



## Park 7 Lofts - Bucks Block 7

MILWAUKEE, WISCONSIN | NOVEMBER 13, 2017

ROYAL CAPITAL  
Group LLC

Engberg  
Anderson  
ARCHITECTS

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**PARK 7 LOFTS**

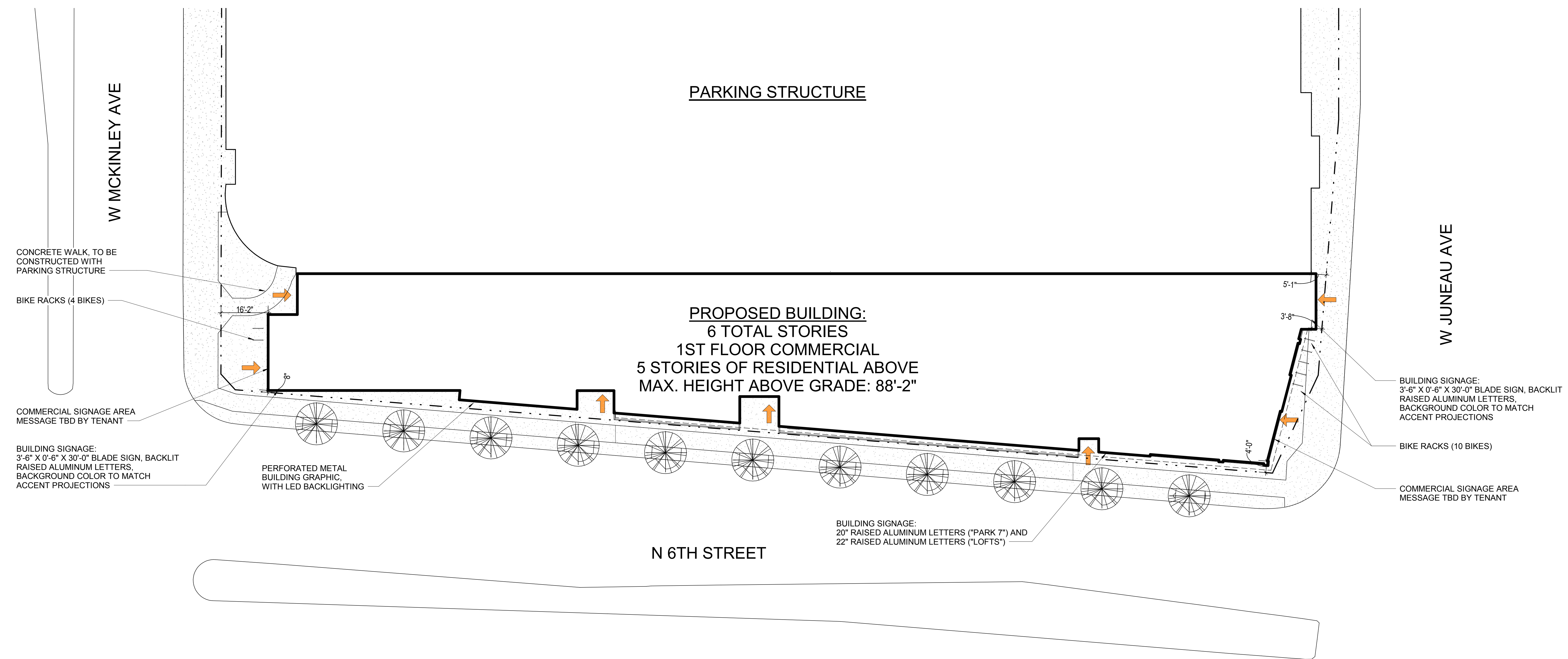
550 West Juneau Avenue  
Milwaukee, WI 53212

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

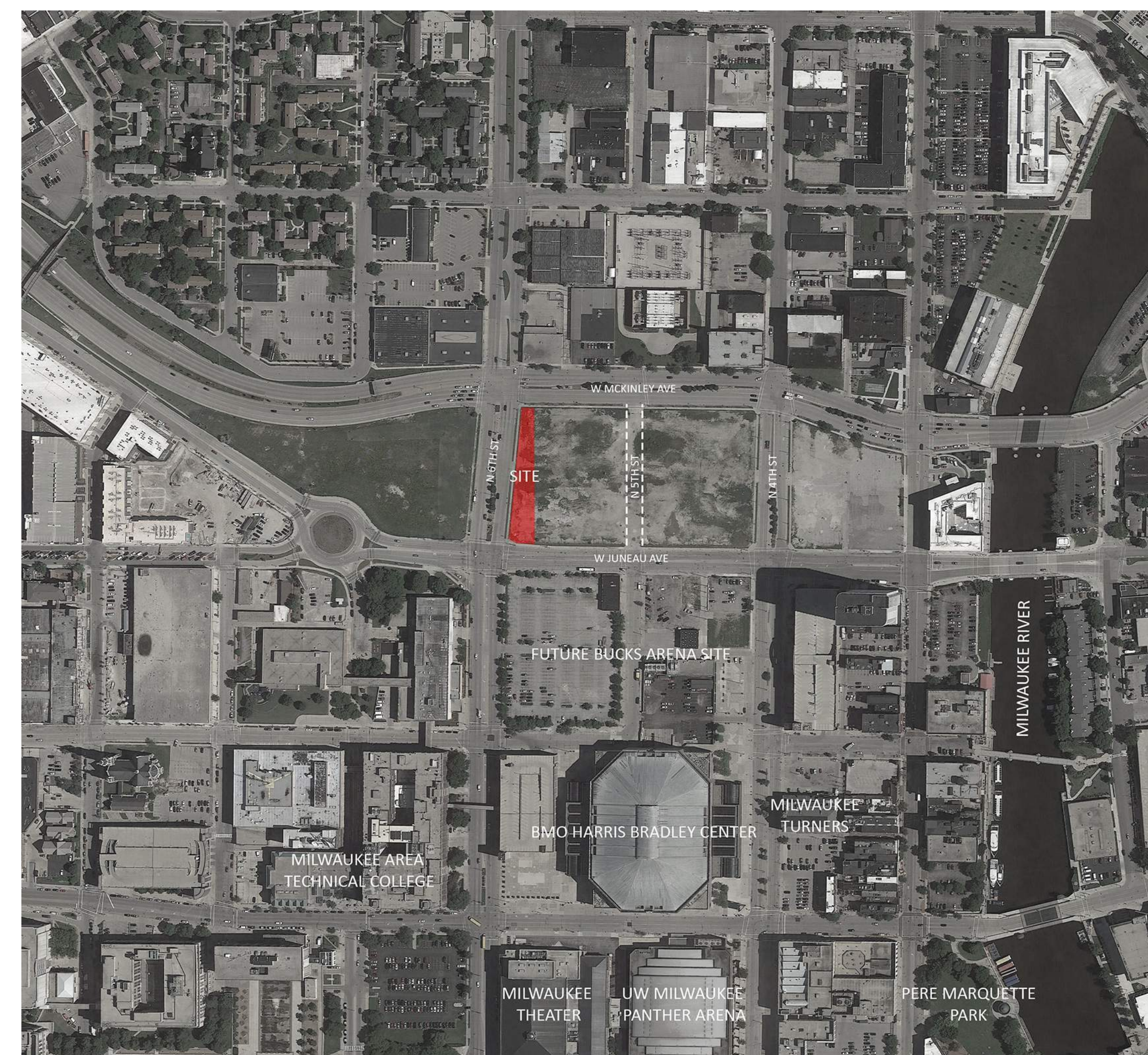
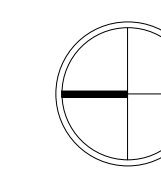
EA PROJECT NUMBER 162642.00  
HUD PROJECT NUMBER 075-35472

ISSUED FOR:  
DPD MINOR MODIFICATION 10/16/17

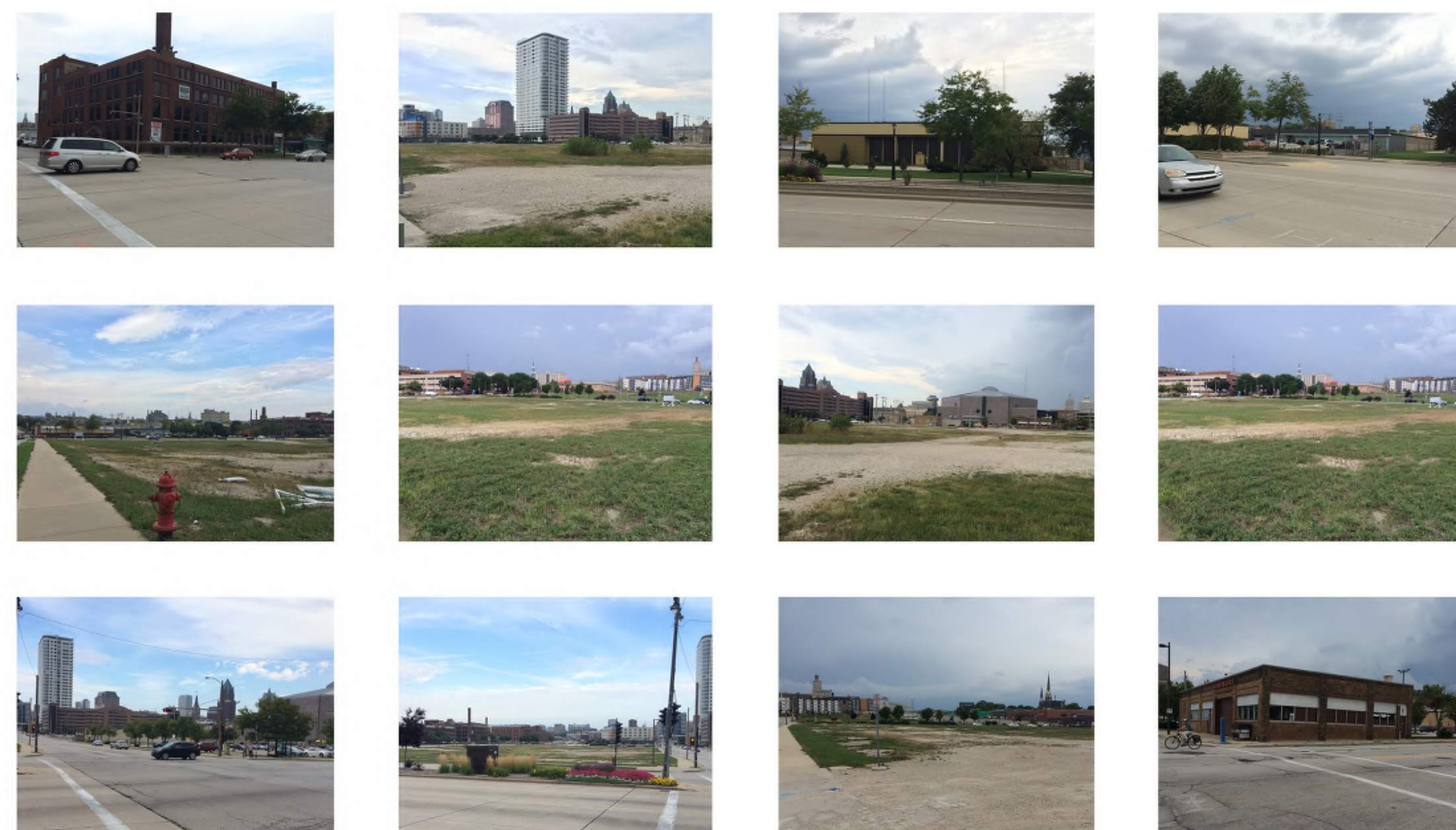
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**1 ARCHITECTURAL SITE PLAN**  
SCALE: 1/16" = 1'-0"



VICINITY MAP



SITE PHOTOS

**REVIEW SET - NOT FOR  
CONSTRUCTION**

DRAWN BY Author  
CHECKED BY Checker

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

**A001**

PARK 7 LOFTS

550 West Juneau Avenue Milwaukee, WI 53212

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

EA PROJECT NUMBER 162642.00 HUD PROJECT NUMBER 075-35472

ISSUED FOR: DPD MINOR MODIFICATIONS 10/16/17

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GENERAL NOTES AND LEGEND

HATCHING PATTERNS

Hatching patterns table with symbols and descriptions: PROPOSED HMA PAVEMENT, PROPOSED CONCRETE SIDEWALK, REMOVE EXISTING ASPHALTIC PAVEMENT, etc.

ABBREVIATIONS

Abbreviations table: AGG - AGGREGATE, B/C - BACK OF CURB, BIT - BITUMINOUS/ASPHALT, etc.

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

LEGEND

Main legend table with columns: EXISTING, PROPOSED, SECTION CORNER FOUND, IRON STAKE FOUND, REBAR PLACED, SURVEY NAIL, WOOD STAKE, etc.

INDEX OF SHEETS

Index of sheets table: C001 - GENERAL NOTES, C002 - EXISTING CONDITIONS, C100 - EROSION CONTROL PLAN, etc.

GENERAL

1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE...

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...

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 CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - 2017 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, 2017 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 THE 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 INSPECTION SUPERVISOR 72 HOURS PRIOR TO SCHEDULING WORK.

GRADING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED SIDEWALKS, 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.

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 (DPS) (SPS 382) FOR PRIVATE DEVELOPMENT WORK.

A. SANITARY LATERAL- SECTION 33 30 00 FOR PVC PIPE, ASTM D3034, SDR 26.

B. WATER BRANCH - SECTION 33 10 00 FOR DUCTILE IRON PIPE, ANSII/AWWA C151/A21.51, CLASS 55

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.

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.

SURVEY NOTES:

- 1. HORIZONTAL DATUM: WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE S. LINE OF THE SE 1/4 OF SECTION 20-7-22 PUBLISHED BY UOY UOOU...
2. VERTICAL DATUM: CITY OF MILWAUKEE DATUM. BENCHMARK IS THE MONUMENT FOR THE S 1/4 CORNER OF SECTION 20-T7N-R22E. ELEV = 19.18'

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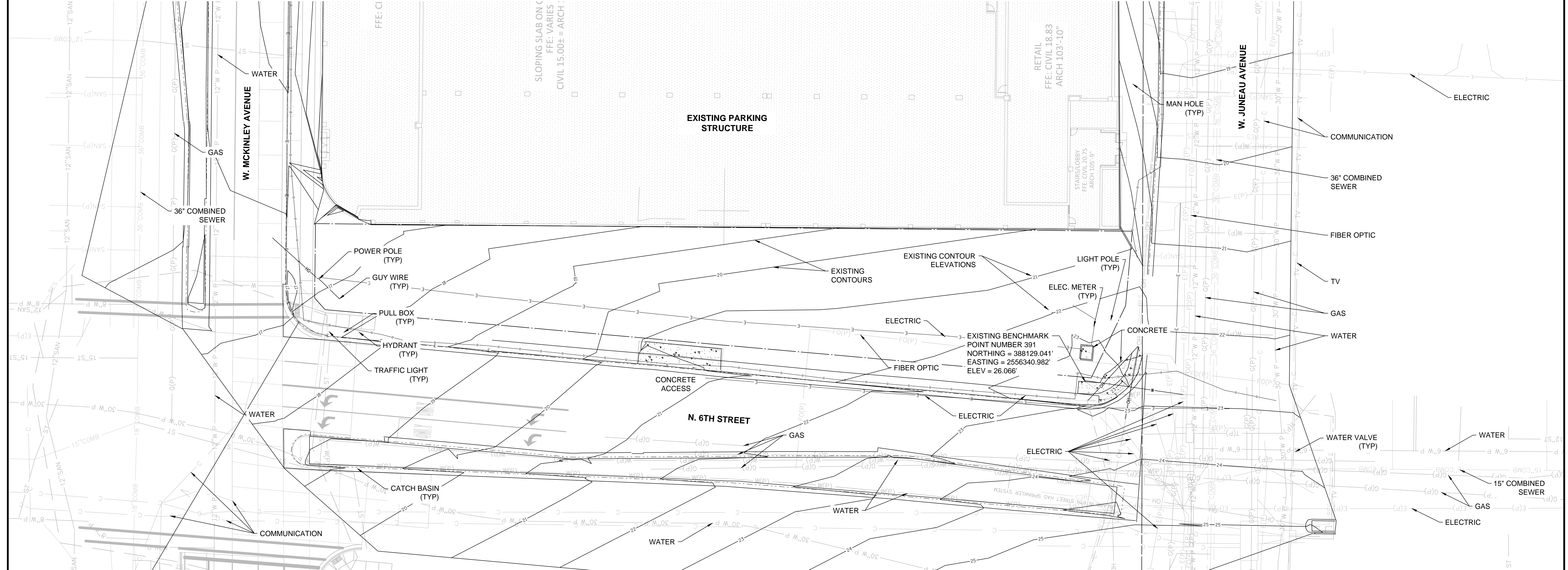
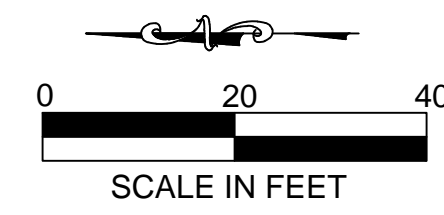
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**EXISTING  
CONDITION**



**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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2. VERTICAL DATUM: CITY OF MILWAUKEE DATUM. BENCHMARK IS THE MONUMENT FOR THE SE ¼ CORNER OF SECTION 20-7N-R22E. ELEV = 19.18'.

BENCHMARK TABLE

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

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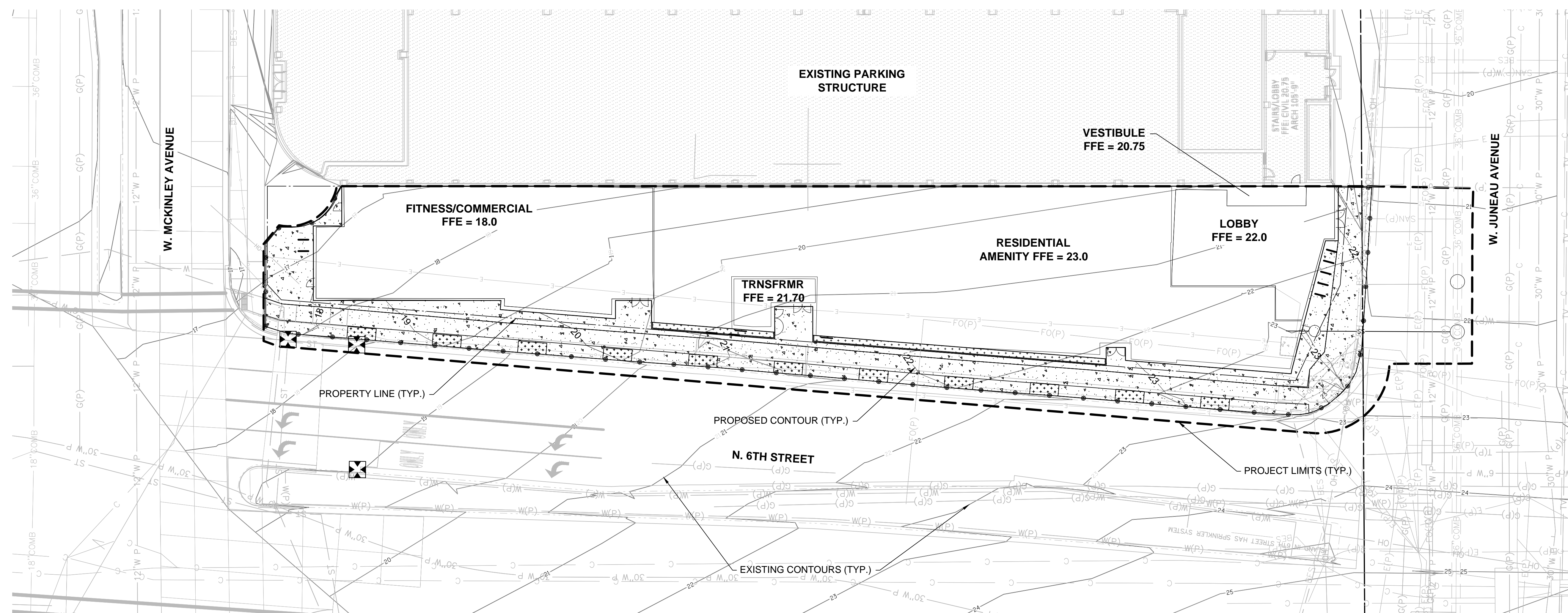
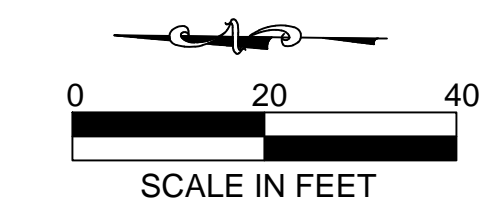
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**EROSION CONTROL PLAN**

