



18 JUNE 2012



JACKSON APARTMENTS

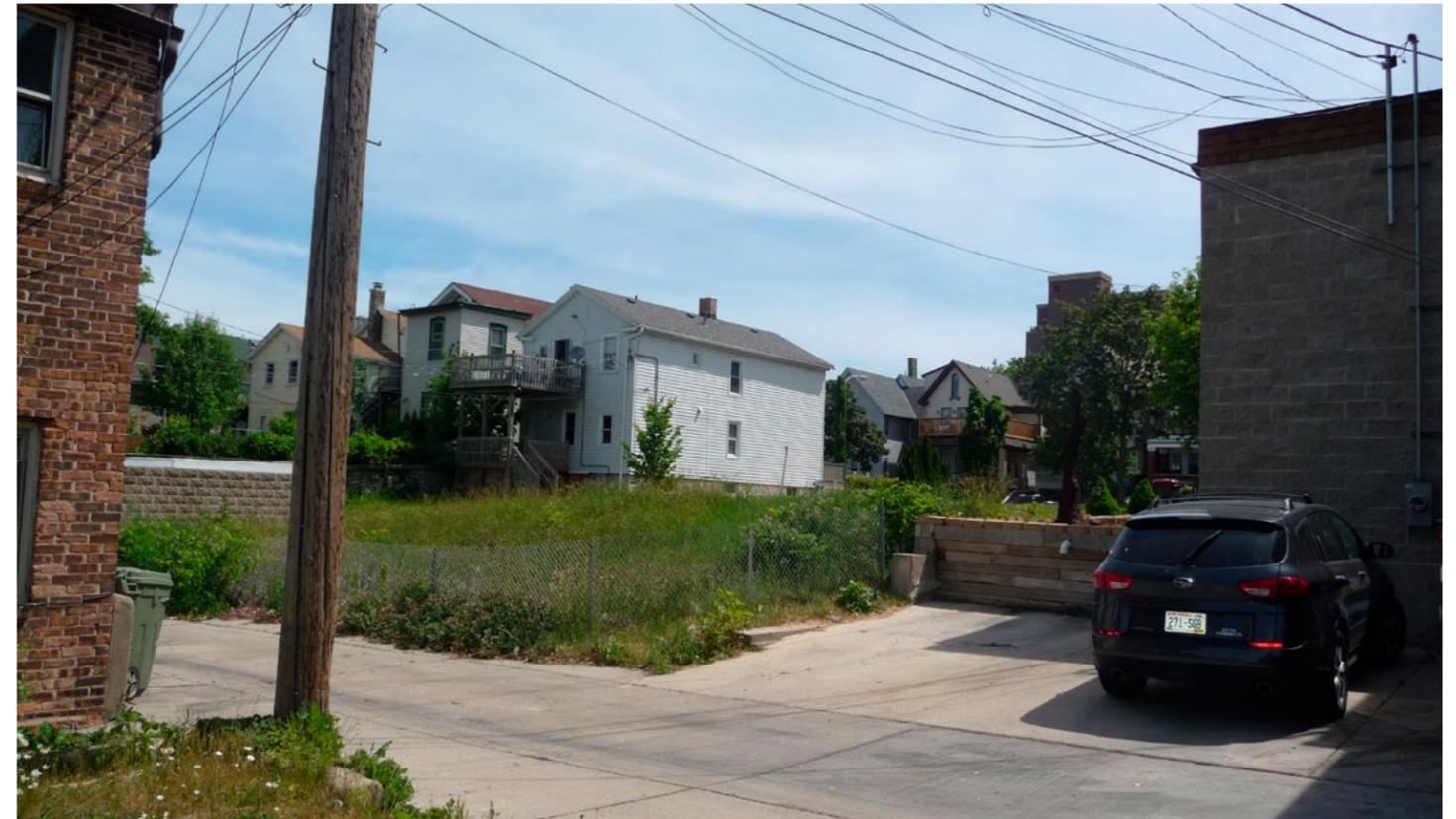
1509 North Jackson Street Milwaukee, Wisconsin 53202

