPREAD TOPSOIL, SEED, MULCH, EROSION MAT AND STABILIZE DISTURBED AND PROPOSED OPEN SPACE AREAS.
 10. INSTALL LANDSCAPING.
 11. 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.



REVISIONS:
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PROJ. NO. 2014-40

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
1	Acer trifolium	Three Flowered Maple	2"	BBB	
1	Acer ginnala	Amur Maple	10"	BBB	Multi-trunk
3	Malus x 'Adirondak'	Adirondak Flowering Crab	2"	BBB	Matching
1	Heptacodium miconioides	Seven Son Flower	7"	BBB	Multi-trunk
1	Syringa reticulata 'Ivory silk'	Ivory silk Japanese Tree Lilac	6-8"	BBB	Multi-trunk
5	Quercus robur	English Oak	3"	BBB	Regal Prince'
2	Picea abies 'Cupressina'	Cupressina Spruce	8"	BBB	
1	Picea omorika	Serbian Spruce	8"	BBB	
1	Pinus sylvestris	Scot Pine	7"	BBB	
5	Fothergilla gardenii	Dwarf Fothergilla	24"	Cont.	
5	Hydrangea 'Vanilla & Strawberry'	Vanilla and Strawberry Hydrangea	24"	Cont.	
6	Rosa rugosa 'Hansa'	Hansa Shrub Rose	18"	Cont.	
4	Rosa rugosa 'Purple Pavement'	Purple Pavement Shrub Rose	18"	Cont.	
3	Syringa 'Penda'	Blooming Lilac	24"	Cont.	
6	Weigela florida 'Dark Horse'	Dark Horse Weigela	24"	Cont.	
8	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	BBB	
8	Juniperus chinensis var. sargentii	Blue Sargent Juniper	30"	Cont.	Glauca
6	Juniperus chinensis 'Kallay's'	Kallay's compact Juniper	30"	Cont.	
9	Juniperus chinensis 'Sea Green'	Sea Green Juniper	30"	Cont.	
5	Taxus x 'tauntoni'	Tauntton Yew	30"	BBB	
33	Assorted Perennials		4.5"	Cont.	Provide seasonal color and fragrance
18	Miscanthus sinensis 'Strictus'	Porcupine Grass	1 gal	Cont.	
36	Lamiumstrum galieobdion	Archangel	4"	Cont.	Herman's Pride

130' PUBLIC R.O.W.