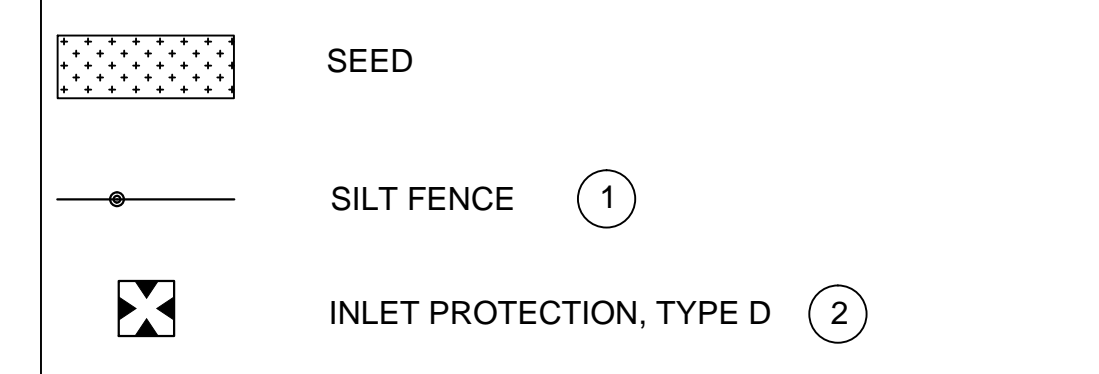
**C100**



**SURVEY NOTES:**

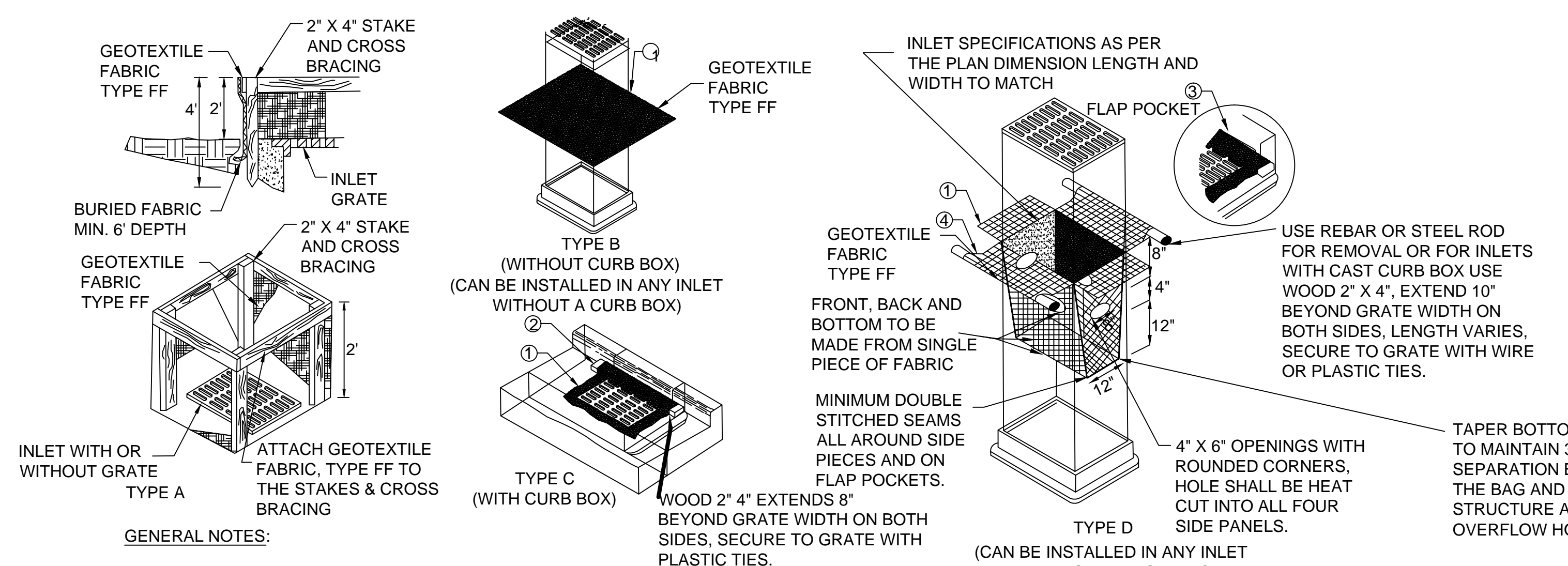
- HORIZONTAL DATUM: WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE S. LINE OF THE SE 1/4 OF SECTION 08E T23N S10E R11W. UTM ZONE 18Q UTM REF. POINT 1807772.1527E 6102179.0000N
- VERTICAL DATUM: CITY OF MILWAUKEE DATUM. BENCHMARK IS THE MONUMENT FOR THE S 1/4 CORNER OF SECTION 20-T7N-R22E. ELEV = 19.18'

**LEGEND**



**EROSION CONTROL NOTES**

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MILWAUKEE AND EMPLOY EROSION CONTROL METHODS AS SHOWN IN THE DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS WHICH CAN BE FOUND AT: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html)
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5" OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND ALL SEDIMENT CONTROL STRUCTURES. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH DAY. ALL RECORDS OF THE INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL BE KEPT BY THE OWNER'S REPRESENTATIVE RESPONSIBLE FOR EROSION CONTROL INSPECTIONS.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES.
- ALL OFF-SITE SEDIMENT DEPOSITS FROM THIS PROJECT OCCURRING AS RESULT OF A STORM EVENT SHALL BE CLEANED UP BY END OF NEXT WORKING DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY END OF THE WORK DAY.
- CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
  - INSTALL SILT FENCE.
  - INSTALL INLET PROTECTION ON EXISTING STORM INLETS.
  - STRIP TOPSOIL, REMOVE AND/OR STOCKPILE.
  - PERFORM ROUGH GRADING.
  - INSTALL UTILITIES.
  - CONSTRUCT BUILDING.
  - INSTALL SIDEWALK.
  - REMOVE ACCUMULATED SEDIMENT FROM SITE.
  - REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
- ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15; STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER; STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- RESTORATION OF ALL DISTURBED AREAS WITH SLOPES GREATER THAN 20% SHALL BE COMPLETED WITHIN 30 DAYS AFTER BEGINNING CONSTRUCTION ON SAID AREA.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY CITY OF MILWAUKEE/OWNER/ OR ENGINEER. SEPARATE SWPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068 DUST CONTROL FOR CONSTRUCTION SITES.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
- IF DEWATERING IS NEEDED, CONTRACTOR SHALL PROVIDE FOR SEDIMENT REMOVAL ACCORDING TO WDNR TECHNICAL STANDARD #1061. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS, GRIT CHAMBERS, SAND FILTERS, UPSLOPE CHAMBERS, HYDRO-CYCLONES, SWIRL CONCENTRATORS, OR OTHER APPROPRIATE CONTROLS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING, LIMIT PUMPING RATES, OR THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD #1061 DEWATERING.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT <http://dnr.wi.gov/topic/brownfields/botw.html>
- GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WDNR BEST MANAGEMENT PRACTICES.
- SIDEWALKS SHALL BE CLEANED DAILY AS NEEDED. STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
- CONTRACTOR SHALL SEED & MULCH ALL DISTURBED AREAS WITHIN 7 DAYS.
- SEE LANDSCAPING PLAN FOR RESTORATION.

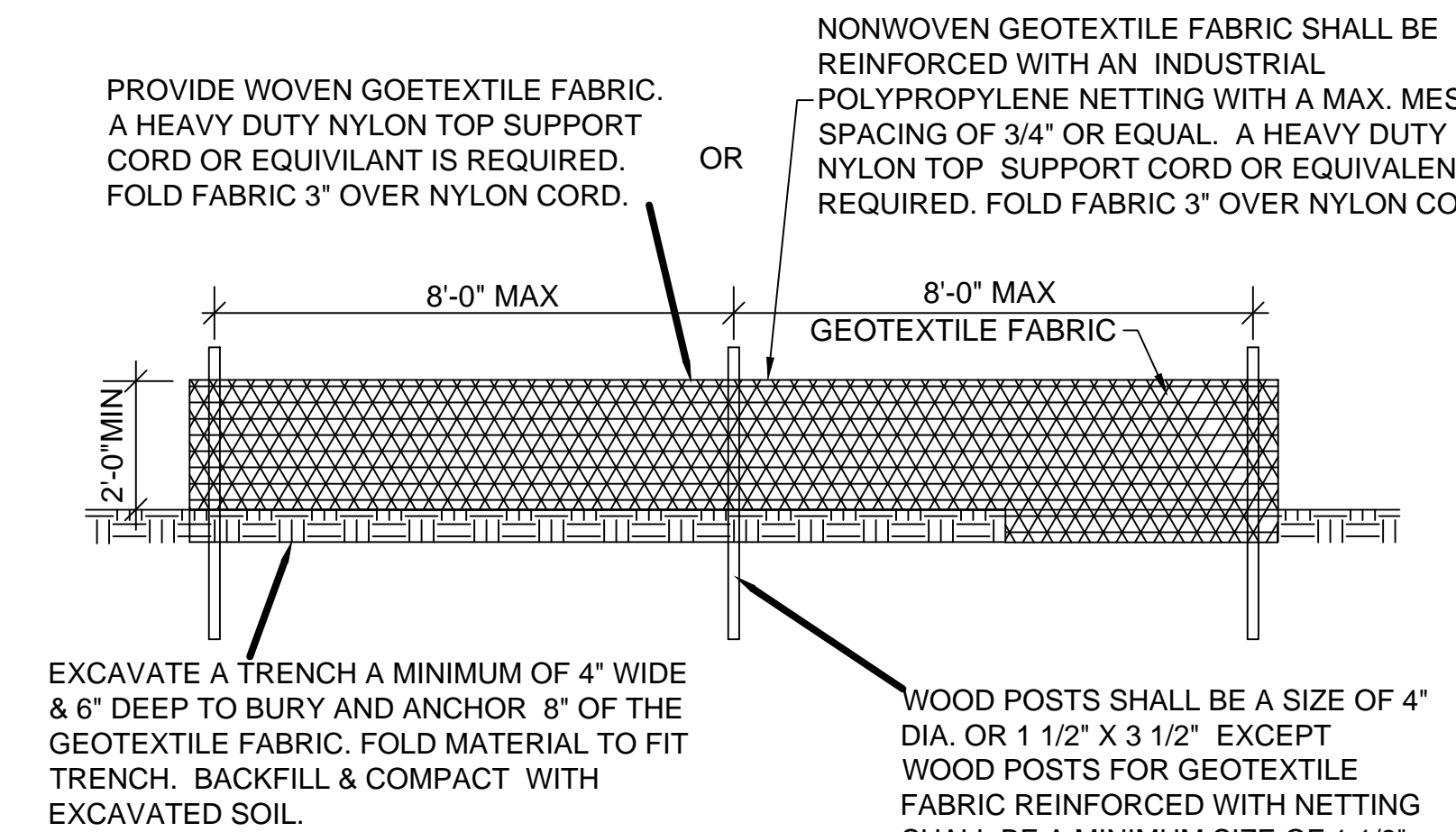


**GENERAL NOTES:**

- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX) AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR, STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

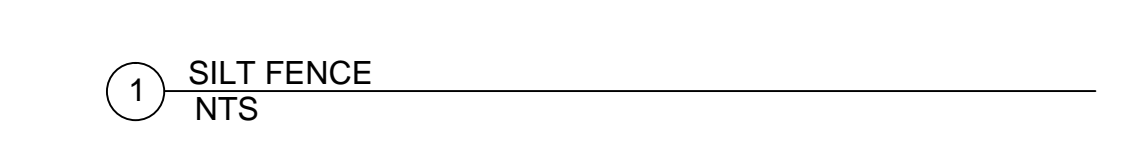
**INSTALLATION NOTES:**

- TYPE B & C**
- TYPE FF GEOTEXTILE FABRIC (EXTEND FABRIC A MINIMUM OF 10" AROUND GRATE PERIMETER FOR MAINTENANCE OR REMOVAL.
  - THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D**
- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
  - THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL OINCH THE BAG USING PLASTIC ZIP TIES. TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



**NOTES:**

- CONTRACTOR SHALL INSPECT SILT FENCE DAILY AND REPAIR OR REPLACE AS NEEDED. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE.
- ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.



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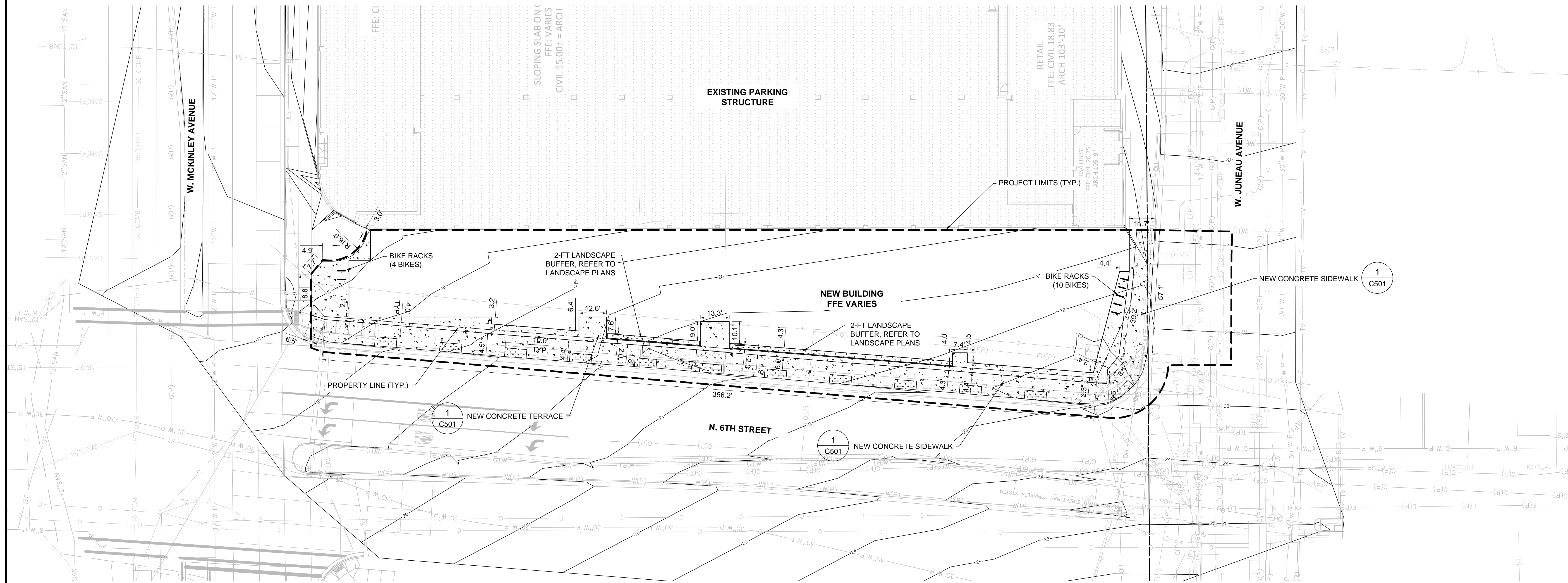
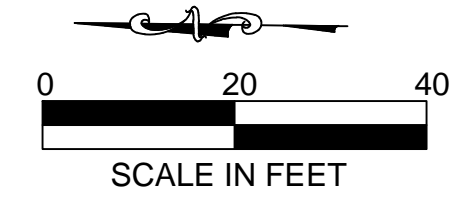
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CONSTRUCTION**

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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: 17,929 S.F.

**SITE DATA:**  
TOTAL PROPERTY AREA = 20,213 S.F. = 0.464 ACRES  
TOTAL DISTURBED AREA (PROJECT LIMITS) = 27,722 S.F. = 0.64 ACRES  
IMPERVIOUS AREA BEFORE CONSTRUCTION = 26,315 S.F. = 0.60 ACRES  
IMPERVIOUS AFTER CONSTRUCTION = 25,865 S.F. = 0.59 ACRES  
IMPERVIOUS DECREASE = 455 S.F. = 0.01 ACRES

**GREEN SPACE:**  
LOT:  
AREA = 27,722 S.F.  
GREEN SPACE = 1,567 S.F.  
7% GREEN SPACE

**PARCEL ADDRESS:**  
550 WEST JUNEAU AVE.  
MILWAUKEE, WI 53212

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

LEGEND	
	CONCRETE
	LANDSCAPED AREA, REFER TO LANDSCAPE PLANS

**SURVEY NOTES:**

- HORIZONTAL DATUM: WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE S. LINE OF THE SE 1/4 OF SECTION 20-7-22 PUBLISHED BY UOY UOOUUUU... (illegible)
- VERTICAL DATUM: CITY OF MILWAUKEE DATUM. BENCHMARK IS THE MONUMENT FOR THE S 1/4 CORNER OF SECTION 20-77N-R22E. ELEV = 19.18'.

**PARK 7 LOFTS**

550 West Juneau Avenue  
Milwaukee, WI 53212

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

EA PROJECT NUMBER 162642.00  
HUD PROJECT NUMBER 075-35472

ISSUED FOR: 10/16/17  
DPD MINOR MODIFICATIONS

REVISION FOR: DATE  
NO. DESCRIPTION

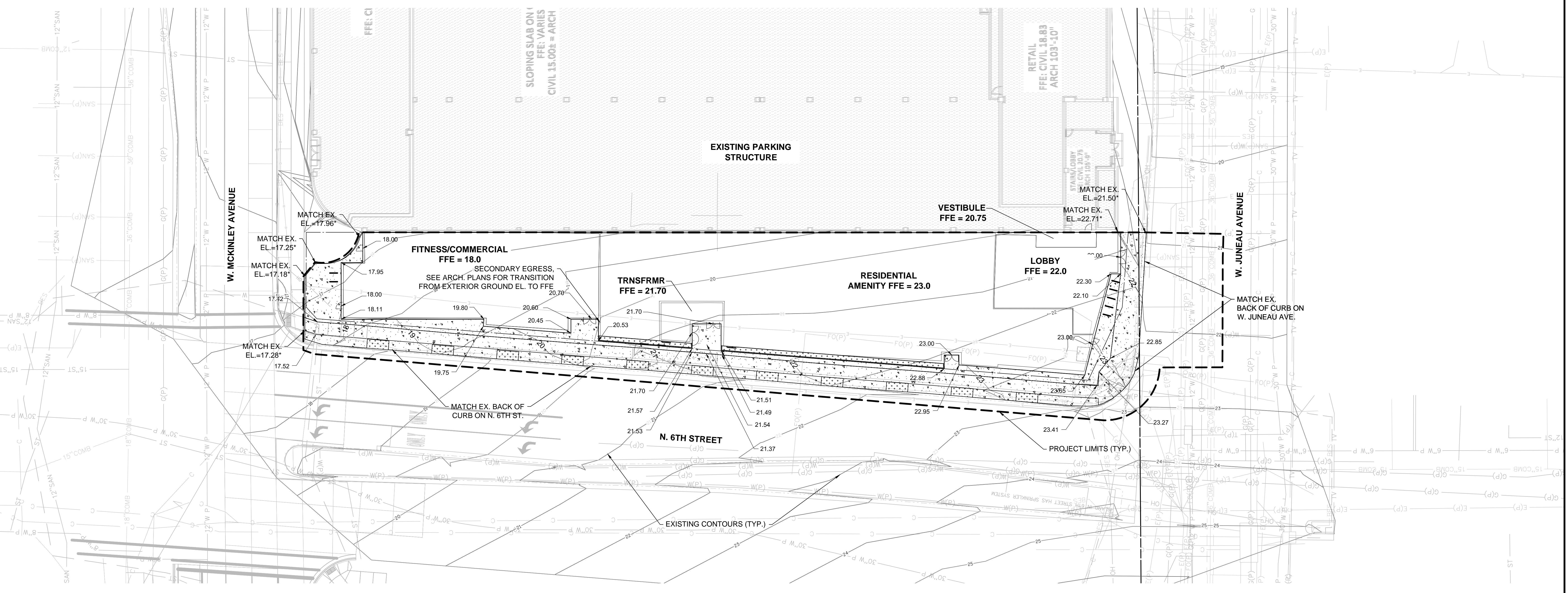
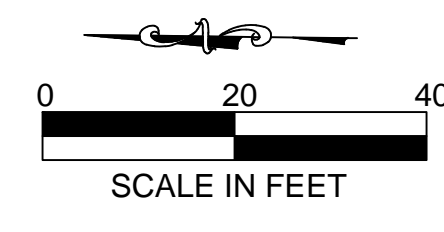
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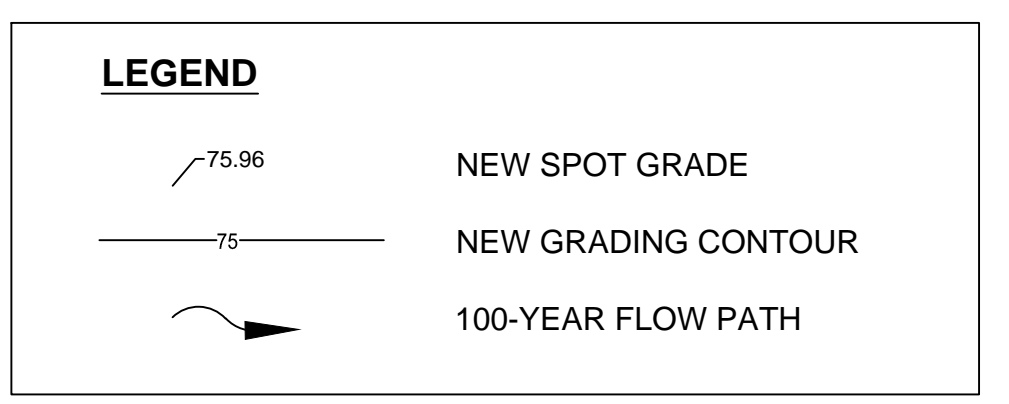
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**GRADING PLAN**

**C300**



- GENERAL NOTES:**
1. GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
  2. ALL GRADES SHOWN ARE FINISHED SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
  3. 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 CONCRETE POURING FOR SIDEWALK TO MATCH THE EXISTING SURFACE.
  4. UTILITY OWNERS SHALL BE CONTACTED PRIOR TO ADJUSTMENTS.
  5. UTILITY OWNERS SHALL HAVE THE OPTION OF PERFORMING THE WORK THEMSELVES OR HAVING THE CONTRACTOR PERFORM THE WORK.
  6. THE CONTRACTOR SHALL PAY ALL FEES, PERMITS, AND DEPOSITS FOR THE ADJUSTMENT WORK.
  7. ALL ADJUSTMENT WORK SHALL BE TO THE SPECIFICATIONS OF THE UTILITY OWNER AND IN ACCORDANCE WITH ANY REQUIRED PERMITS.
  8. PAVEMENT RESTORATIONS SHALL MEET ADJACENT EXISTING PAVEMENTS AS A FLUSH MATCH.
- \* EQUAL TO PROPOSED GRADES FROM ADJACENT PARKING STRUCTURE PROJECT.