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VIEW FROM JACKSON STREET



VIEW FROM ALLEY

SITE PHOTOS

JACKSON APARTMENTS

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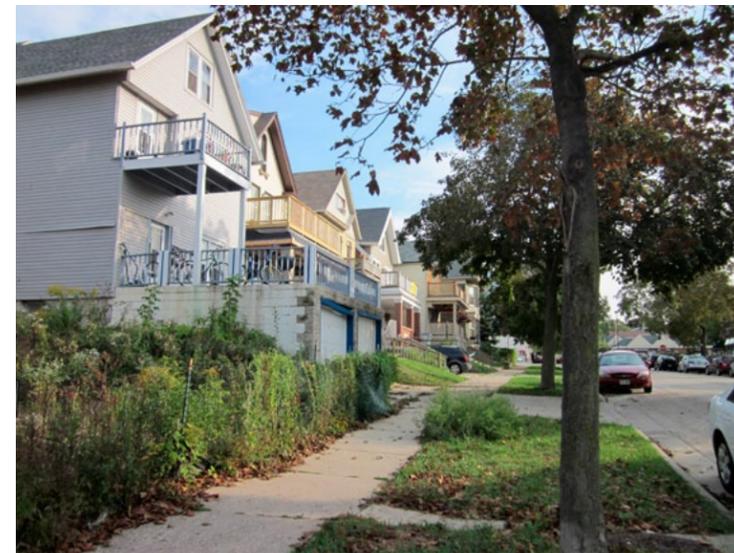
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JACKSON STREET: WEST SIDE ADJACENT TO 1509



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)

### JACKSON APARTMENTS

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1309 N Cass



1654 N Jackson



1621 N Franklin



1530 N Jefferson



1529 N Van Buren



614 E Lyon



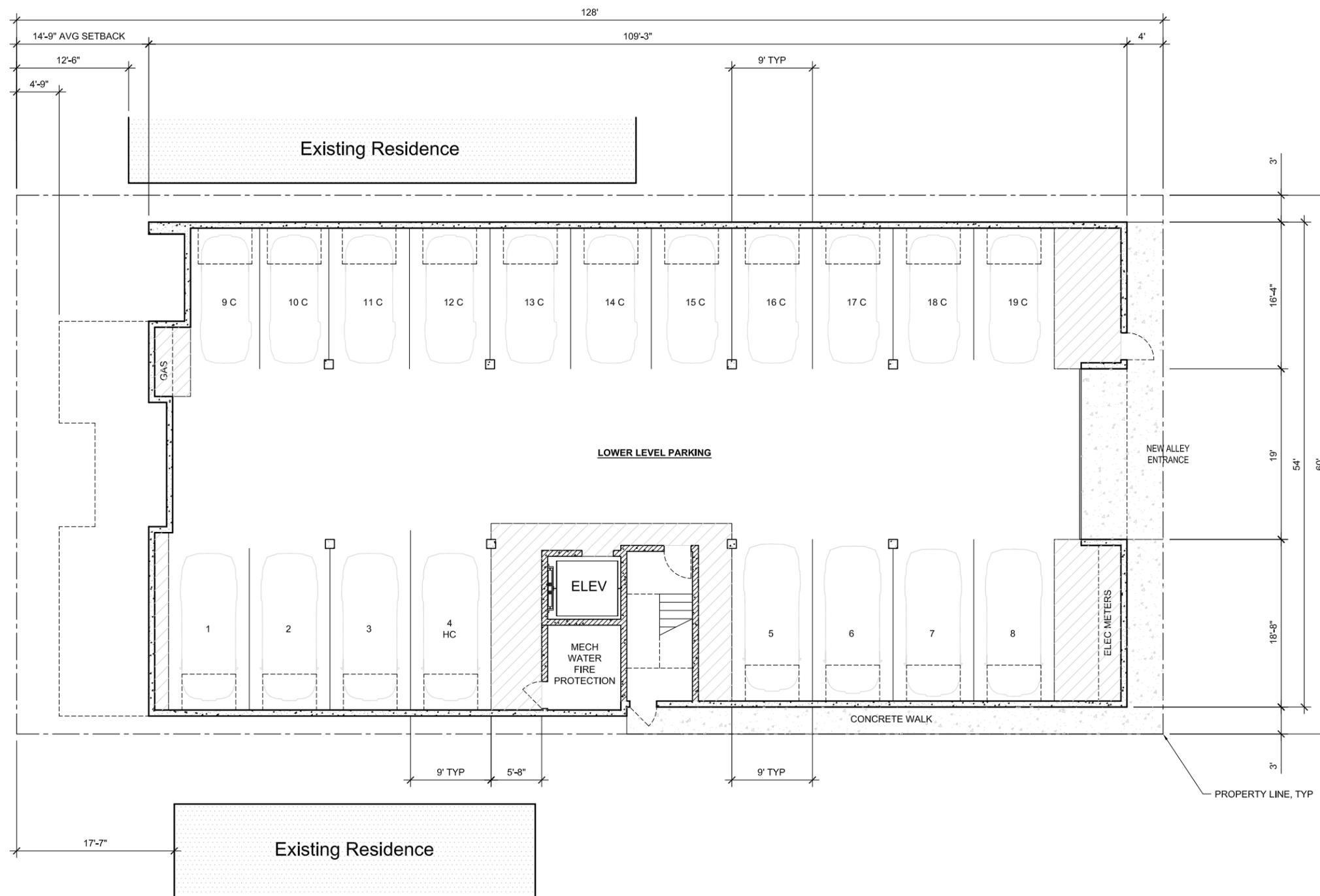
NEARBY EAST-SIDE SCALE ADJACENCIES SIMILAR TO 1509 PROPOSAL (all within eight-blocks)