MEDIAN

CONC. CURB

NORTH 6TH STREET

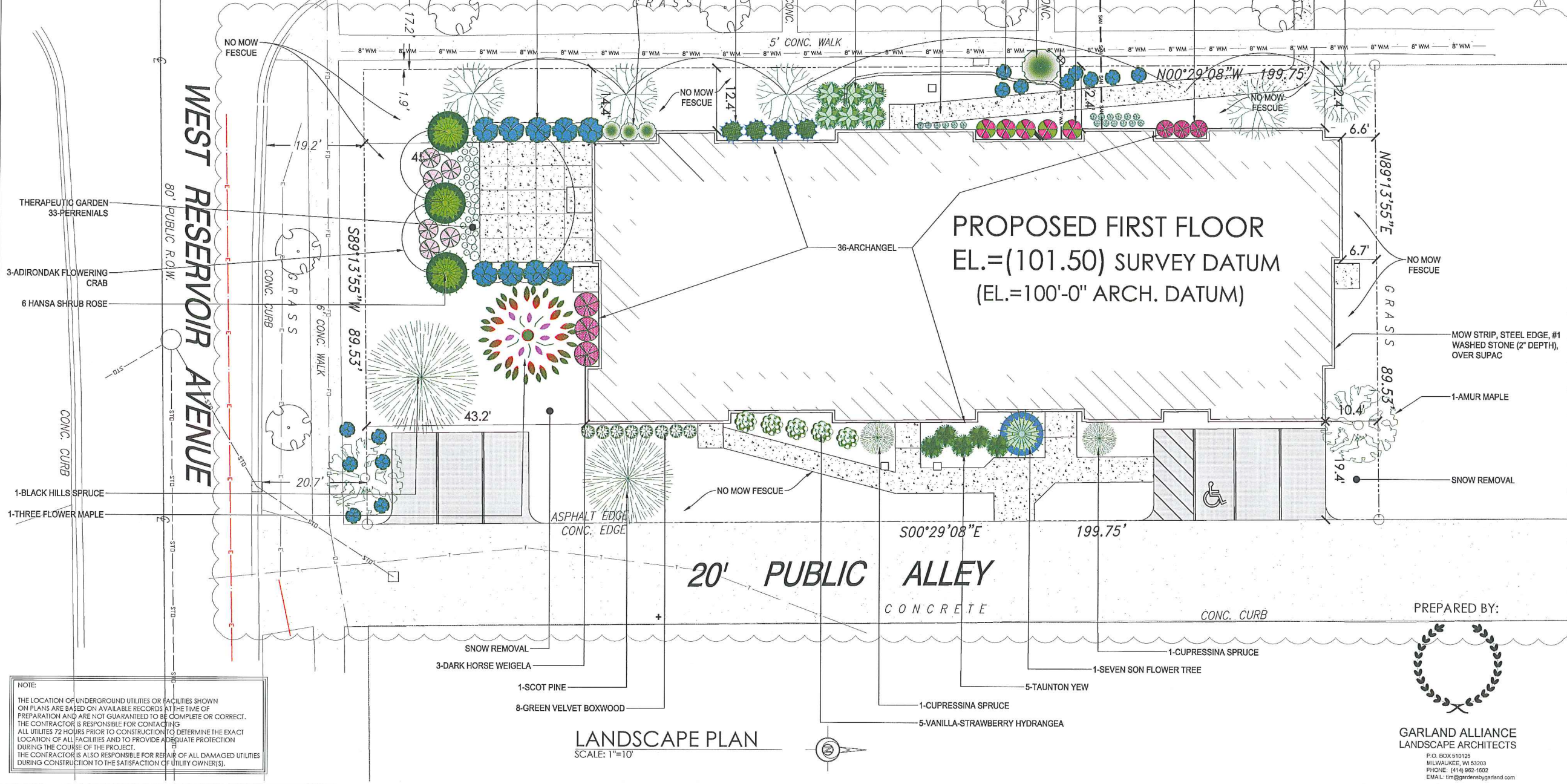
MEDIAN

CONC. CURB



REVISIONS
#1: AD#1 11-03-2015

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.
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NOTE:
THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).

AUGUST 11TH, 2015
MULTI TENANT RESIDENTIAL FACILITY
THURGOOD MARSHALL APARTMENTS
1918 N. 6TH STREET, MILWAUKEE, WI
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 225 EAST ST. PAUL AVE. MILWAUKEE, WI 53202 (414) 857-6450

DRAWN BY: JRV
CHECKED BY: KED

PREPARED BY:
GARLAND ALLIANCE
LANDSCAPE ARCHITECTS
P.O. BOX 910125
MILWAUKEE, WI 53203
PHONE: (414) 962-1602
EMAIL: tm@garlandalliance.com

A
205

PROJ. NO. 2014-40

REVISIONS:

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ISSUE DATE: AUGUST 26TH, 2015
MULTI TENANT RESIDENTIAL FACILITY
THURGOOD MARSHALL APARTMENTS
1918 NORTH 6TH STREET, MILWAUKEE, WI
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444

DRAWN BY: Author

CHECKED BY: Checker

A
902

PROJ. NO. 2014-40



EAST COLORED ELEVATIONS 1
SCALE: 1/8" = 1'-0" A 902



NORTH COLORED ELEVATIONS 2
SCALE: 1/8" = 1'-0" A 902

WEATHER WOOD SHINGLES, WHITE TRIM AND WINDOWS, PAINTED SUBSTRATE SIDING NEUTRAL TONE GREEN AND BEIGE, CHARLESTON TUMBLED BRICK WITH TUMBLED SPEAKEASY CREAM BRICK REVEAL. TUMBLED SPEAKEASY CREAM BRICK AT ENTRY CANOPIES.

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	FACE BRICK COLOR 'A'
2	FACE BRICK COLOR 'B'
3	STRAND SUBSTRATE HORIZONTAL LAP SIDING 6" EXPOSURE
4	VERTICAL STRAND SUBSTRATE PANEL SIDING
5	ASPHALT SHINGLES
6	PREFINISHED GUTTERS AND DOWNSPOUTS
7	STRAND SUBSTRATE TRIM
8	CUT STONE SILL
9	HOLLOW METAL DOOR
10	ALUMINUM ENTRANCE DOOR
11	RIDGE VENT
12	PREFINISHED METAL FASCIA

REVISIONS:

NOTICE TO BIDDERS
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ISSUE DATE: AUGUST 28TH, 2015
MULTI TENANT RESIDENTIAL FACILITY
THURGOOD MARSHALL APARTMENTS
1918 NORTH 6TH STREET, MILWAUKEE, WI
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444