- SURVEY NOTES:**
1. 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 UOY UOOA... 11 11 11 11 11 11
  2. VERTICAL DATUM: CITY OF MILWAUKEE DATUM. BENCHMARK IS THE MONUMENT FOR THE S ¼ CORNER OF SECTION 20-T7N-R22E. ELEV = 19.18'.



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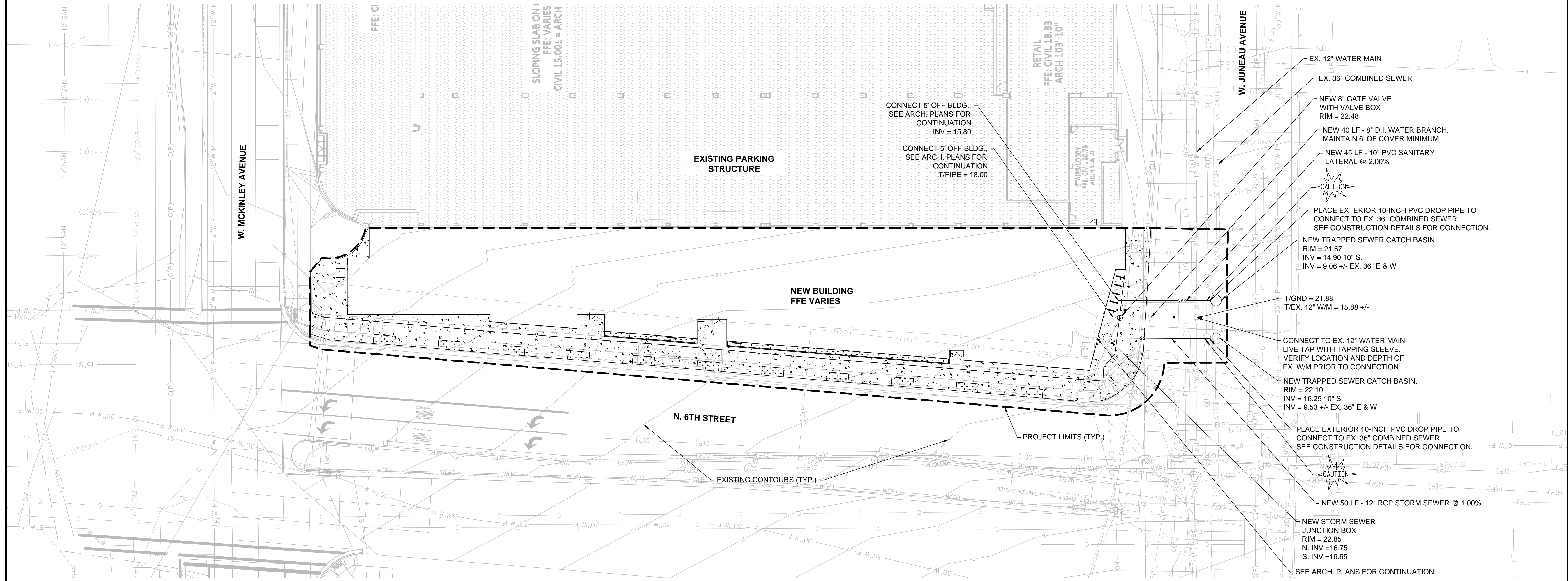
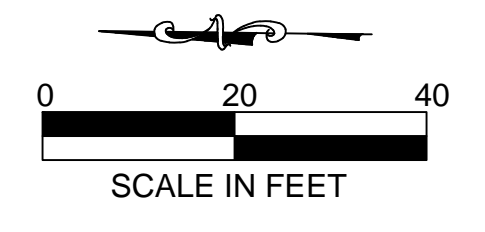
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**UTILITY PLAN**



**GENERAL NOTES:**

- PIPE LENGTHS ARE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- SEWER INSTALLATION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND NEW UTILITY CASTINGS, MANHOLES, CLEANOUTS, AND ACCESS BOXES TO PROPOSED GRADING.
- CONNECT SANITARY SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF MILWAUKEE.
- ALL EXISTING LATERALS NOT SHOWN AS REUSED SHALL BE ABANDONED AT THE MAIN PER CITY OF MILWAUKEE STANDARDS.
- MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
- 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.
- WATER BRANCH SHALL BE ANSI/AWWA C151/A21.51, CL 55, DUCTILE IRON PIPE.
- 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.
- 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.
- A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAIN.
- A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
- PER DSPS 392.40 (b) PRIVATE WATER MAINS AND WATER SERVICES SHALL BE INSTALLED AT LEAST 6 FEET HORIZONTALLY FROM ANY SANITARY SEWER.
- NO PRIVATE WATER MAIN OR WATER SERVICE MAY BE INSTALLED WITHIN 6 INCHES OF A STORM SEWER.
- 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.
- 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.
- PROVIDE TRACER WIRE FOR NON-METALLIC WATER SERVICE. SEE SPECIFICATIONS. TRACER WIRE FOR POTABLE WATER PIPE SHALL BE BLUE.
- SANITARY, WATER AND STORM SEWER SHALL BE INSTALLED 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:**

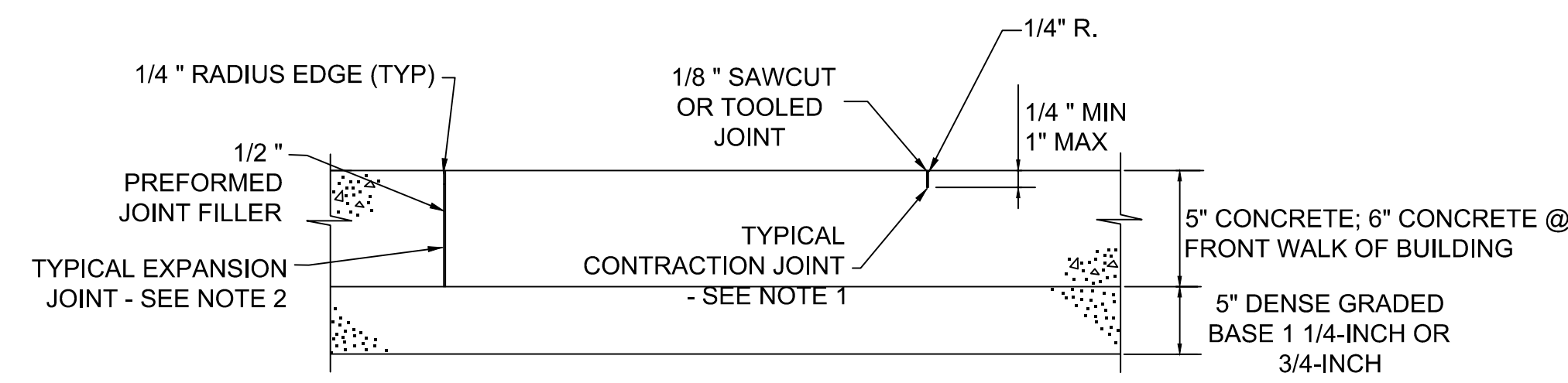
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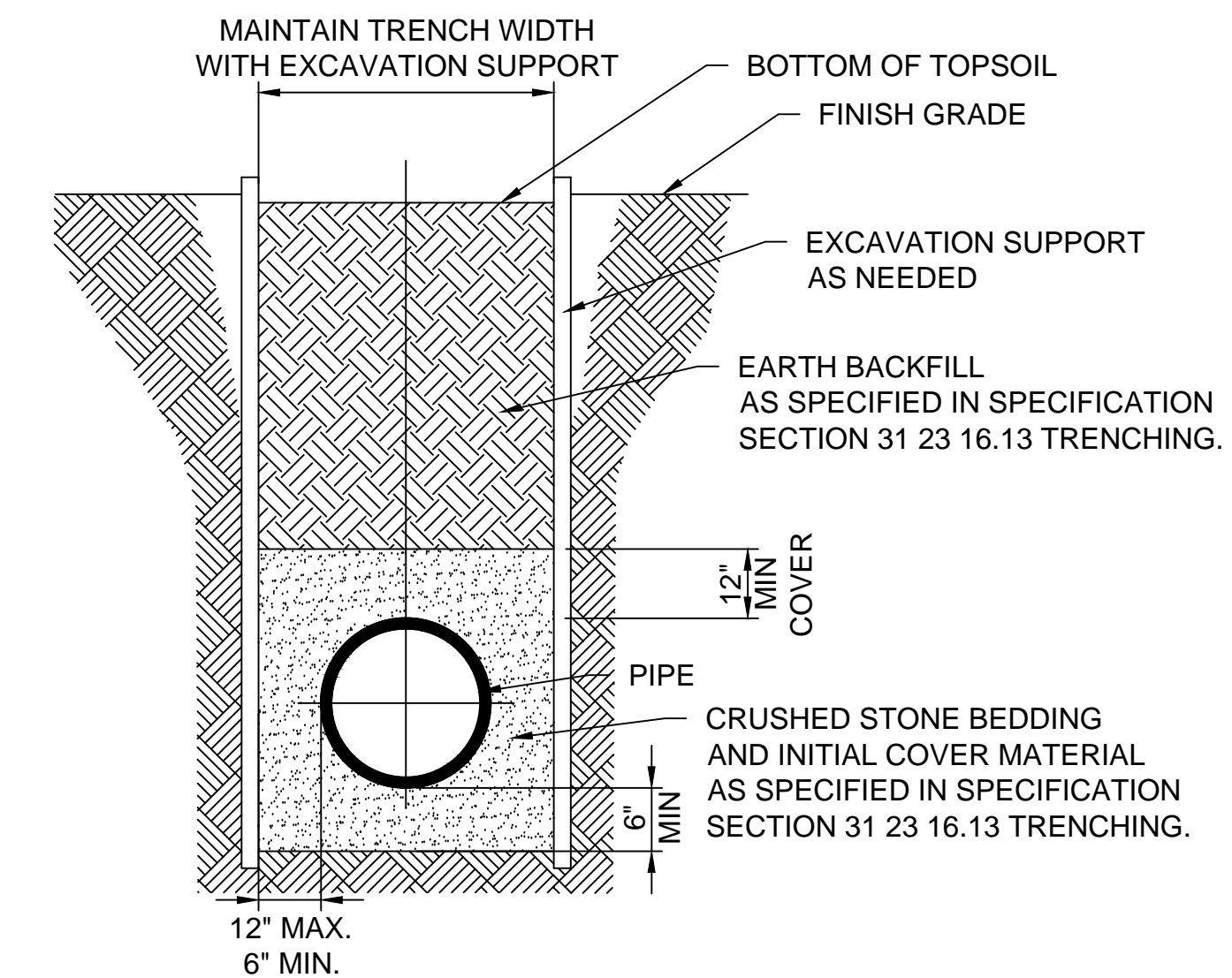
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Milwaukee, WI 53203

EA PROJECT NUMBER 162642.00  
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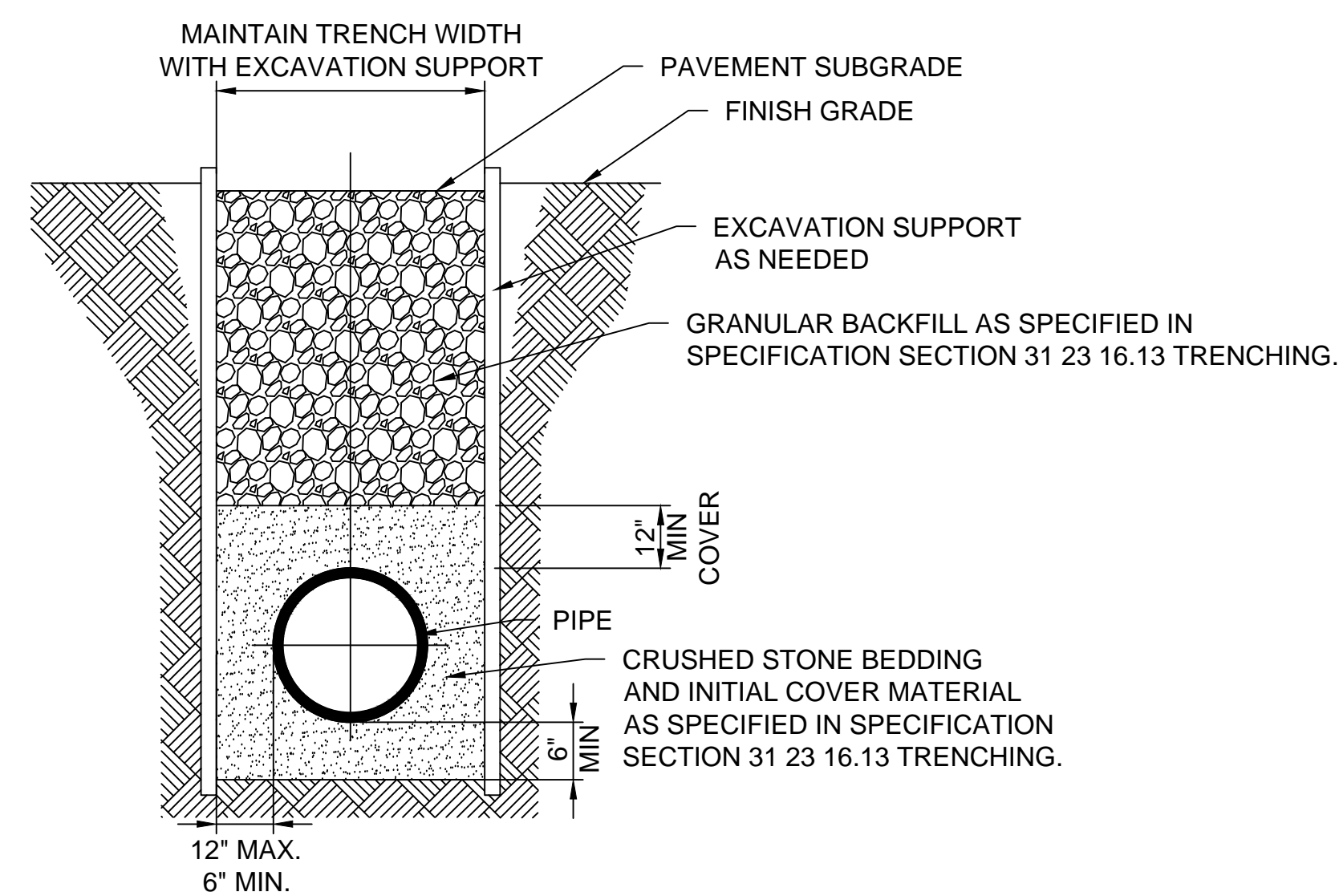
- NOTE:**
- CONTRACTION JOINTS TO BE SPACED 5'-0" O.C. MAXIMUM EACH DIRECTION.
  - EXPANSION JOINTS TO BE SPACED AT 50' MAXIMUM EACH DIRECTION AND WHERE SIDEWALK MEETS BUILDINGS, CURBS, AND EXISTING SIDEWALKS WHICH REMAIN IN PLACE.
  - LONGITUDINAL SLOPES TO MATCH PROPOSED GRADE, CROSS SLOPE OF NEW SIDEWALK SHALL BE 1.5%, MAX 2.0%.