## JACKSON APARTMENTS

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LOWER LEVEL PARKING PLAN (1" = 16')

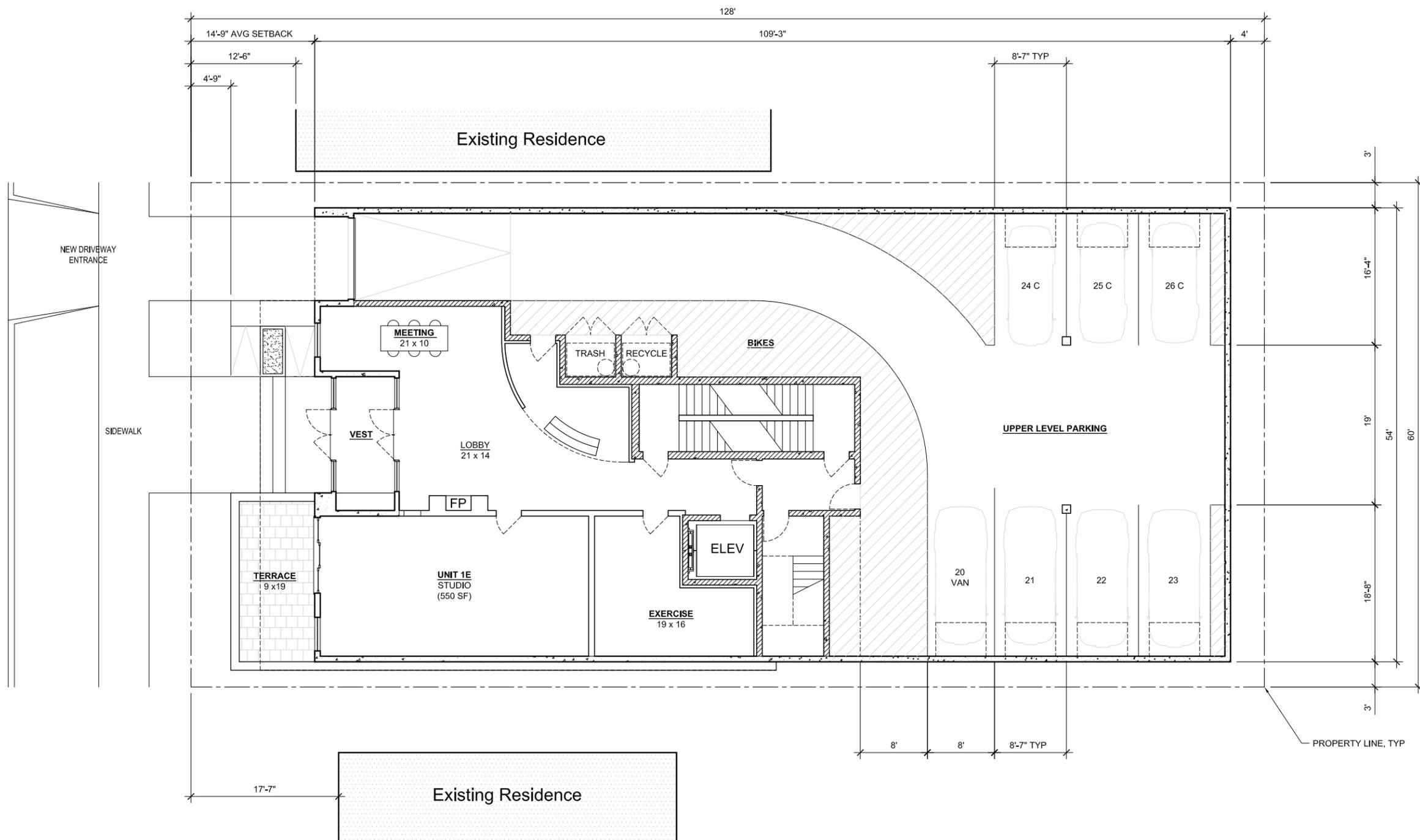
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SITE / ENTRY & UPPER LEVEL PARKING PLAN (1" = 16')