DRAWN BY: Author
CHECKED BY: Checker

A
903

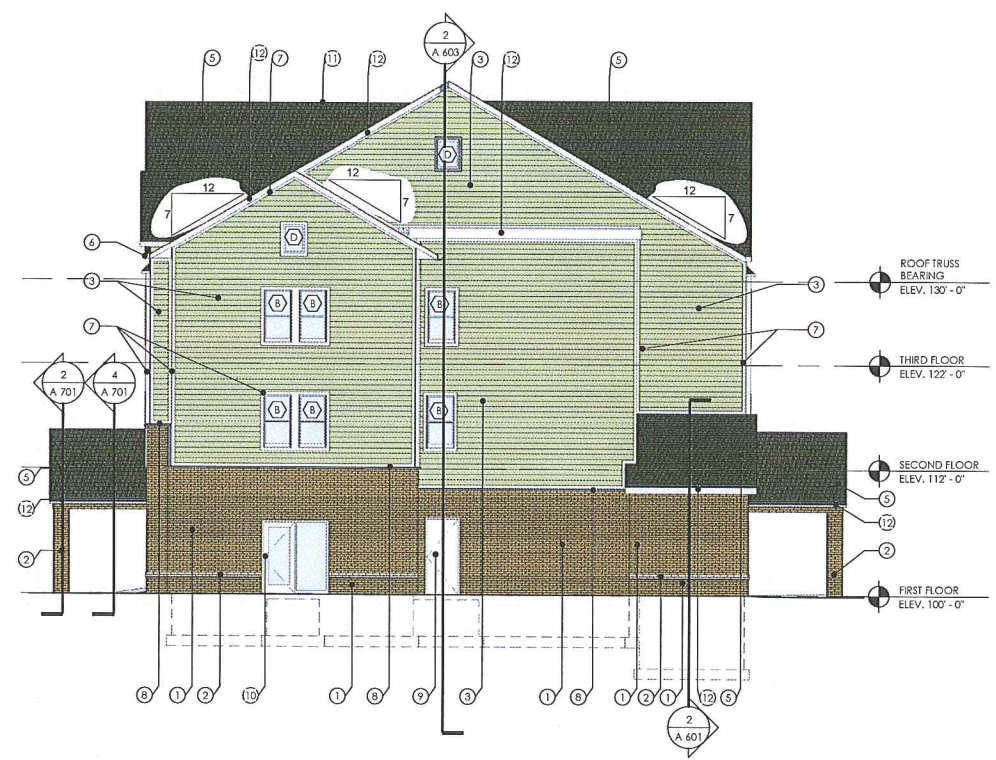
PROJ. NO. 2014-40



WEST COLORED ELEVATIONS 1
SCALE: 1/8" = 1'-0" A 903

WEATHER WOOD SHINGLES, WHITE TRIM AND WINDOWS, PAINTED SUBSTRATE SIDING NEUTRAL TONE GREEN AND BEIGE, CHARLESTON TUMBLED BRICK WITH TUMBLED SPEAKEASY CREAM BRICK REVEAL. TUMBLED SPEAKEASY CREAM BRICK AT ENTRY CANOPIES.

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	FACE BRICK COLOR 'A'
2	FACE BRICK COLOR 'B'
3	STRAND SUBSTRATE HORIZONTAL LAP SIDING 6" EXPOSURE
4	VERTICAL STRAND SUBSTRATE PANEL SIDING
5	ASPHALT SHINGLES
6	PREFINISHED GUTTERS AND DOWNSPOUTS
7	STRAND SUBSTRATE TRIM
8	CUT STONE SILL
9	HOLLOW METAL DOOR
10	ALUMINUM ENTRANCE DOOR
11	RIDGE VENT
12	PREFINISHED METAL FASCIA



SOUTH COLORED ELEVATIONS 2
SCALE: 1/8" = 1'-0" A 903

REVISIONS:
#1: AD#11-3-15

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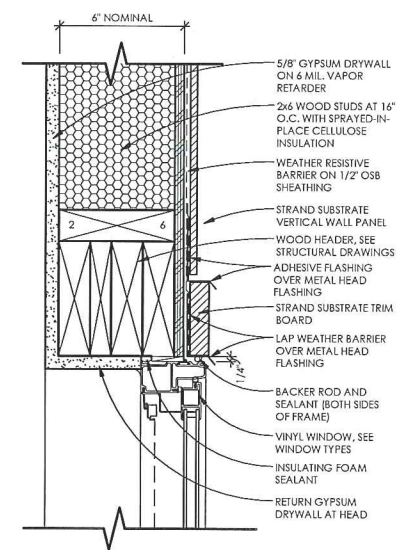
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ISSUE DATE: AUGUST 28TH, 2015
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THURGOOD MARSHALL APARTMENTS
1918 NORTH 6TH STREET, MILWAUKEE, WI
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444