**1 UNREINFORCED CONCRETE SIDEWALK**  
C501 NTS

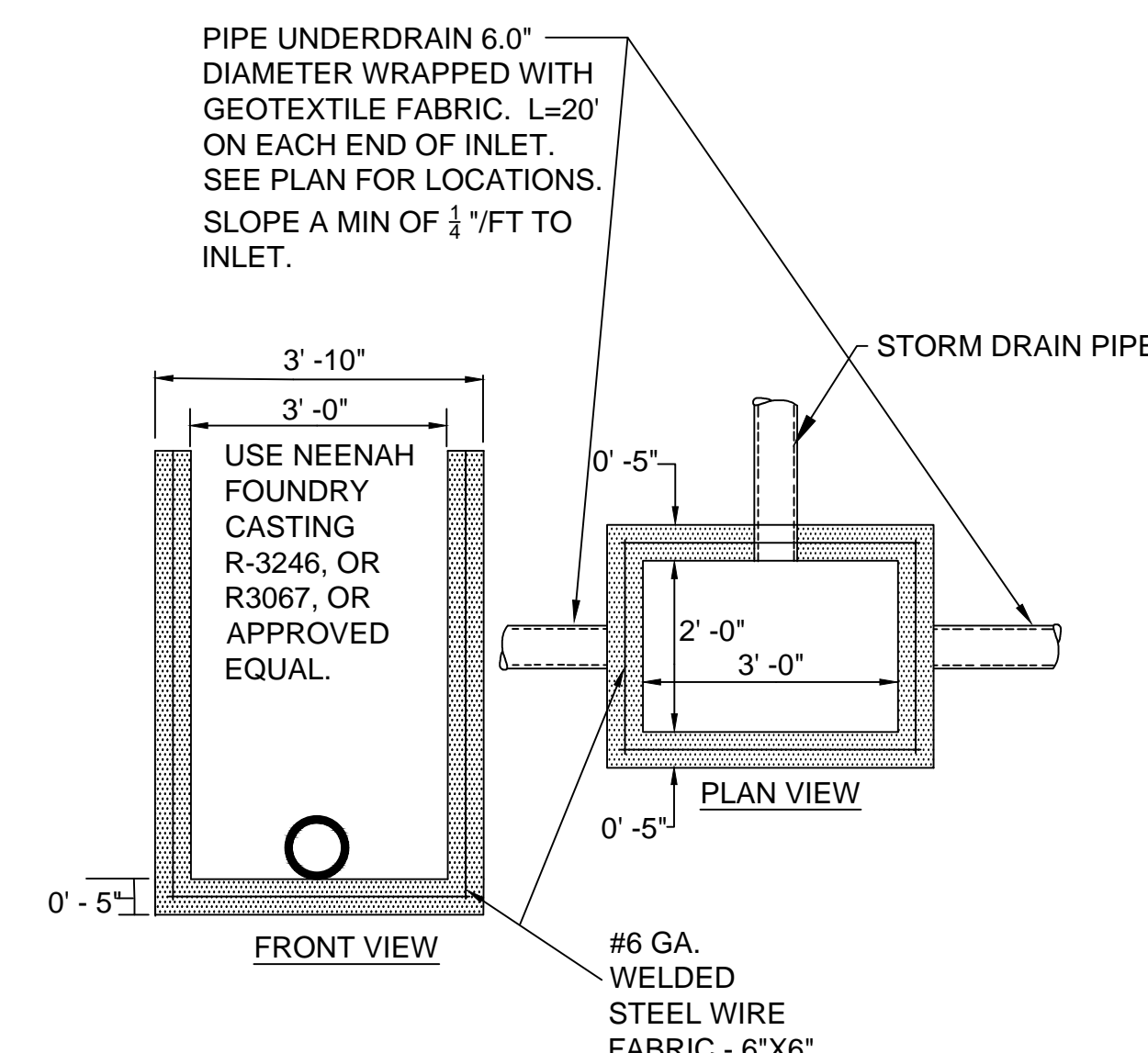


**2 TYPICAL PIPE/UTILITY TRENCH BELOW LANDSCAPING**  
C501 NTS

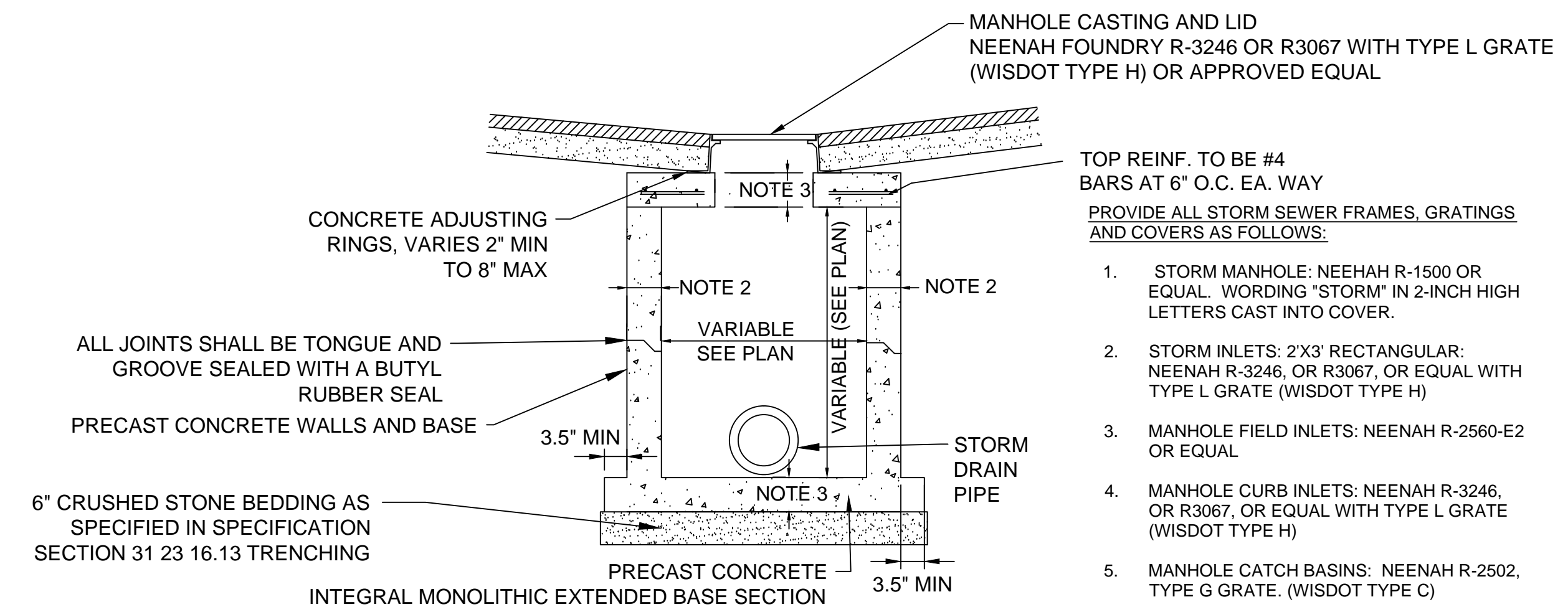
TOP OF MANHOLE TO BE FLUSH WITH ADJACENT SURFACE



**3 TYPICAL PIPE/UTILITY TRENCH UNDER PAVEMENT**  
C501 NTS



**4 INLET**  
C501 NTS



**5 STORM MANHOLE/CATCH BASIN TYPICAL DETAIL**  
C501 NTS

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**CONSTRUCTION  
DETAILS**

**C501**

**PARK 7 LOFTS**

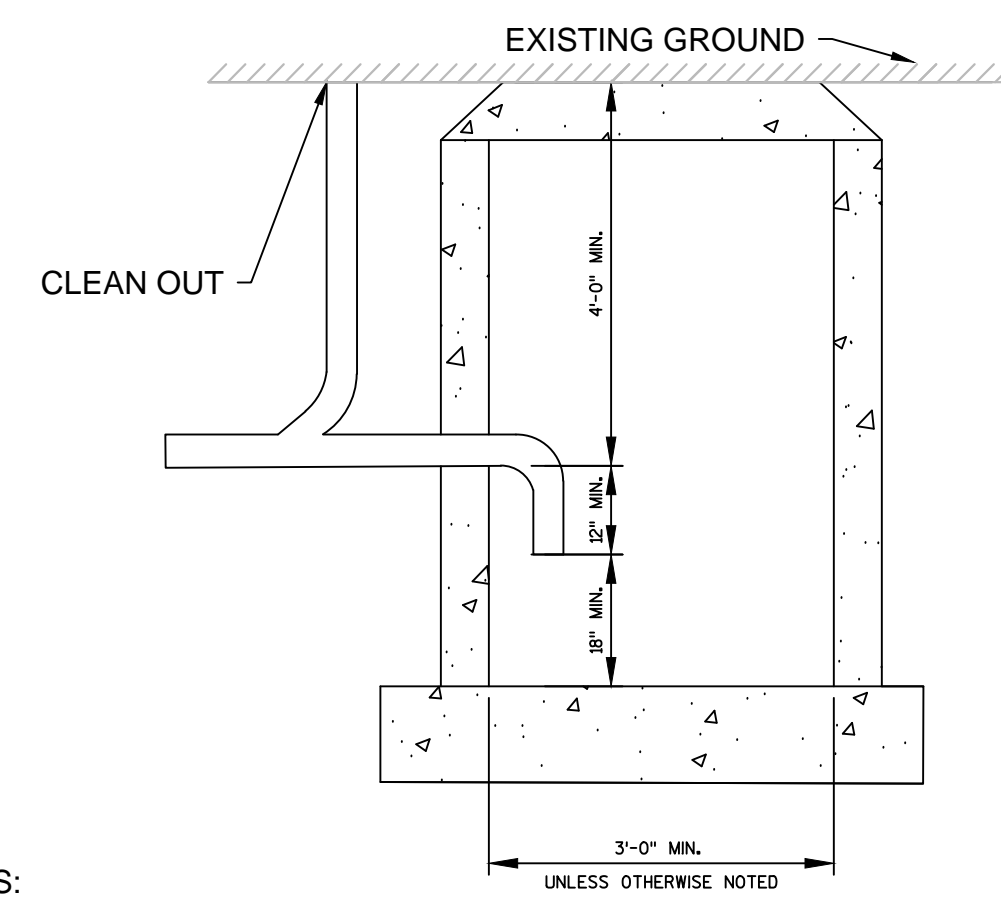
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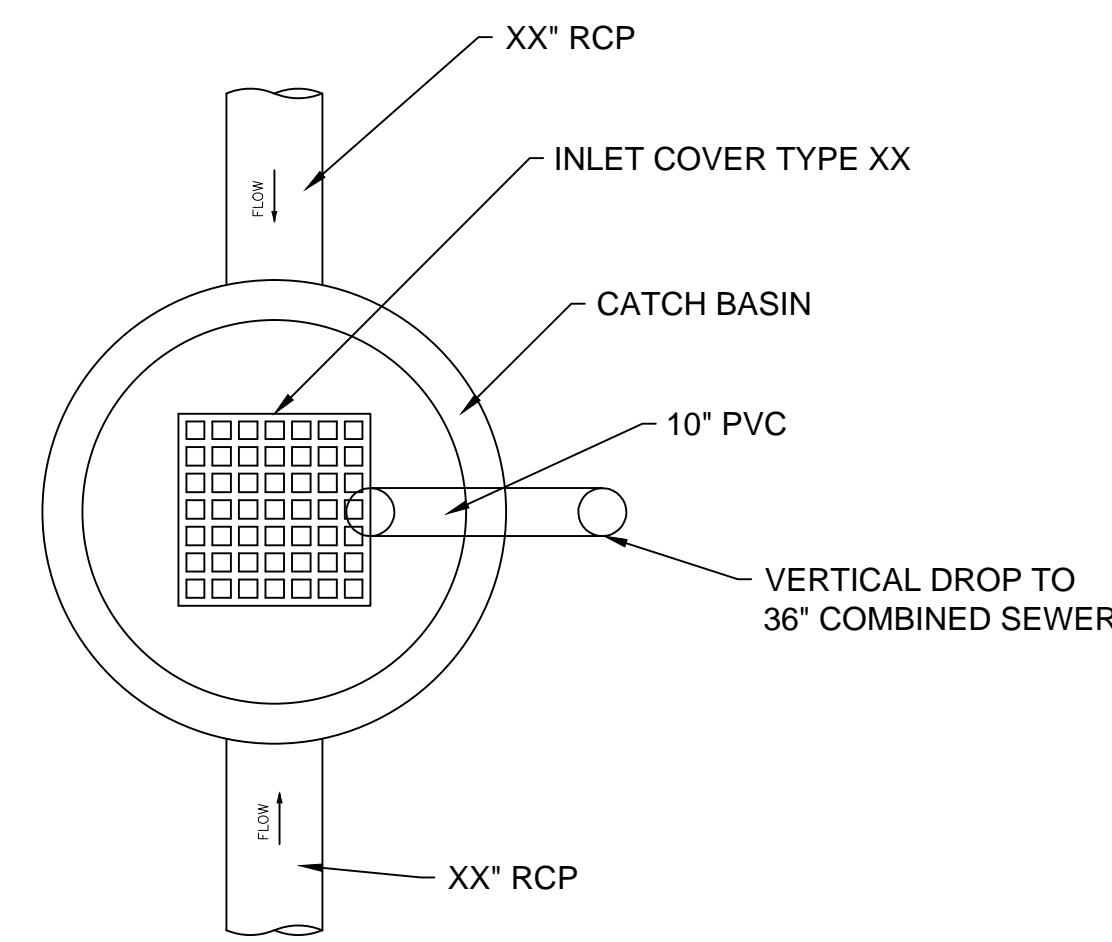
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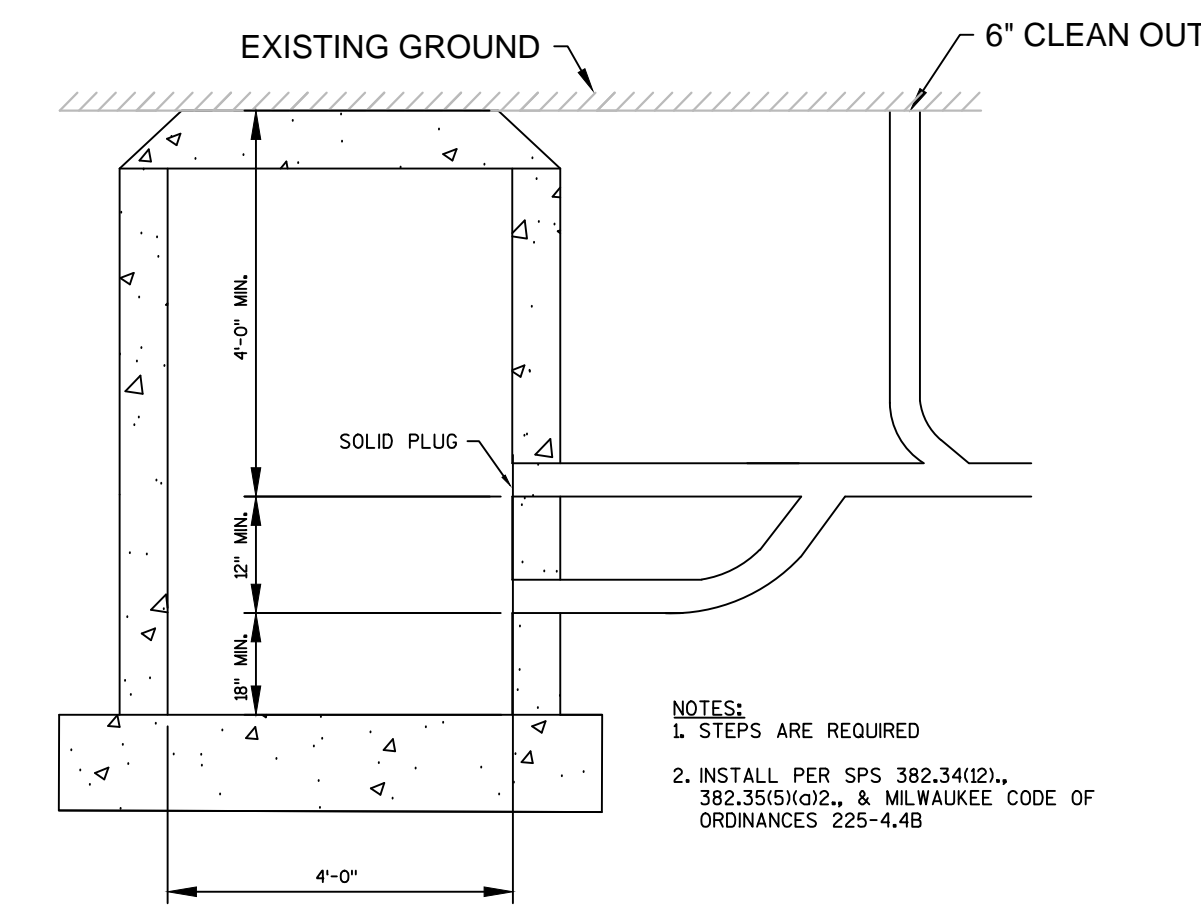
REVISION FOR:  
NO. DESCRIPTION DATE



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



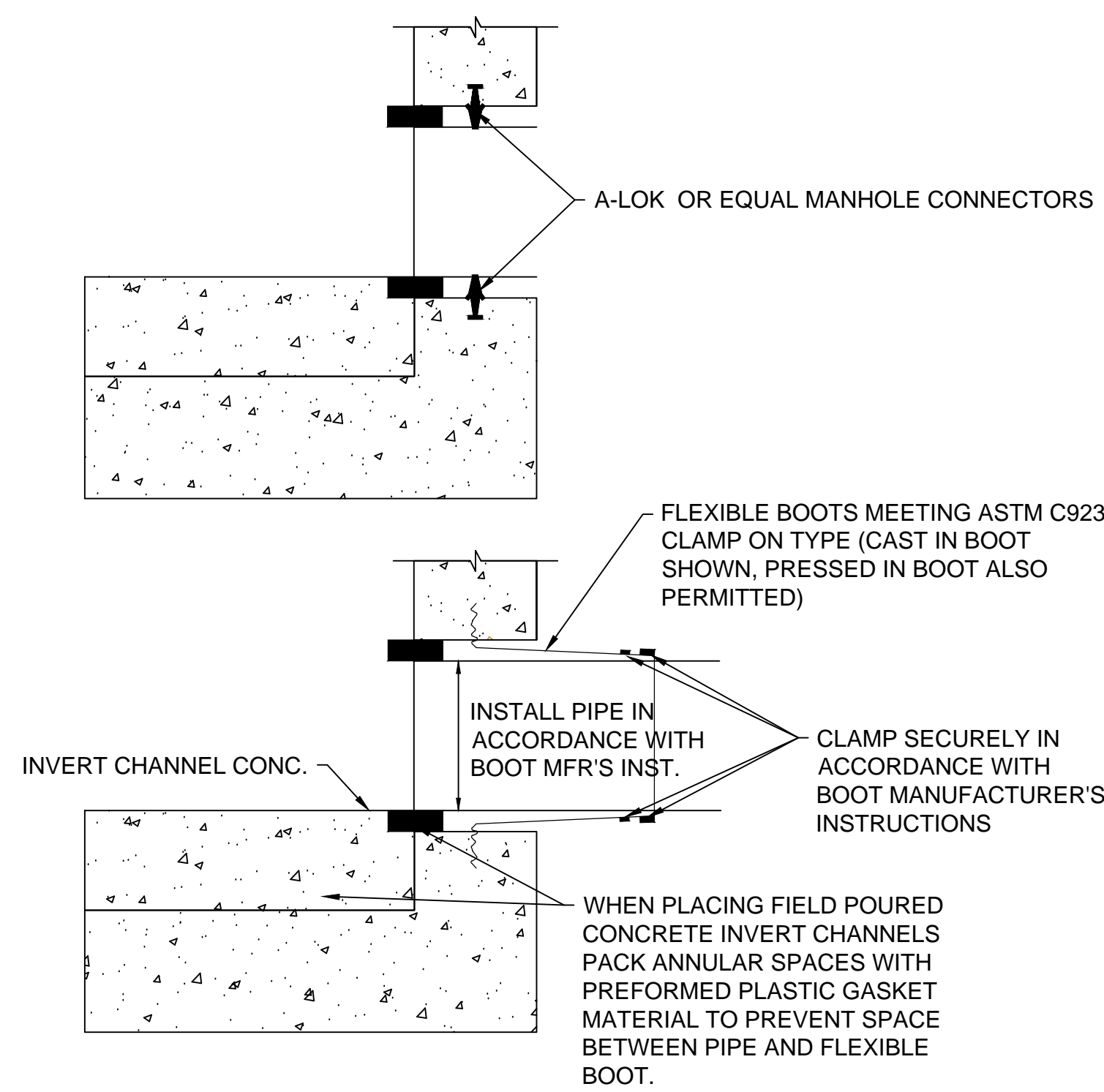
**TRAPPED CATCH BASIN WITH EXTERIOR DROP CONNECTION (PLAN VIEW)**



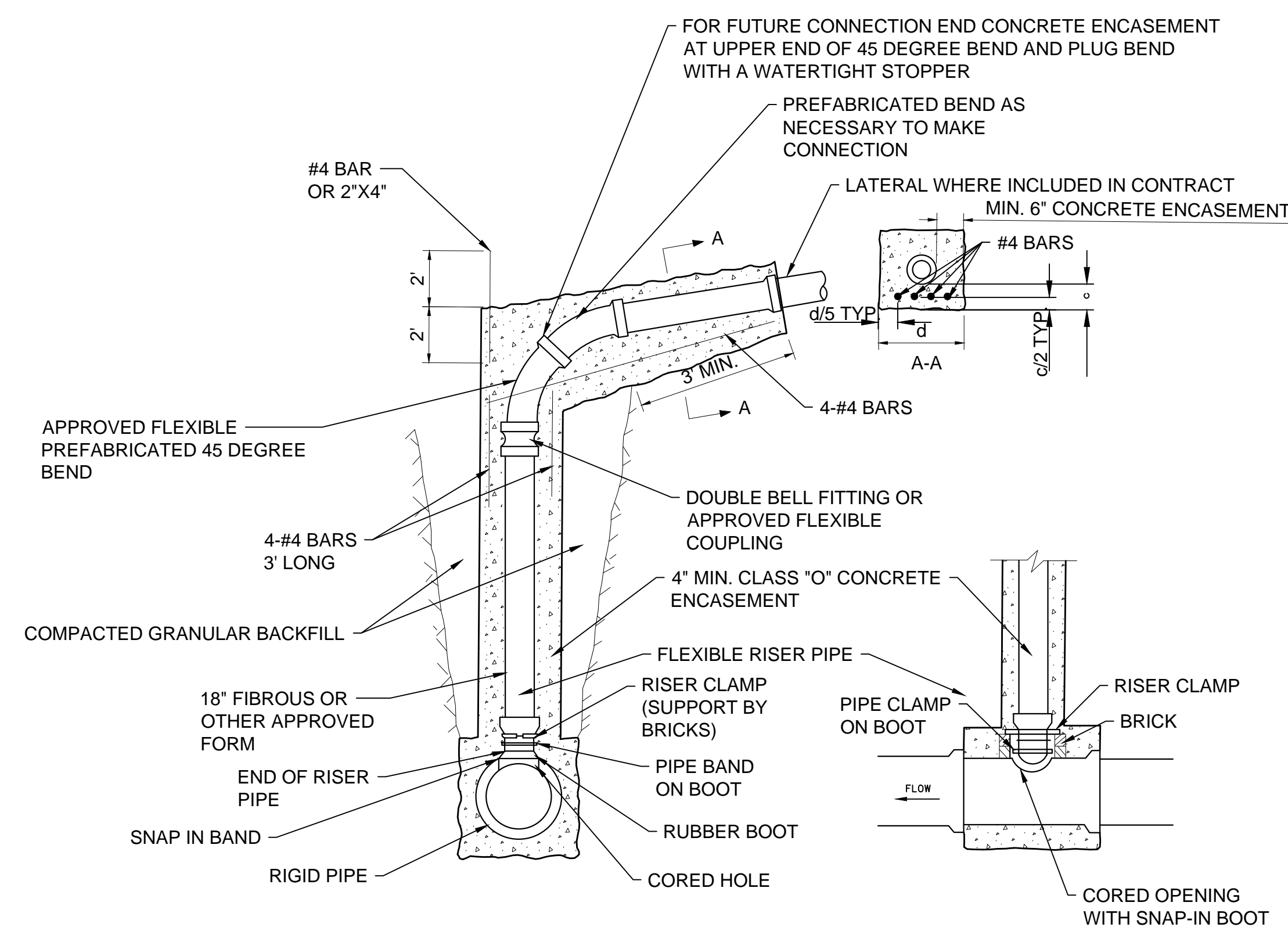
INSTALL PER SPS 382.34(12), 382.35(5)(a)2., & MILWAUKEE CODE OF ORDINANCES 225-4.4B