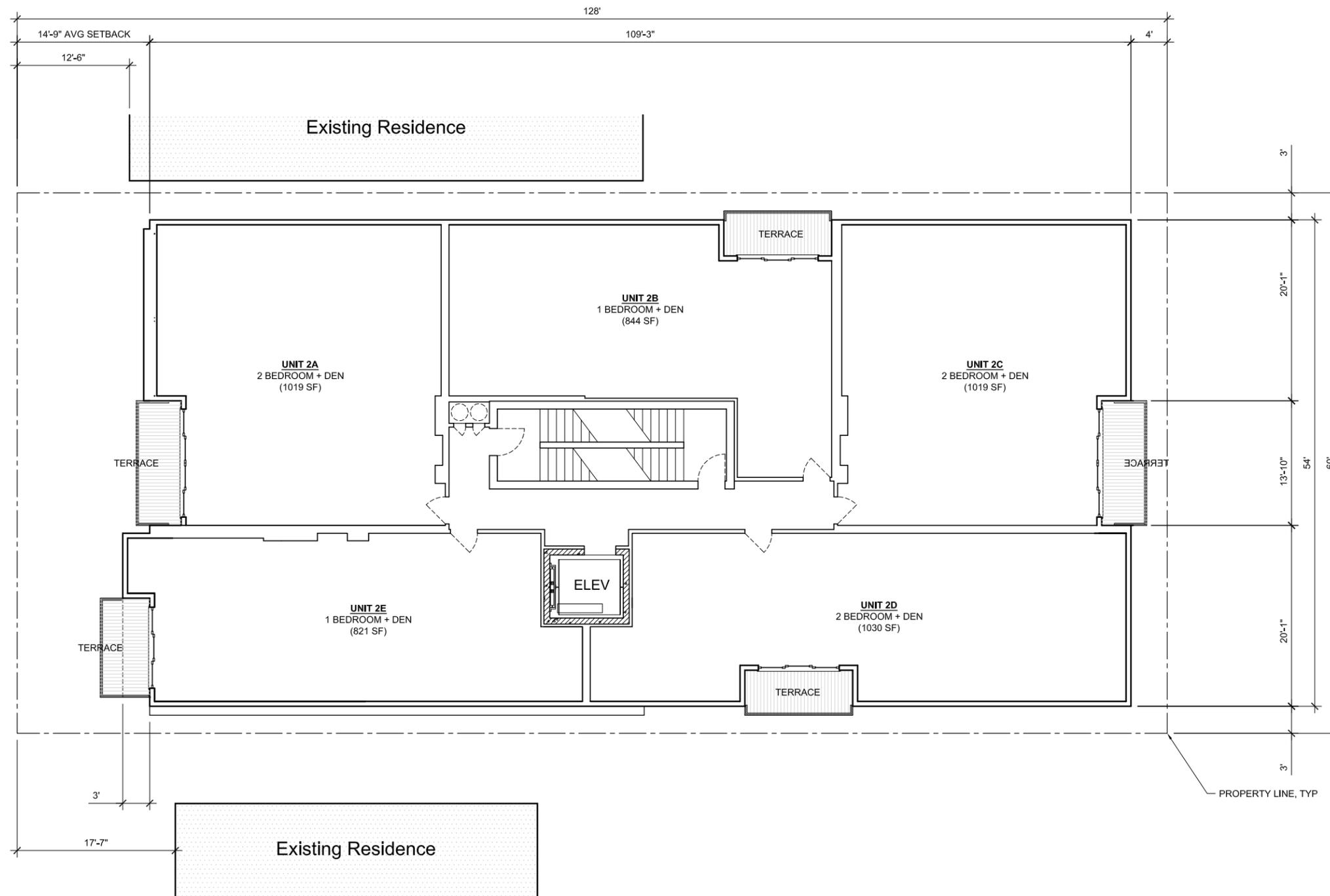


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