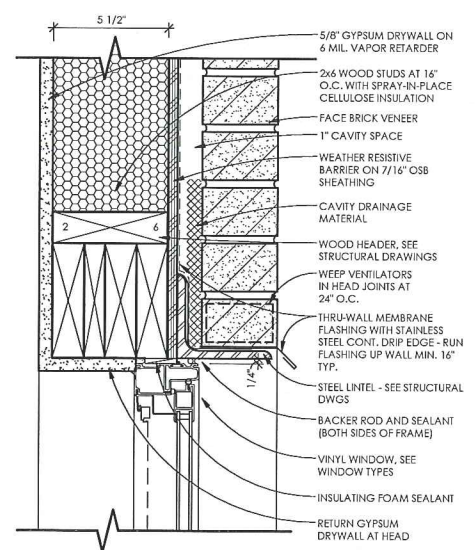
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CHECKED BY: KK

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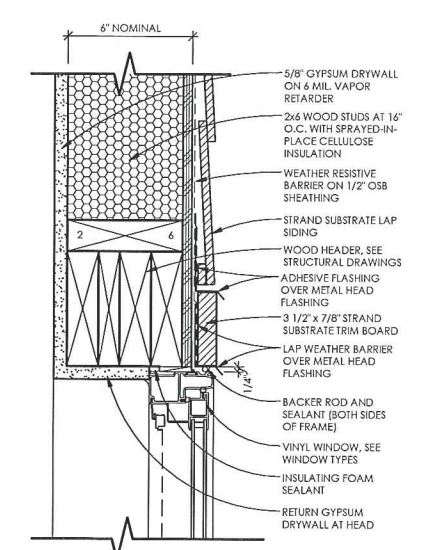
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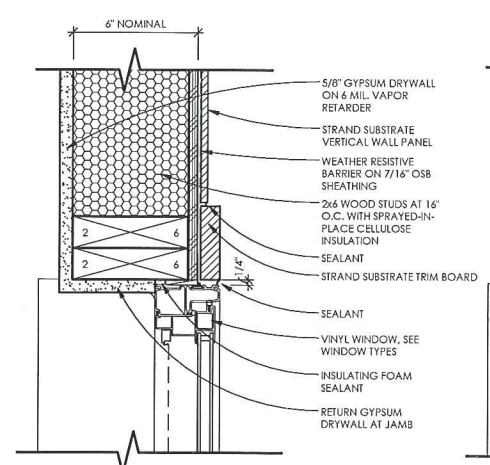
HEAD DETAIL 9
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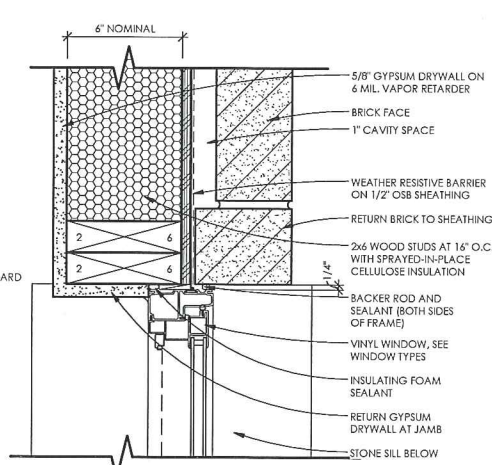
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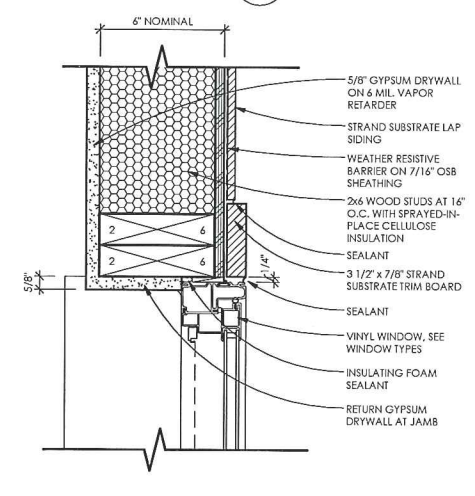
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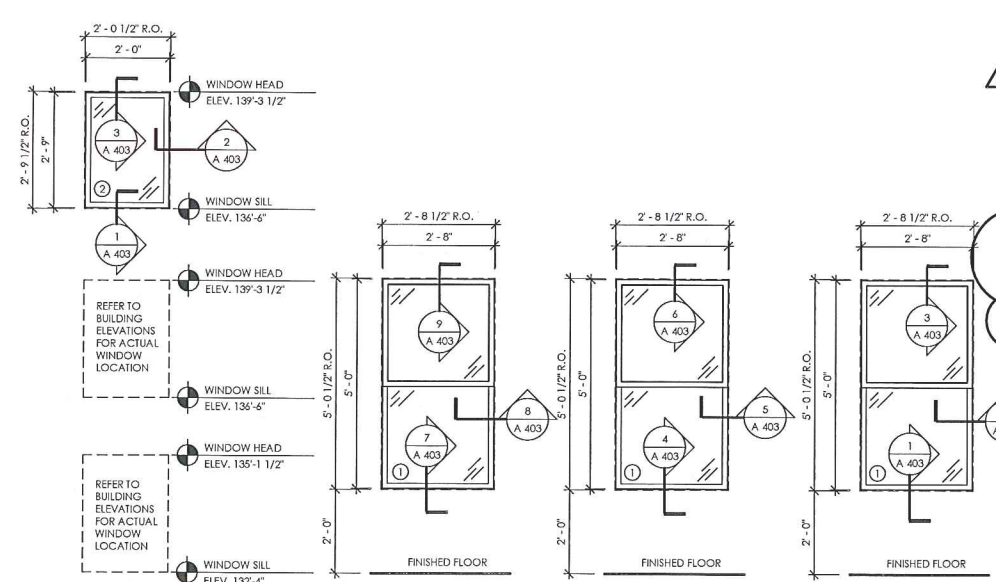
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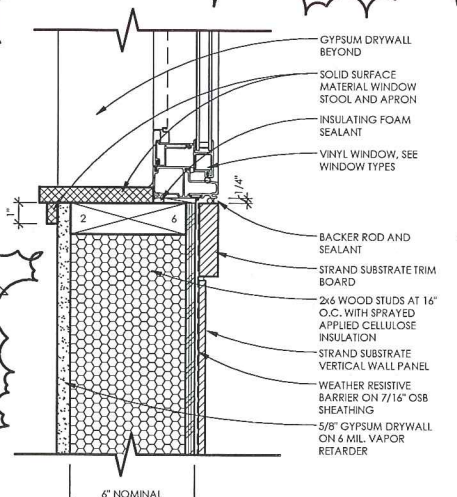
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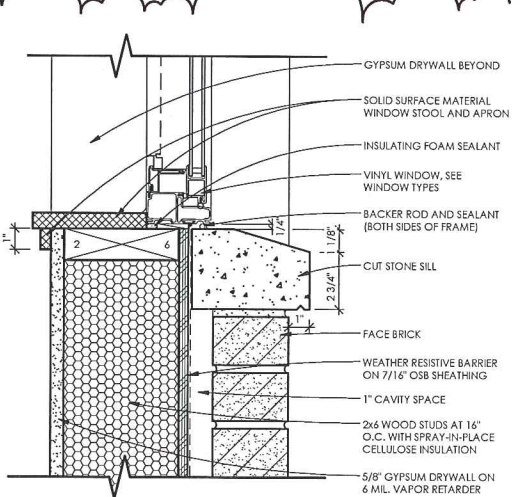
JAMB DETAIL 2
SCALE: 3" = 1'-0" A 403