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

**1 COMBINED CATCH BASIN OR EXTERIOR SAND INTERCEPTOR**  
C502 NTS

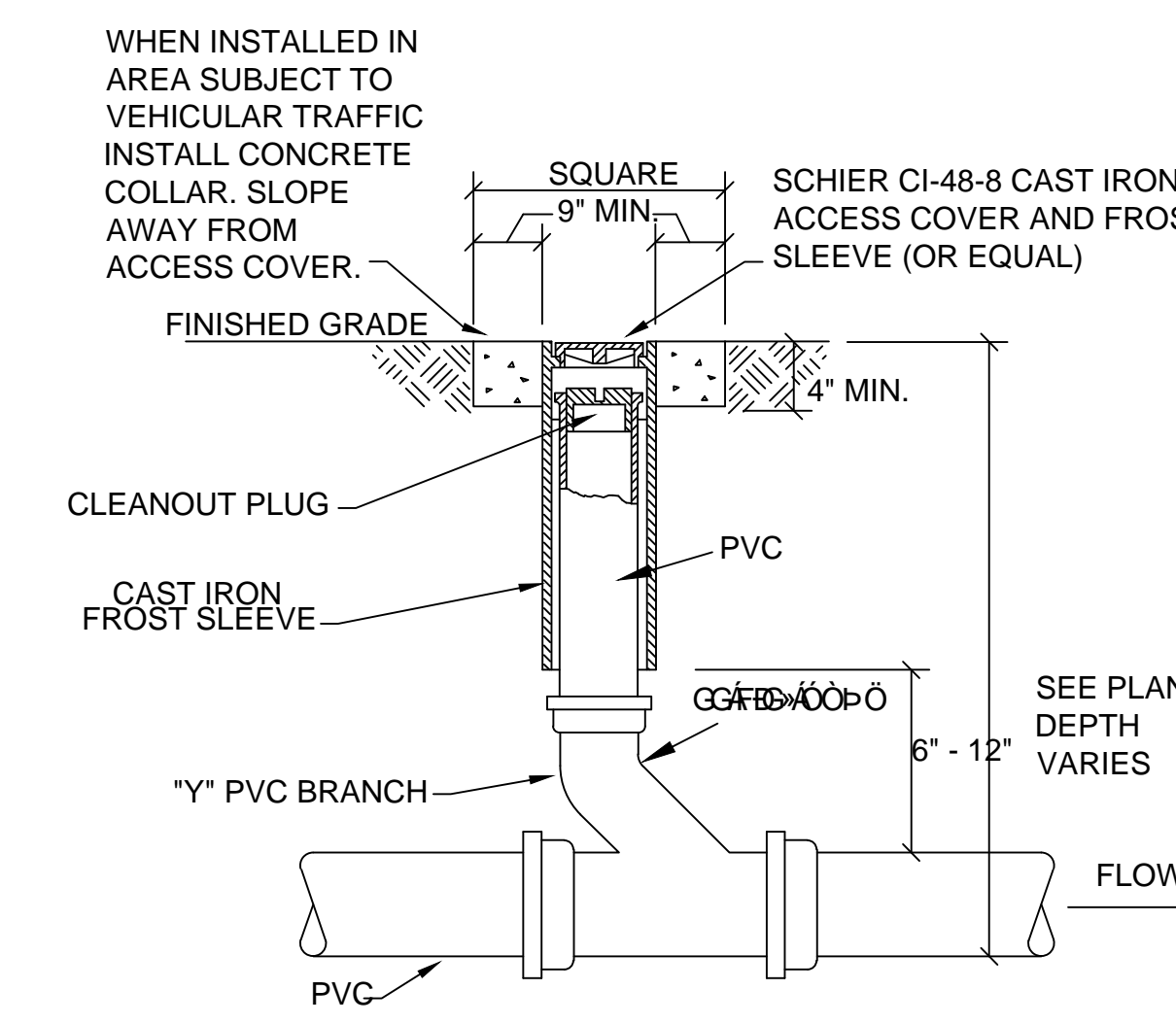


**2 MANHOLE PIPE CONNECTION DETAIL**  
C502 NTS



**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

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CHECKED BY APS

**CONSTRUCTION  
DETAILS**

**C502**

**PARK 7 LOFTS**

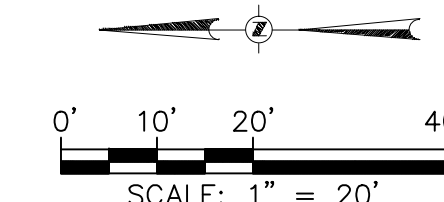
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**LEGEND**

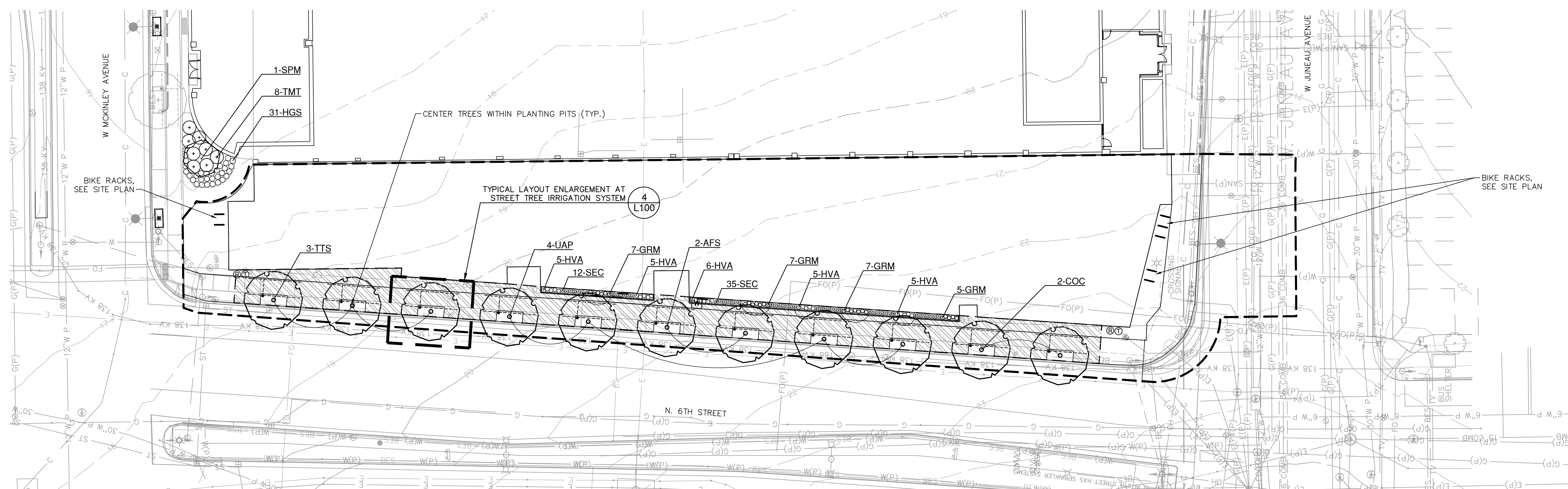
- LIMIT OF LANDSCAPE CONSTRUCTION
- STREET TREE IN 4'X10' AT-GRADE PLANTER WITH DECORATIVE STONE MULCH AND PVC IRRIGATION SYSTEM
- STRUCTURAL SOIL BENEATH SIDEWALK - SEE WRITTEN SPECIFICATIONS
- WATER SPIGOT, SEE MEP. INTENT IS FOR CITY STAFF TO USE FOR PROVIDING SUPPLEMENTAL IRRIGATION TO STREET TREES.

**SITE FURNISHINGS KEY:**

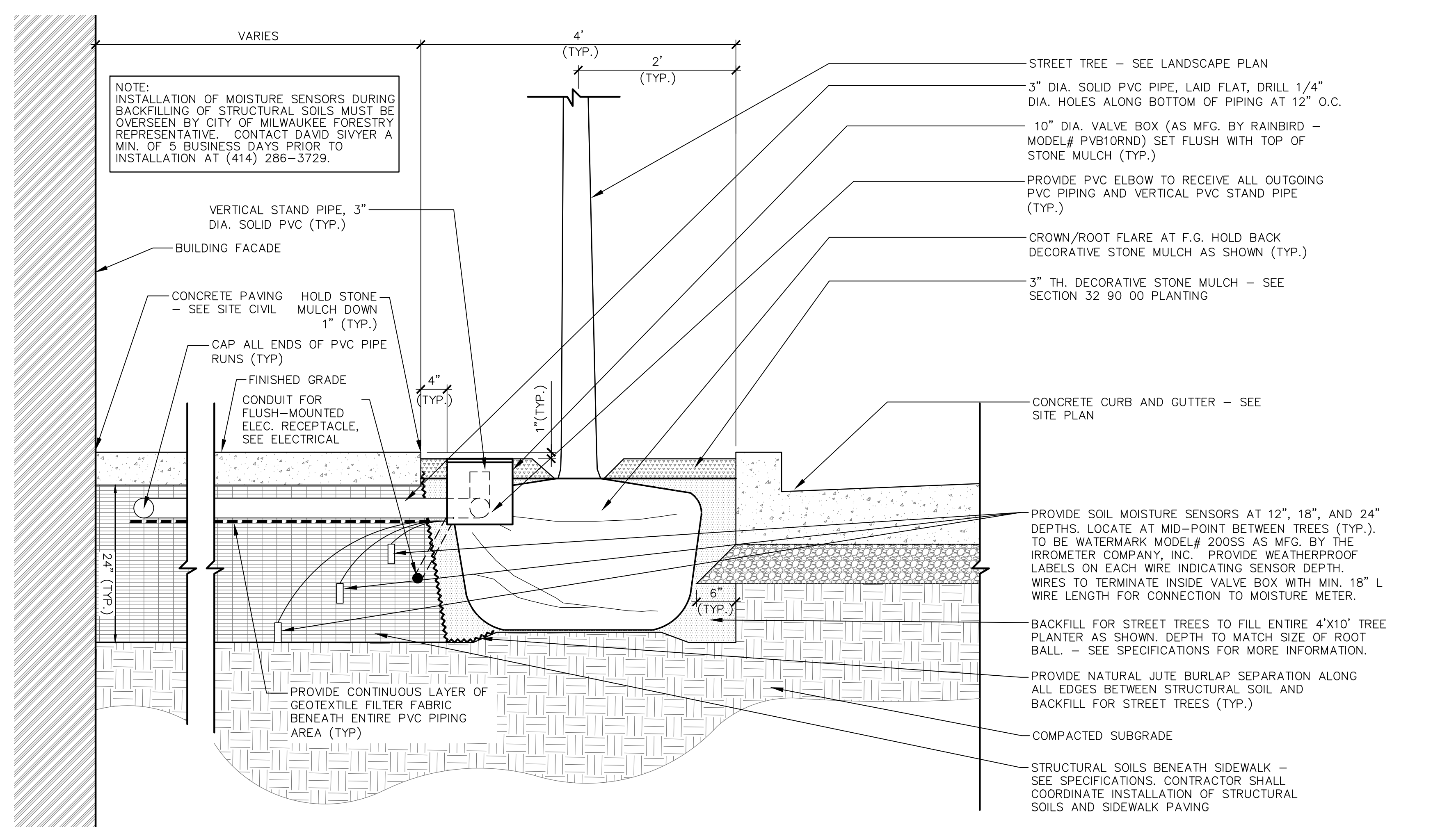
- TRASH RECEPTACLE
- RECYCLING RECEPTACLE

**LAYOUT AND MATERIALS NOTES:**

1. UNLESS OTHERWISE INDICATED, DIMENSIONS PROVIDED ARE TO CENTER POINTS OF SITE ELEMENTS AND OUTSIDE FACE OF BUILDING.
2. STREET TREES ARE TO BE LOCATED A MINIMUM OF 20' FROM ROADWAY LIGHT POLES AND TRAFFIC SIGNALS (TO MEET CITY REQUIREMENTS).
3. WHERE FURNITURE IS LOCATED ADJACENT TO BUILDING, PROVIDE 4" GAP BETWEEN FURNITURE ITEM AND EXTERIOR FACADE.
4. PROVIDE 4" GAP BETWEEN TRASH & RECYCLING RECEPTACLES.
5. DIMENSIONS FOR TRASH & RECYCLING RECEPTACLES SHOW DISTANCE TO CENTER POINT BETWEEN BOTH FIXTURES.
6. REFER TO WRITTEN SPECIFICATIONS FOR MORE SPECIFIC INFORMATION FOR SITE FURNISHINGS.
7. ALL SITE FURNISHINGS SHALL MATCH THOSE BEING USED AT THE ADJACENT BUCKS ARENA PROJECT. DUE TO THE POTENTIAL THAT THE BUCKS ARENA FURNISHINGS SELECTIONS MAY CHANGE DURING CONSTRUCTION, CONTRACTOR SHALL COORDINATE AND CONFIRM ALL SITE FURNISHINGS (INCLUDING FINISHES AND COLOR SELECTIONS) FOR THIS PROJECT WITH THE FINAL SELECTIONS USED AT THE BUCKS ARENA.



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
<b>SHADE TREES</b>					
AFS	<i>Acer x freemanii 'Sienna'</i>	Sienna Glen Maple	2.5" BB	as shown	40'-50'h x 35'-40'w
COC	<i>Celtis occidentalis 'Chicagoland'</i>	Chicagoland Hackberry	2.5" BB	as shown	50'-60'h x 40'-50'w
TTS	<i>Tilia tomentosa 'Sterling'</i>	Sterling Silver Linden	2.5" BB	as shown	40'-50'h x 20'-30'w
UAP	<i>Ulmus americana 'Princeton'</i>	Princeton American Elm	2.5" BB	as shown	60'-80'h x 40'-60'w
<b>ORNAMENTAL TREES</b>					
SPM	<i>Syringa pekinensis 'Morton'</i>	China Snow Peking Lilac	8'-10'clump BB	as shown	25h x 20w
<b>EVERGREEN SHRUBS</b>					
TMT	<i>Taxus x media 'Tauntonii'</i>	Taunton Spreading Yew	24" ht.	5'	3'-4h x 4'-6w
<b>PERENNIALS</b>					
GRM	<i>Geranium sanguineum 'Max Frei'</i>	Max Frei Cranesbill	1 gal.	18"	10"h x 15"w
HVA	<i>Heuchera villosa 'Autumn Bride'</i>	Autumn Bride Alumroot	1 gal.	18"	20"h x 20"
HGS	<i>Hosta 'Gold Standard'</i>	Gold Standard Hosta	1 gal.	24"	30"h x 24"w
SEC	<i>Sesleria caerulea</i>	Spring Moor Grass	1 gal.	18"	12'-15"h x 12'-15"w

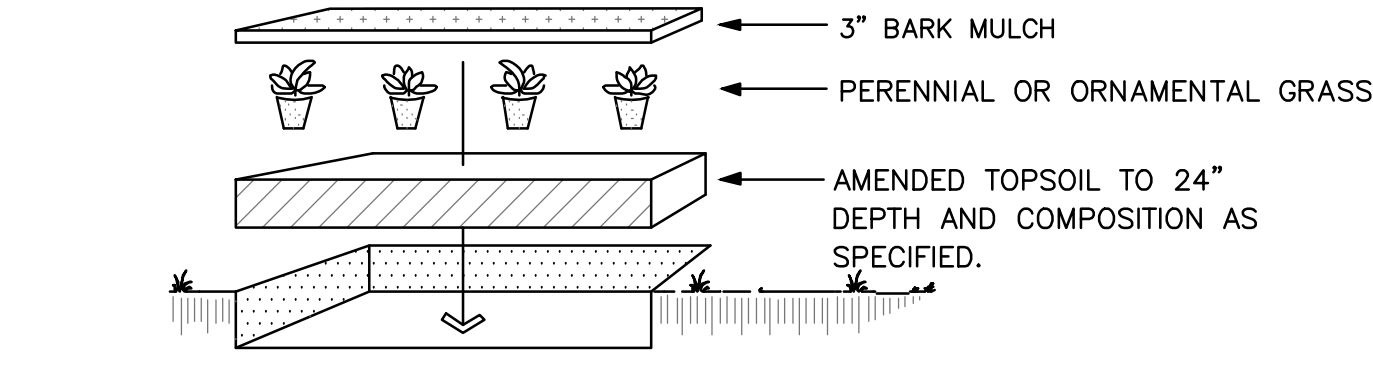
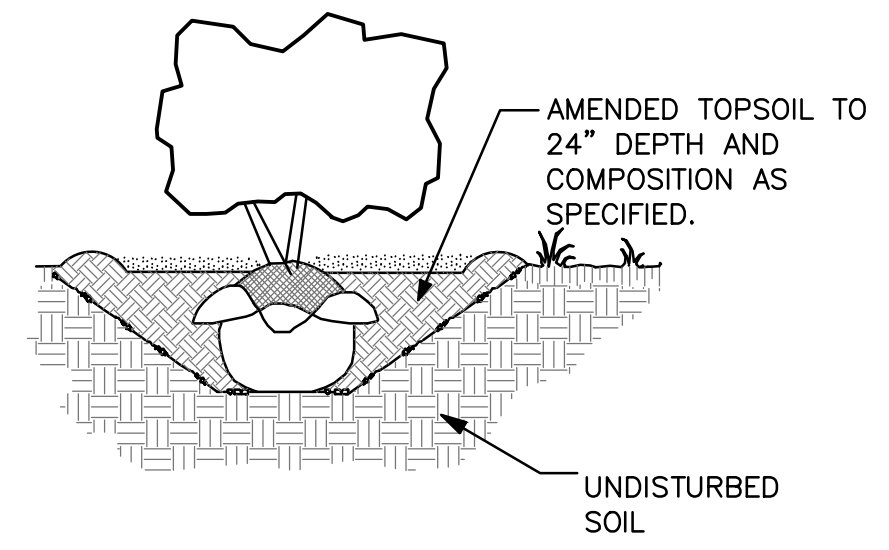


**1 TYPICAL SECTION - STREET TREE IN AT-GRADE PLANTER**

REFER TO LANDSCAPE PLAN FOR LOCATIONS AND EXTENTS OF STRUCTURAL SOILS

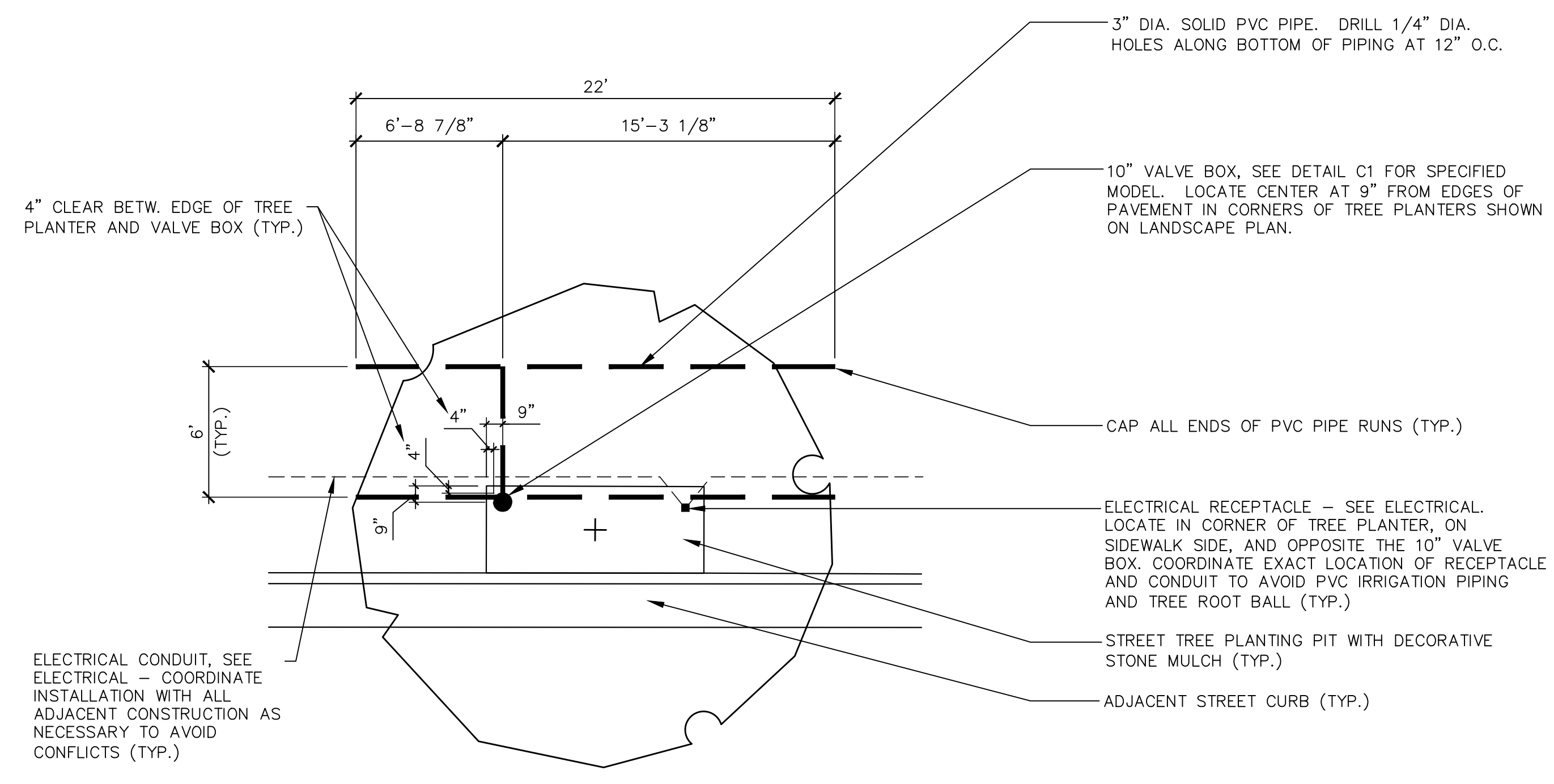
**CALL BEFORE YOU DIG**  
STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND OPERATORS OF UNDERGROUND FACILITIES AT LEAST 3 FULL WORKING DAYS BEFORE YOU DIG  
1-800-242-8511