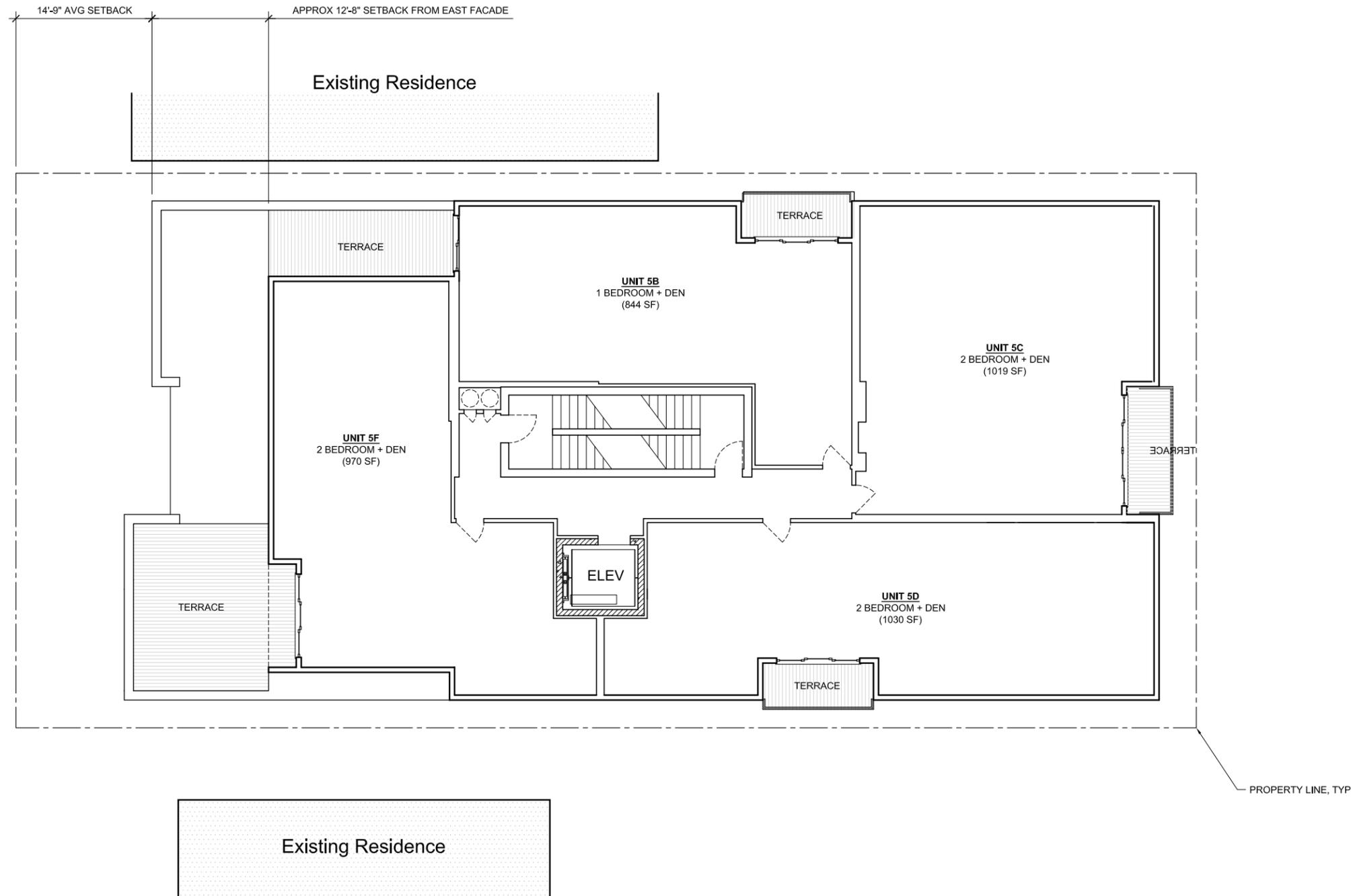
TYPICAL FLOOR 2 THROUGH 4 (1" = 16')