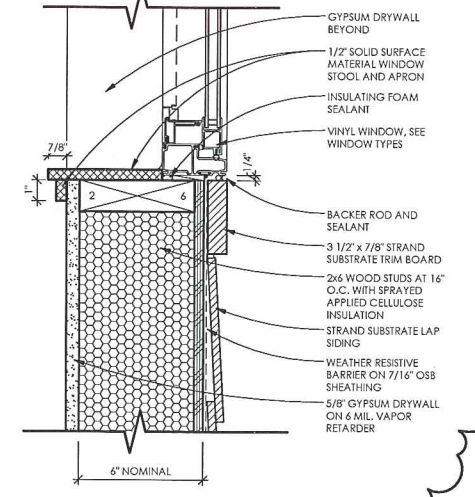
WINDOW TYPES
SCALE: 1/2" = 1'-0"



SILL DETAIL 7
SCALE: 3" = 1'-0" A 403



SILL DETAIL 4
SCALE: 3" = 1'-0" A 403



SILL DETAIL 1
SCALE: 3" = 1'-0" A 403



10" CHANNEL LETTER
SIGNAGE ON 6TH
STREET CANOPY

SIGNAGE ELEVATION
SCALE: 1" = 10'-0"

AUGUST 28TH, 2015

THURGOOD MARSHALL APARTMENTS

1918 NORTH 6TH STREET, MILWAUKEE, WI

PROJ. NO. 2014-40

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