- EXCAVATE PLANTING PIT TWICE THE DIAMETER OF BALL & DEPTH AS INDICATED ON DETAIL
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY
- PLACE PLANTING SOIL IN PLANTING PIT & FOOT TAMP
- SELECT BEST VIEWING ANGLE. LIFT STOCK BY BALL & PLACE IN PLANTING PIT
- UNWRAP TOP HALF OF ROOT BALL -BACKFILL TO FINISHED GRADE WITH AMENDED TOPSOIL & TAMP
- FORM 3" SAUCER TO ENCIRCLE STOCK & FILL WITH 3" SHREDDED BARK MULCH
- WATER IMMEDIATELY & FREQUENTLY.
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE



- LAYOUT PLANT MATERIAL AT SPACING AS SHOWN PER PLANT MATERIALS SCHEDULE
- HAND BROADCAST UNIFORM 3" HARDWOOD MULCH THROUGHOUT PERENNIAL / ORNAMENTAL GRASS BED.
- FLOOD IMMEDIATELY & WATER FREQUENTLY PER WRITTEN SPECIFICATIONS
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE

**3 PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL**



ELECTRICAL CONDUIT, SEE ELECTRICAL - COORDINATE INSTALLATION WITH ALL ADJACENT CONSTRUCTION AS NECESSARY TO AVOID CONFLICTS (TYP.)

- NOTES:**
1. PROVIDE ONE COMPLETE PVC IRRIGATION SYSTEM, AS SHOWN, FOR EACH STREET TREE (TYP.).
  2. PROVIDE DETAILED SHOP DRAWINGS OF PVC IRRIGATION SYSTEM AS INDICATED IN SECTION 12 93 00 SITE FURNISHINGS.
  3. ALL DIMENSIONS SHOWN ARE TYPICAL CONDITION.
  4. MAXIMUM TOTAL PVC PIPE LENGTH AT EACH TREE IS 50'.

**4 TYPICAL LAYOUT ENLARGEMENT PLAN - STREET TREE IRRIGATION SYSTEM**

REFER TO LANDSCAPE PLAN FOR LOCATIONS AND EXTENTS OF STRUCTURAL SOILS

**DISCLAIMER:**  
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees 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.

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**LANDSCAPE PLAN**

**PARK 7 LOFTS**

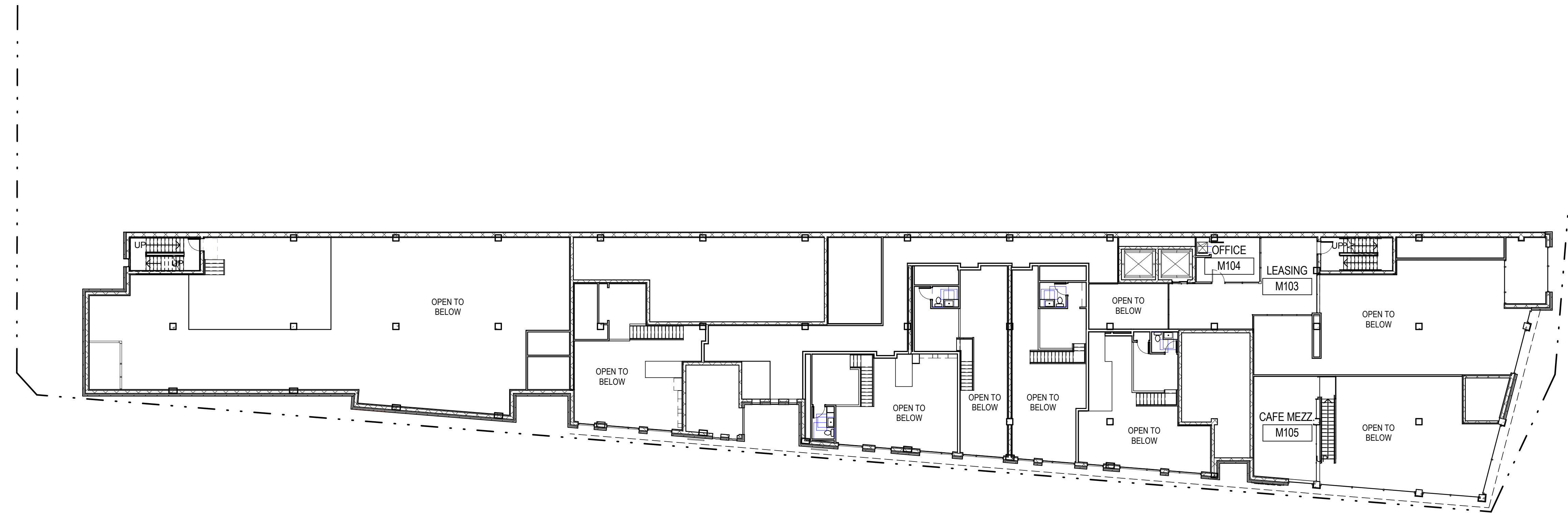
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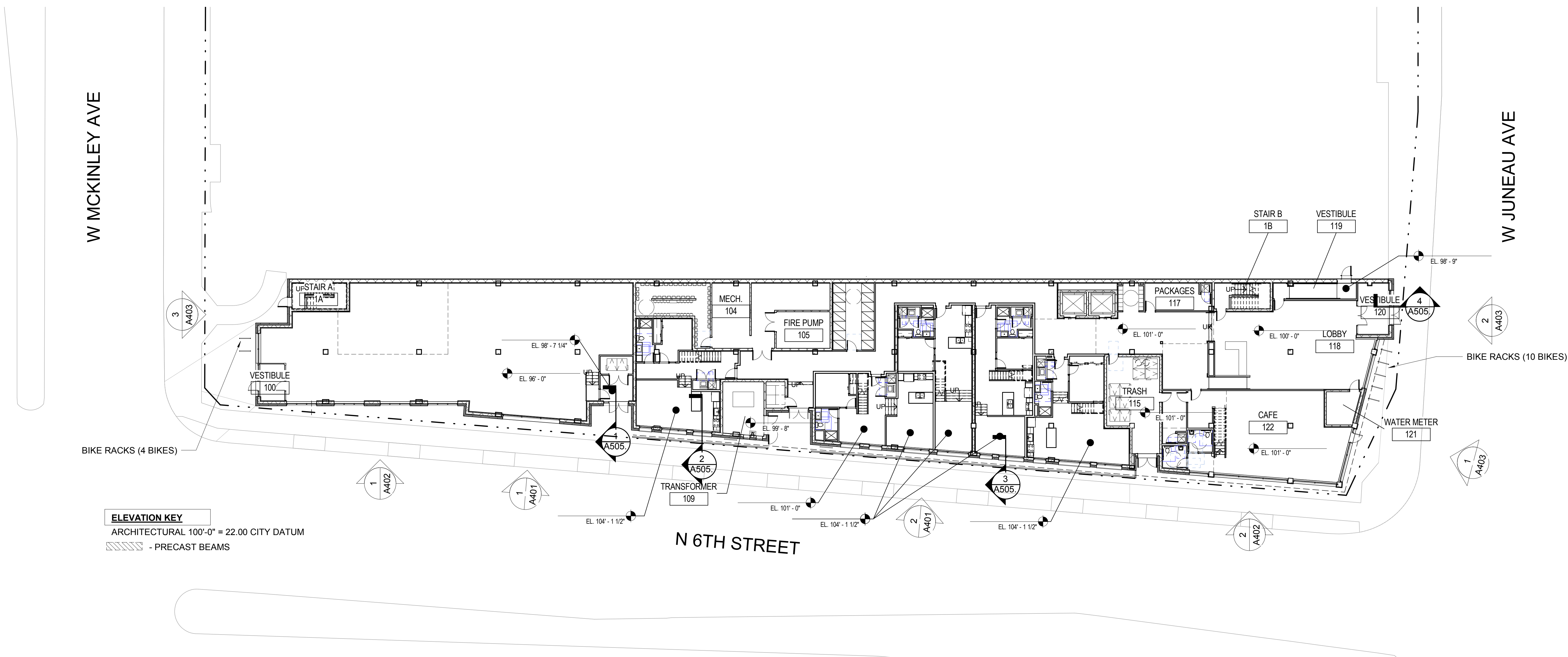
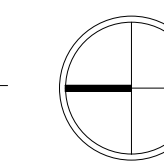
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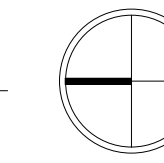
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**2 LEVEL ONE MEZZANINE**  
SCALE: 1/16" = 1'-0"



**1 LEVEL ONE PLAN OVERALL**  
SCALE: 1/16" = 1'-0"



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CHECKED BY Checker

**LEVEL ONE &  
MEZZANINE PLANS**

SEE ENLARGED DRAWINGS FOR NOTES AND DIMENSIONS



EXTERIOR FINISHES LEGEND		
DESIGNATION	PRODUCT	COLOR
CB1	JAMES HARDIE FIBER CEMENT BOARD PANEL	ARCTIC WHITE (OR SIM.)
CB2	JAMES HARDIE FIBER CEMENT BOARD PANEL	IRON GRAY (OR SIM.)
CB3	JAMES HARDIE FIBER CEMENT BOARD PANEL	MATCH SW 6922 OUTRAGEOUS GREEN (OR SIM.)
M1	8" X 24" LARGE FORMAT MASONRY	PRAIRIE STONE ALABASTER GROUNDFACE (OR SIM.)
M2	4" X 12" UNIT MASONRY	ENDICOTT IRONSPOT VELOUR
MP1	PREFINISHED METAL PANEL	COLOR TO MATCH CB2

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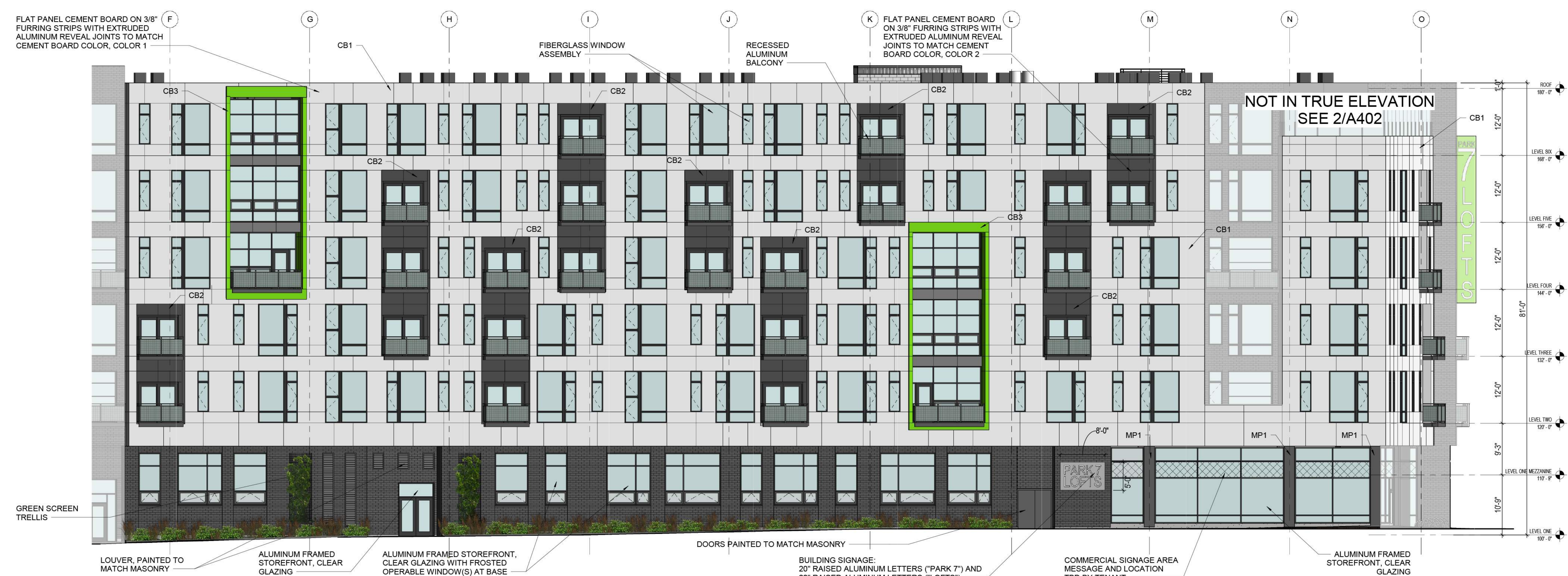
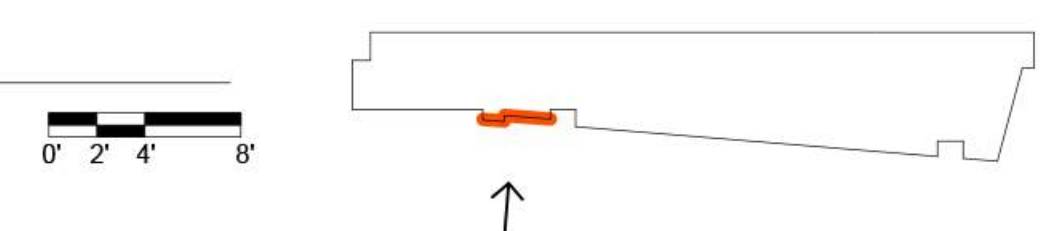
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ISSUED FOR:  
PLAN REVIEW 11/08/17

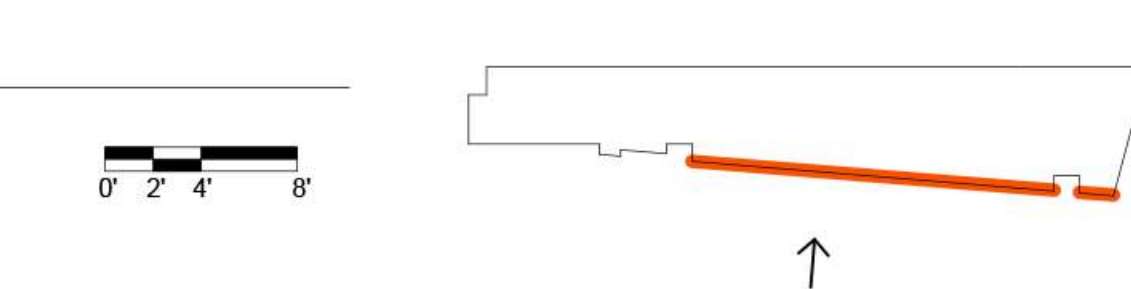
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1 WEST ELEVATION - ANGLED (NORTH HALF)  
SCALE: 1/8" = 1'-0"



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



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CHECKED BY Checker

**BUILDING  
ELEVATIONS**

**PARK 7 LOFTS**

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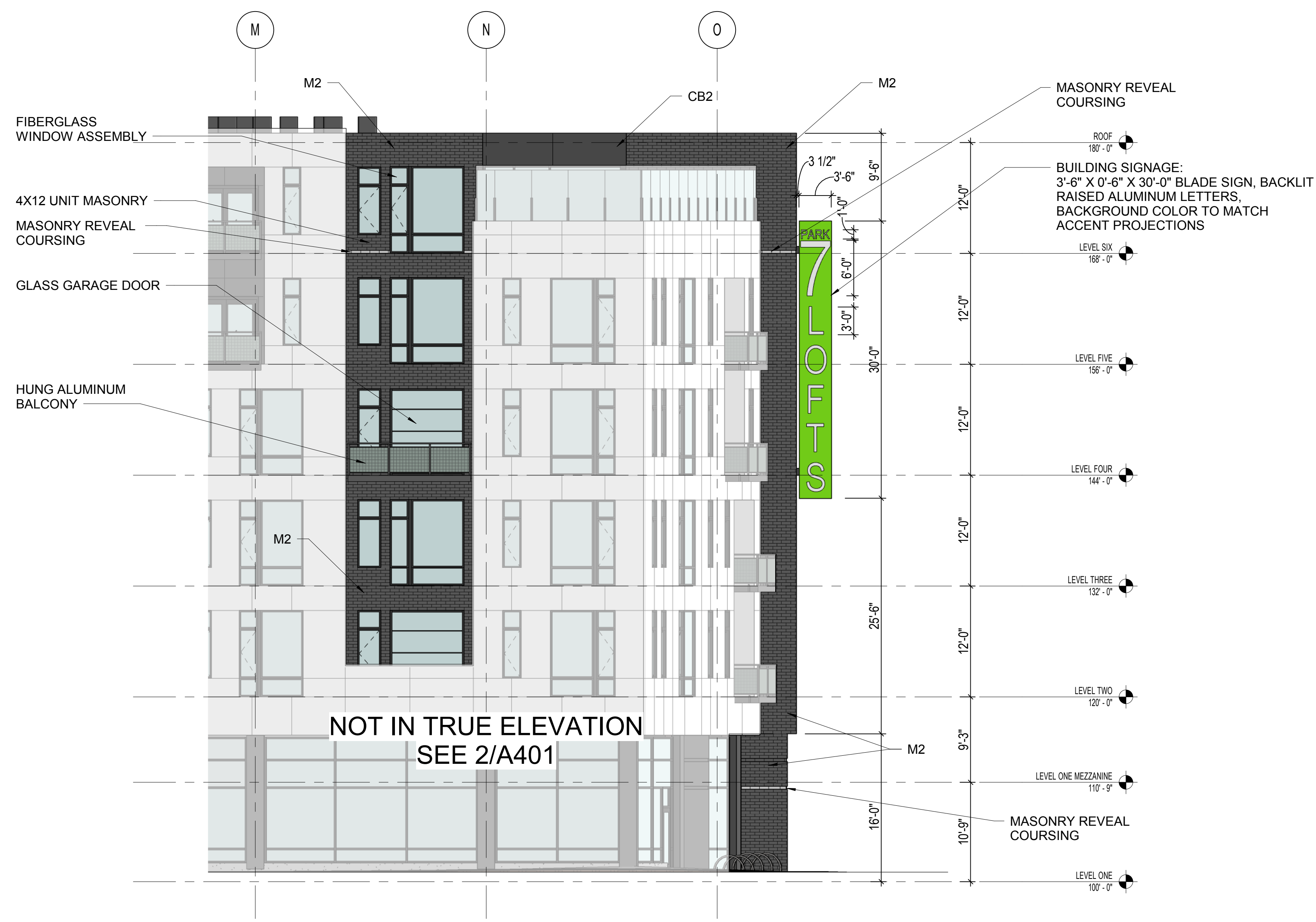
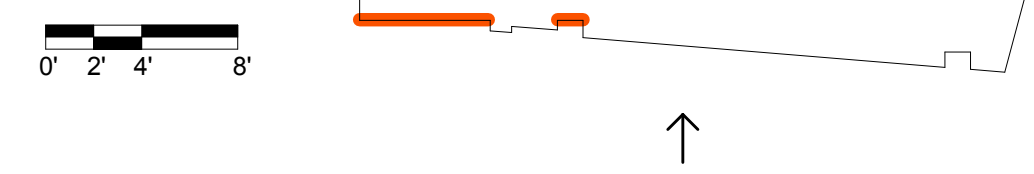
EA PROJECT NUMBER 162642.00  
HUD PROJECT NUMBER 075-35472

ISSUED FOR:  
PLAN REVIEW 11/08/17

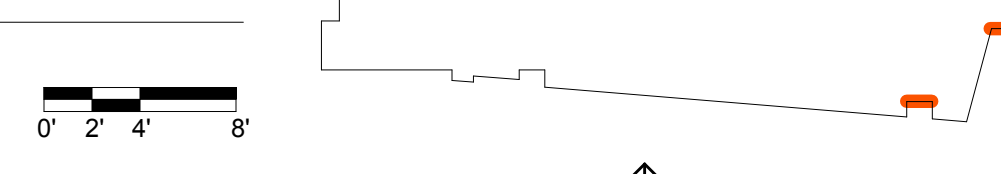
REVISION FOR:  
NO. DESCRIPTION DATE



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



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



EXTERIOR FINISHES LEGEND		
DESIGNATION	PRODUCT	COLOR
CB1	JAMES HARDIE FIBER CEMENT BOARD PANEL	ARCTIC WHITE (OR SIM.)
CB2	JAMES HARDIE FIBER CEMENT BOARD PANEL	IRON GRAY (OR SIM.)
CB3	JAMES HARDIE FIBER CEMENT BOARD PANEL	MATCH SW 6922 OUTRAGEOUS GREEN (OR SIM.)
M1	8" X 24" LARGE FORMAT MASONRY	PRAIRIE STONE ALABASTER GROUNDFACE (OR SIM.)
M2	4" X 12" UNIT MASONRY	ENDICOTT IRONSPOT VELOUR
MP1	PREFINISHED METAL PANEL	COLOR TO MATCH CB2

1/A402 SEE ENLARGED DRAWINGS FOR NOTES AND DIMENSIONS 2/A402



DRAWN BY Author  
CHECKED BY Checker

**BUILDING  
ELEVATIONS**

**PARK 7 LOFTS**

550 West Juneau Avenue  
Milwaukee, WI 53212

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

EA PROJECT NUMBER 162642.00  
HUD PROJECT NUMBER 075-35472

ISSUED FOR:  
PLAN REVIEW 11/08/17

REVISION FOR:  
NO. DESCRIPTION DATE



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



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

EXTERIOR FINISHES LEGEND		
DESIGNATION	PRODUCT	COLOR
CB1	JAMES HARDIE FIBER CEMENT BOARD PANEL	ARCTIC WHITE (OR SIM.)
CB2	JAMES HARDIE FIBER CEMENT BOARD PANEL	IRON GRAY (OR SIM.)
CB3	JAMES HARDIE FIBER CEMENT BOARD PANEL	MATCH SW 6922 OUTRAGEOUS GREEN (OR SIM.)
M1	8" X 24" LARGE FORMAT MASONRY	PRAIRIE STONE ALABASTER GROUNDFACE (OR SIM.)
M2	4" X 12" UNIT MASONRY	ENDICOTT IRONSPOT VELOUR
MP1	PREFINISHED METAL PANEL	COLOR TO MATCH CB2



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

DRAWN BY Author  
CHECKED BY Checker

**BUILDING  
ELEVATIONS**



**GENERAL NOTES - EXTERIOR WALL TYPES**

**EXTERIOR WALL ASSEMBLY 1**  
UTILITY SIZE MASONRY VENEER (4X12X4), 2" AIR SPACE, SHEET AIR & WATER BARRIER, (1) LAYER 5/8" FIRE RATED SHEATHING, 2X6 FIRE TREATED WOOD STUDS w/BATT INSULATION, VAPOR BARRIER, (2) LAYERS 5/8" TYPE 'X' GYPSUM WALL BOARD (UL U349)

**EXTERIOR WALL ASSEMBLY 2**  
UTILITY SIZE MASONRY VENEER (4X12X4), 2" AIR SPACE, NFPA 285 COMPLIANT 2" RIGID INSULATION (R-5/INCH MIN.), FLUID APPLIED AIR & WATER BARRIER, 8" CMU, 5/8" GYPSUM WALL BOARD

**EXTERIOR WALL ASSEMBLY 3**  
5/16" CEMENT BOARD PANEL, 3/8" PLASTIC FURRING/AIR SPACE, SHEET AIR & WATER BARRIER, (1) LAYER 5/8" FIRE RATED SHEATHING, 2X6 FIRE TREATED WOOD STUDS w/BATT INSULATION, VAPOR BARRIER, (2) LAYERS 5/8" TYPE 'X' GYPSUM WALL BOARD (UL U349)

**EXTERIOR WALL ASSEMBLY 4**  
LARGE FORMAT MASONRY VENEER (8X24X4), 2" AIR SPACE, NFPA 285 COMPLIANT 2" RIGID INSULATION (R-5/INCH MIN.), FLUID APPLIED AIR & WATER BARRIER, 8" CMU, 5/8" GYPSUM WALL BOARD

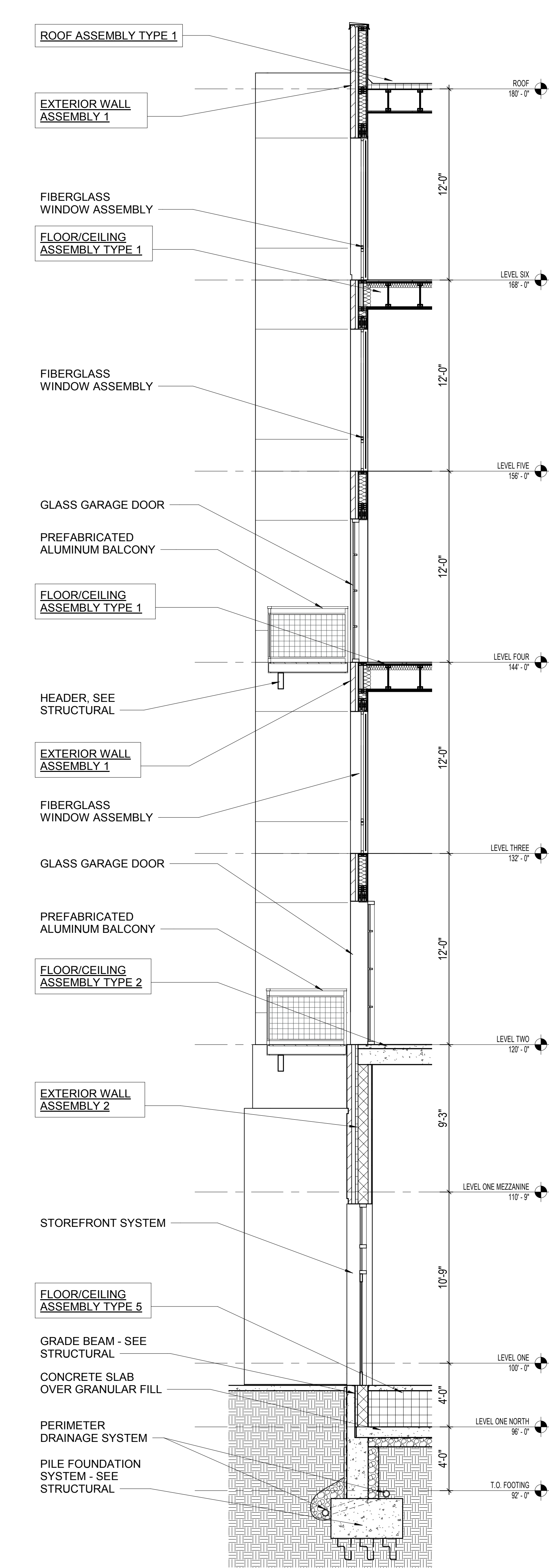
**EXTERIOR WALL ASSEMBLY 5**  
5/16" CEMENT BOARD PANEL, 3/8" PLASTIC FURRING/AIR SPACE, SHEET AIR & WATER BARRIER, (1) LAYER 5/8" FIRE RATED SHEATHING, 2X6 FIRE TREATED WOOD STUDS w/BATT INSULATION, (1) LAYER 5/8" FIRE RATED SHEATHING, SHEET AIR & WATER BARRIER, 3/8" PLASTIC FURRING/AIR SPACE, 5/16" CEMENT BOARD PANEL

**EXTERIOR WALL ASSEMBLY 6**  
5/16" CEMENT BOARD PANEL, 3/8" PLASTIC FURRING/AIR SPACE, SHEET AIR & WATER BARRIER, NFPA 285 COMPLIANT 2" RIGID INSULATION (R-5/INCH MIN.), FLUID APPLIED AIR & WATER BARRIER, 8" CMU, 5/8" GYPSUM WALL BOARD

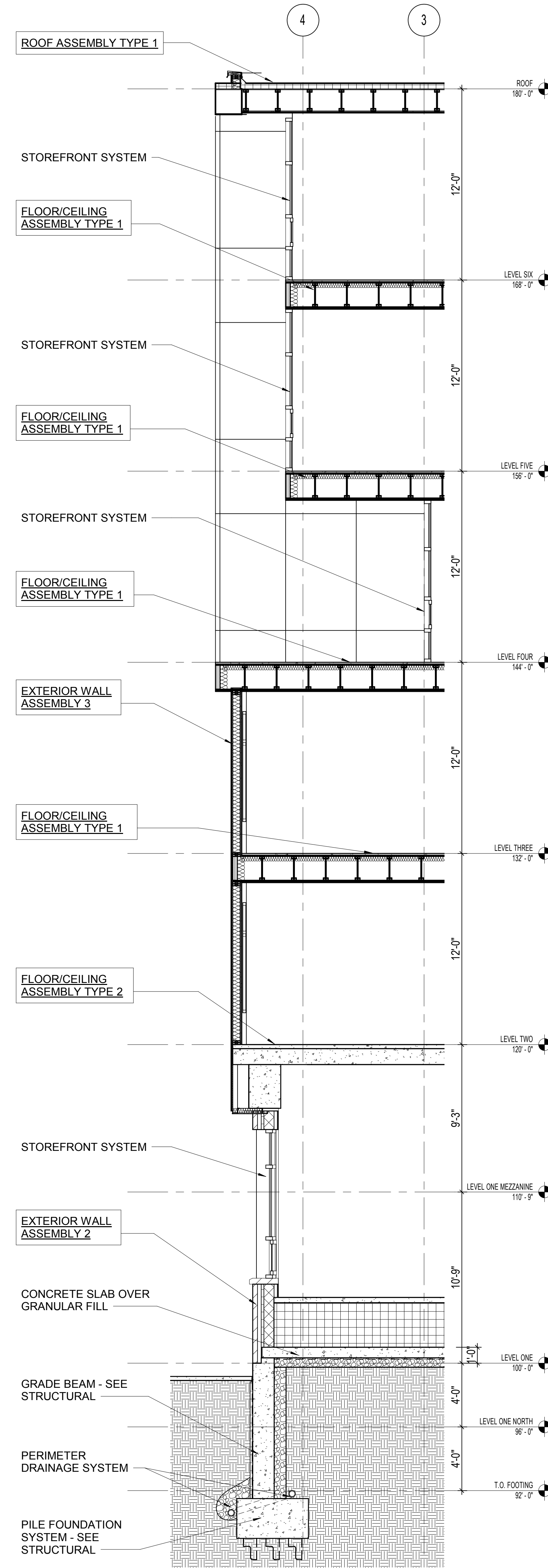
**EXTERIOR WALL ASSEMBLY 7**  
PERFORATED METAL PANEL ATTACHED AT PERIMETER FRAME, AIR SPACE, MARINE GRADE PLYWOOD, 3/8" PLASTIC FURRING/AIR SPACE, SHEET AIR & WATER BARRIER, (1) LAYER 5/8" FIRE RATED SHEATHING, 2X6 FIRE TREATED WOOD STUDS w/BATT INSULATION, VAPOR BARRIER, (2) LAYERS 5/8" TYPE 'X' GYPSUM WALL BOARD (UL U349)

**EXTERIOR WALL ASSEMBLY 8**  
UTILITY SIZE MASONRY VENEER (4X12X4), 1" AIR SPACE, NFPA 285 COMPLIANT 2" RIGID INSULATION (R-5/INCH MIN.), FLUID APPLIED AIR & WATER BARRIER, 8" CMU, NFPA 285 COMPLIANT 2" RIGID INSULATION ON Z-FURRING CHANNELS, 5/8" GYPSUM WALL BOARD

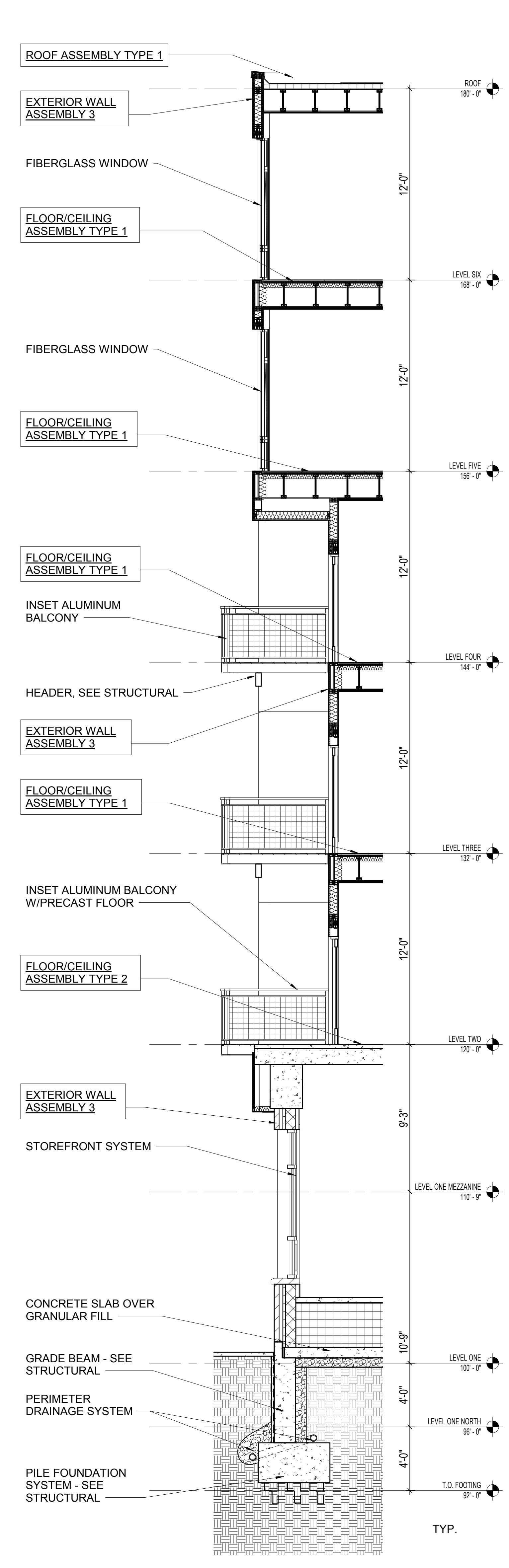
**EXTERIOR WALL ASSEMBLY 9**  
12" CMU, NFPA 285 COMPLIANT 2" RIGID INSULATION (R-5/INCH MIN.) ON Z-FURRING CHANNELS, 5/8" GYPSUM WALL BOARD (UL U912)



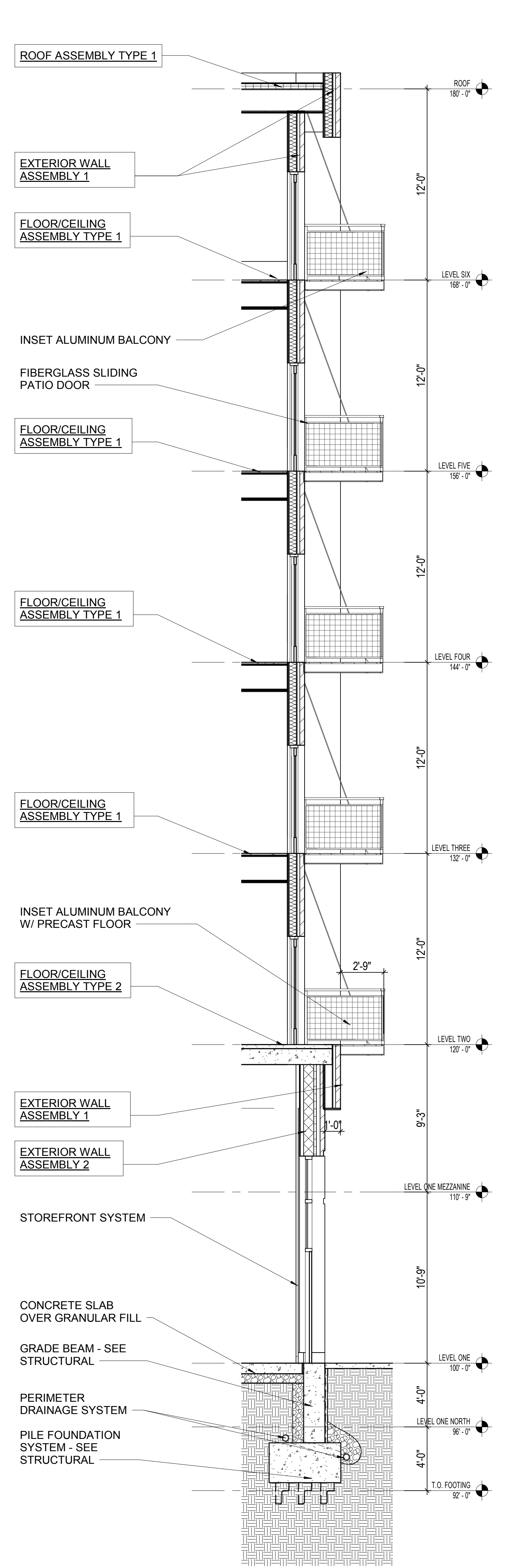
1 WALL SECTION AT LOFT UNITS  
SCALE: 1/4" = 1'-0"



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



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



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

**PARK 7 LOFTS**

550 West Juneau Avenue  
Milwaukee, WI 53212

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

EA PROJECT NUMBER 162642.00  
HUD PROJECT NUMBER 075-35472

ISSUED FOR:  
DPD MINOR MODIFICATION 10/16/17

REVISION FOR:  
NO. DESCRIPTION DATE

**REVIEW SET - NOT FOR  
CONSTRUCTION**

DRAWN BY Author  
CHECKED BY Checker

**WALL SECTIONS**

**A505**



## 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

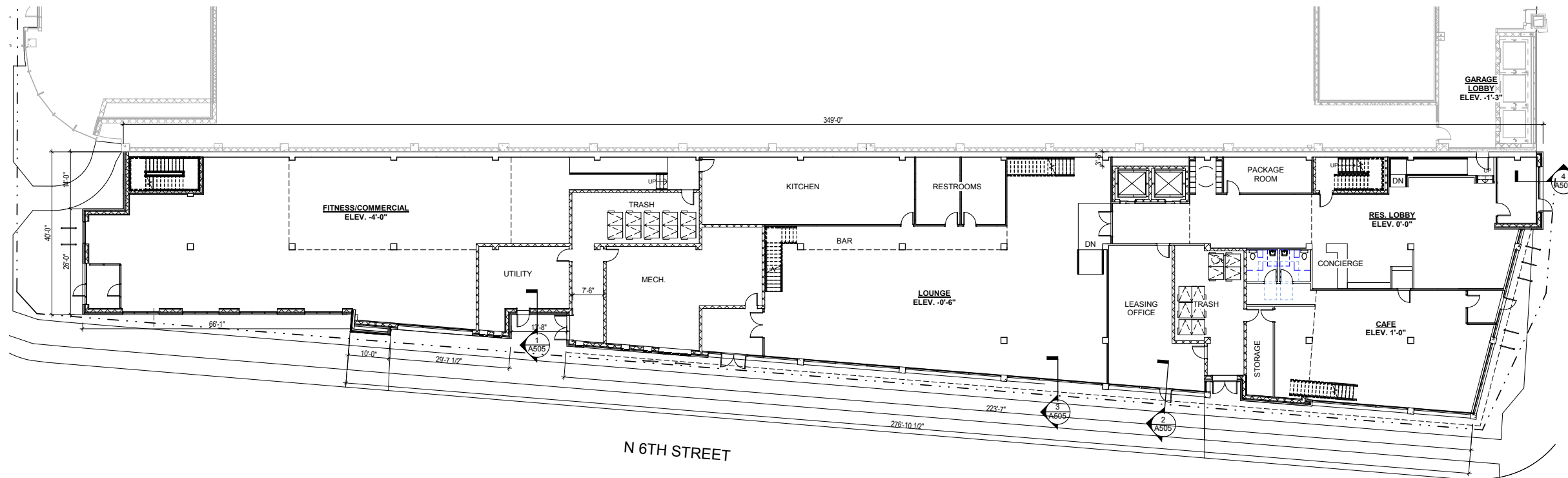


# PARK 7 LOFTS

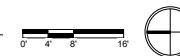
RESIDENTIAL ENTRY VIEW  
SCALE:

Engberg Anderson Project No. 162642.00

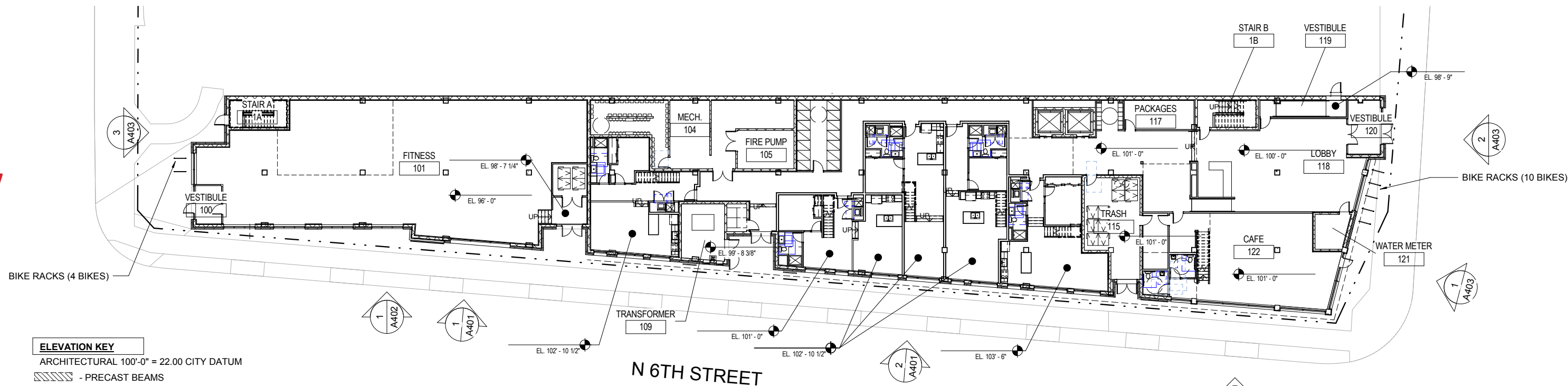
05.30.17



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



11.13.17



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



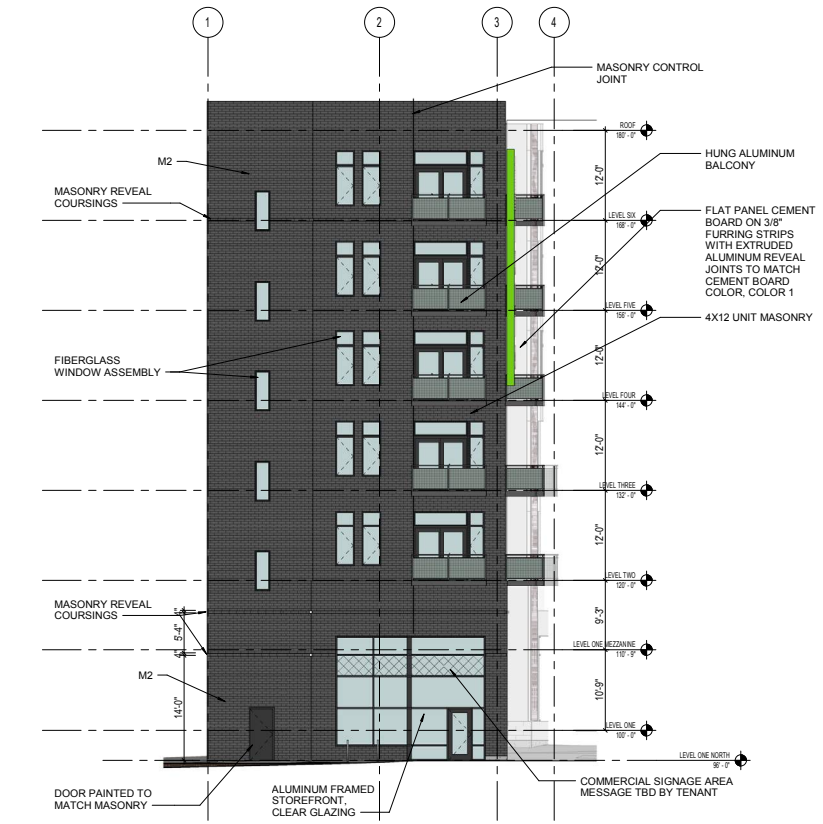
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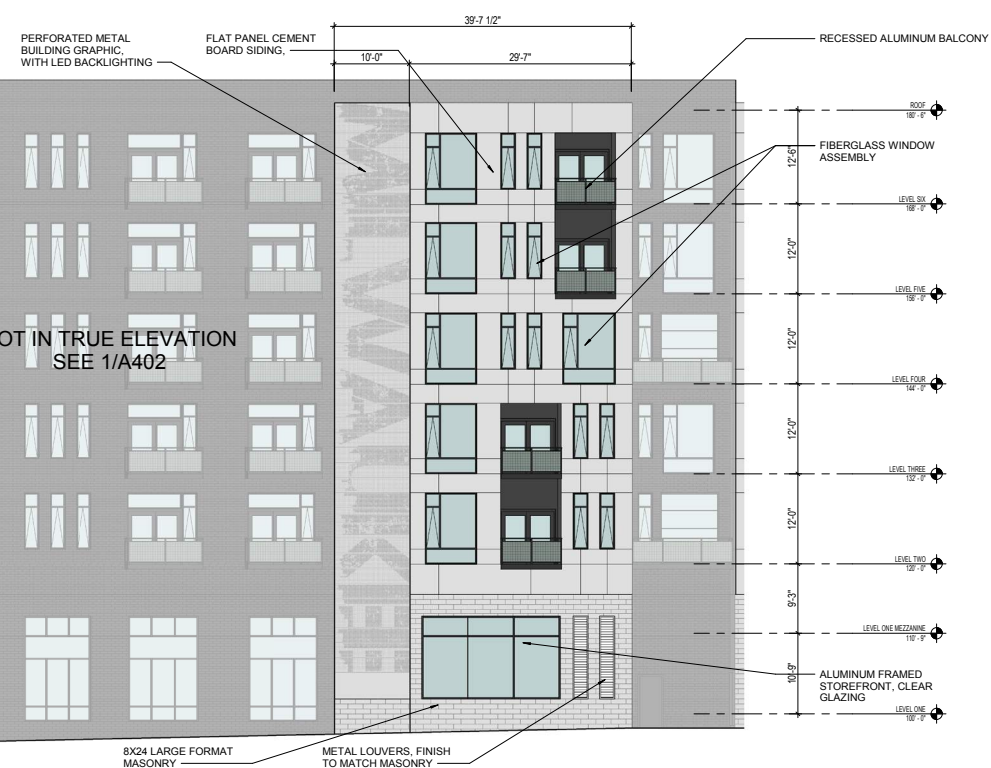
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SCALE: 1/8" = 1'-0"



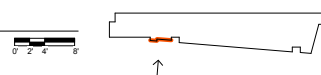
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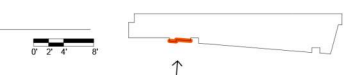
3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



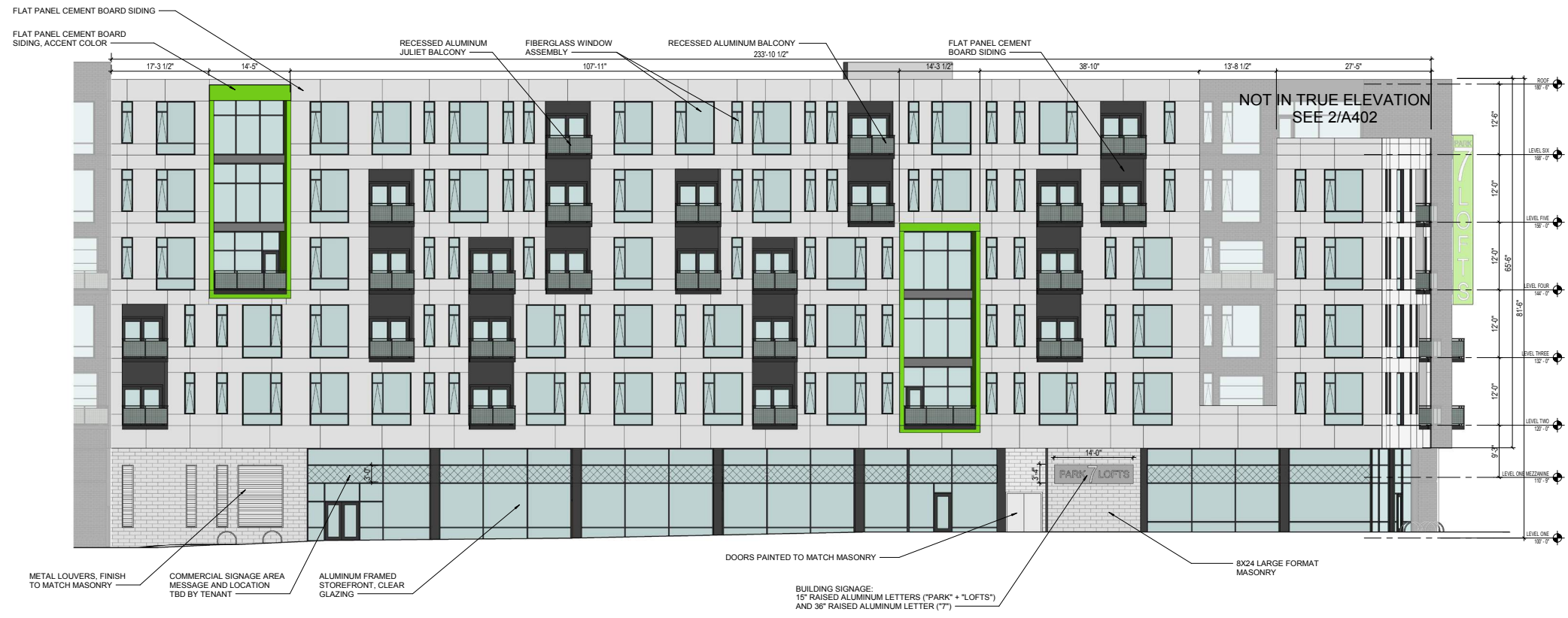
1 WEST ELEVATION - ANGLED (NORTH HALF)  
SCALE: 1/8" = 1'-0"



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

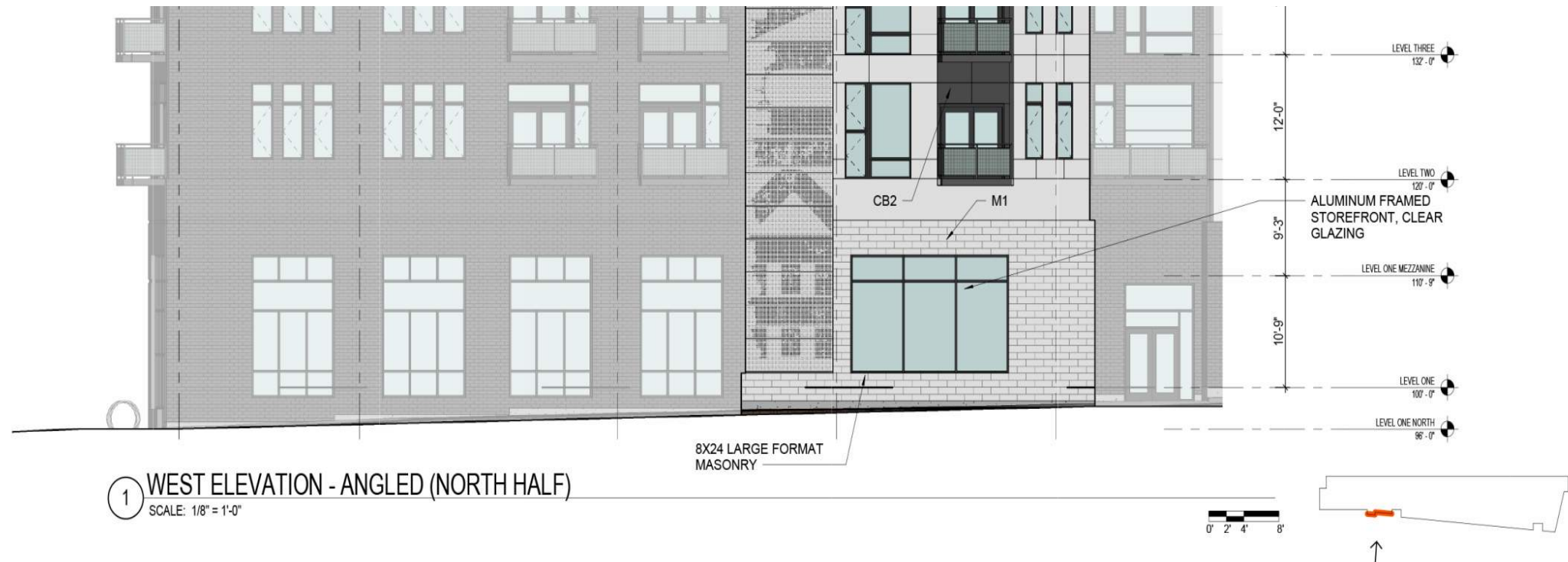


05.30.17



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

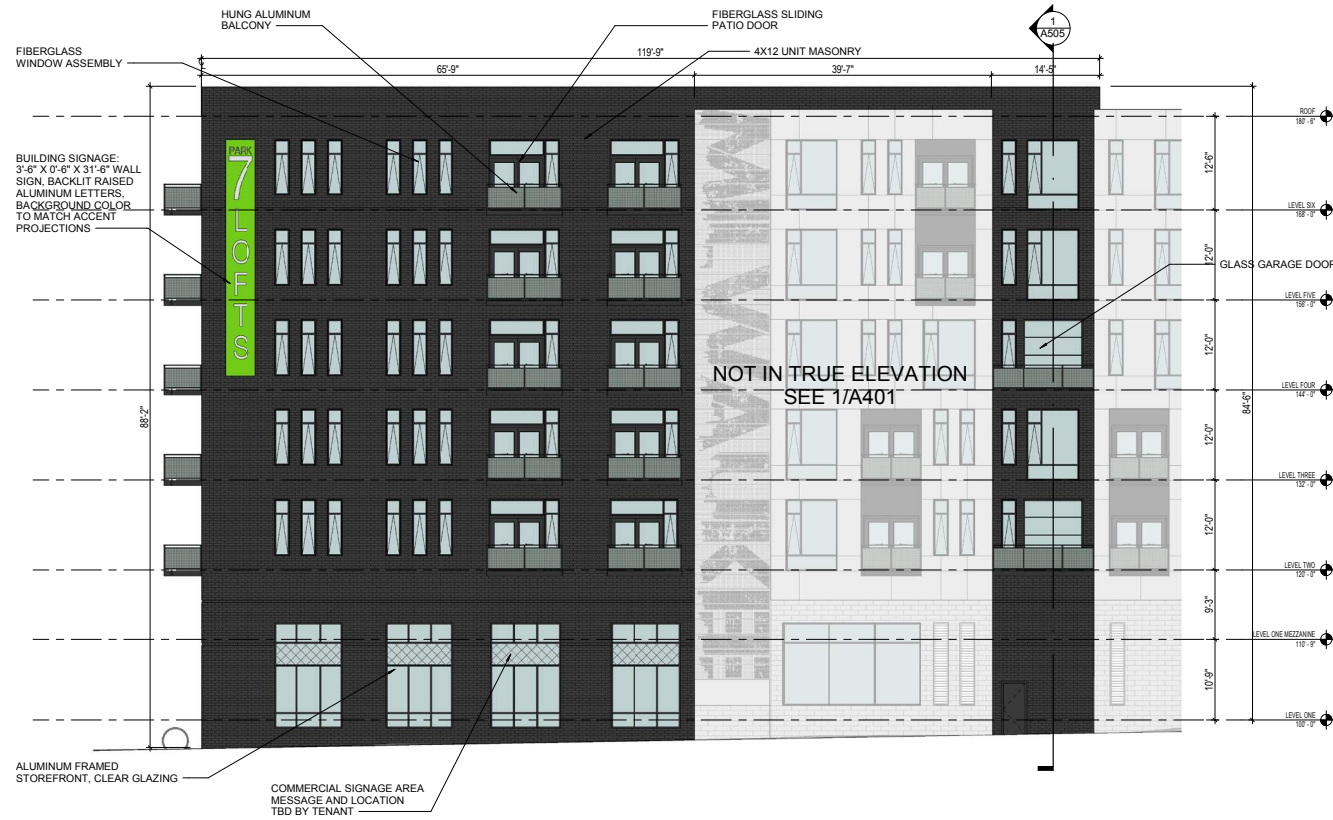
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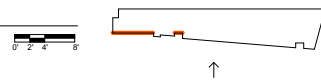
1 WEST ELEVATION - ANGLED (NORTH HALF)  
SCALE: 1/8" = 1'-0"



05.30.17



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



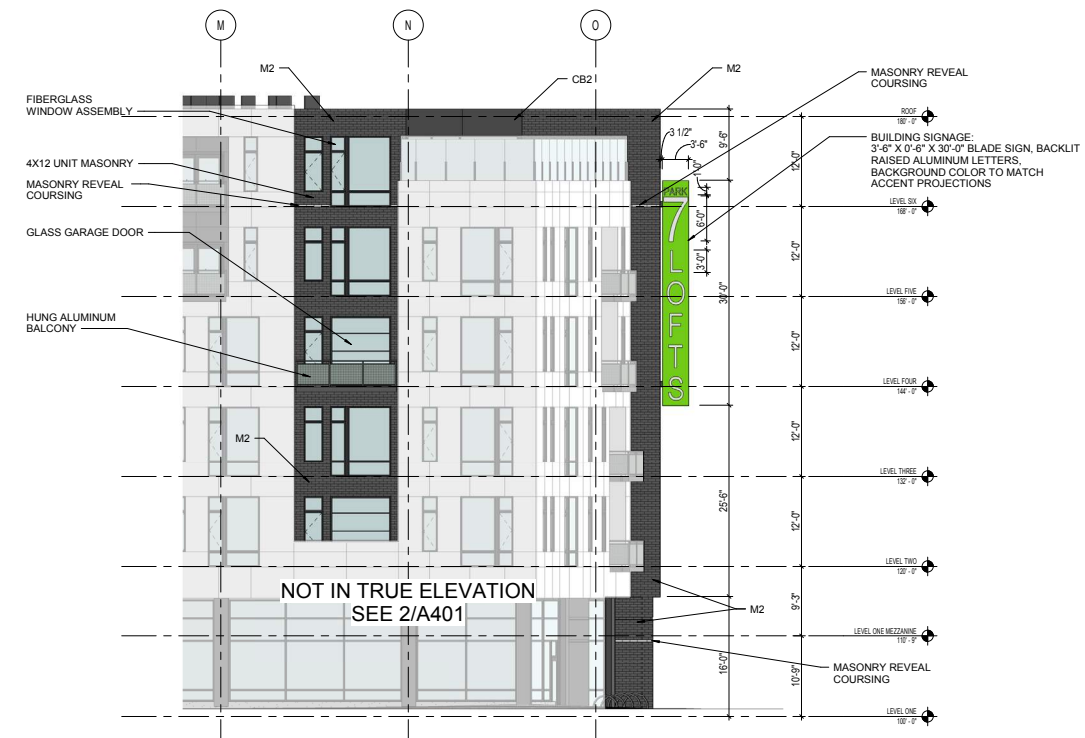
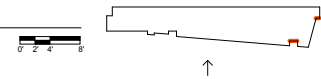
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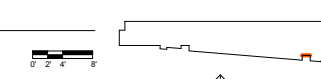
1 WEST ELEVATION - FLAT (NORTH HALF)  
SCALE: 1/8" = 1'-0"



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



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





05.30.17



1 SOUTH ELEVATION - ANGLED

SCALE: 1/8" = 1'-0"

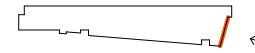


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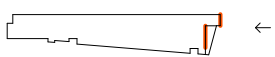
1 SOUTH ELEVATION - ANGLED

SCALE: 1/8" = 1'-0"



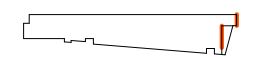
2 SOUTH ELEVATION - FLAT

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - FLAT

SCALE: 1/8" = 1'-0"



05.30.17



NORTHWEST VIEW

11.13.17



NORTHWEST VIEW

SOUTHWEST VIEW



05.30.17

SOUTHWEST VIEW



11.13.17

05.30.17



11.13.17