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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

## JACKSON APARTMENTS

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FIBER CEMENT PANEL, PAINTED (ALT)



FIBER CEMENT PANEL, PAINTED (ALT)



GROUND FACE CONCRETE BLOCK



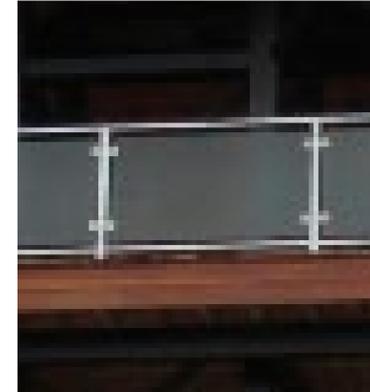
POLYASPARTIC COATING



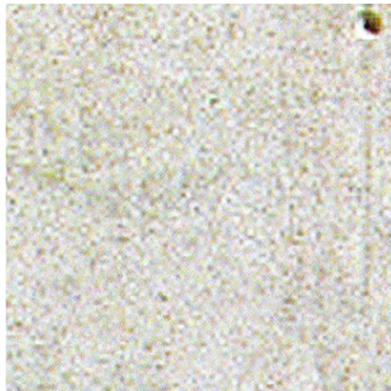
FIBER CEMENT PANEL, PAINTED (ALT)



SPRAY APPLIED EPOXY RESIN (ALT)



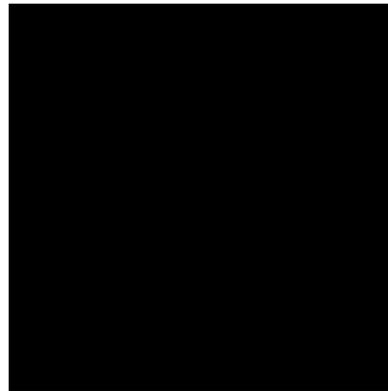
GLASS IN-FILL



POURED CONCRETE



MIDDLE:



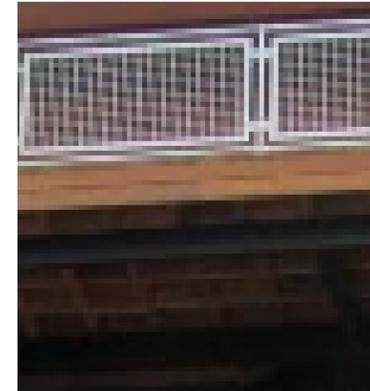
METAL PANEL

IN-FILL MIDDLE:



METAL PANEL

TOP:



WIRE MESH IN-FILL

GUARDRAILS:

BASE:

EXTERIOR MATERIAL PALETTE

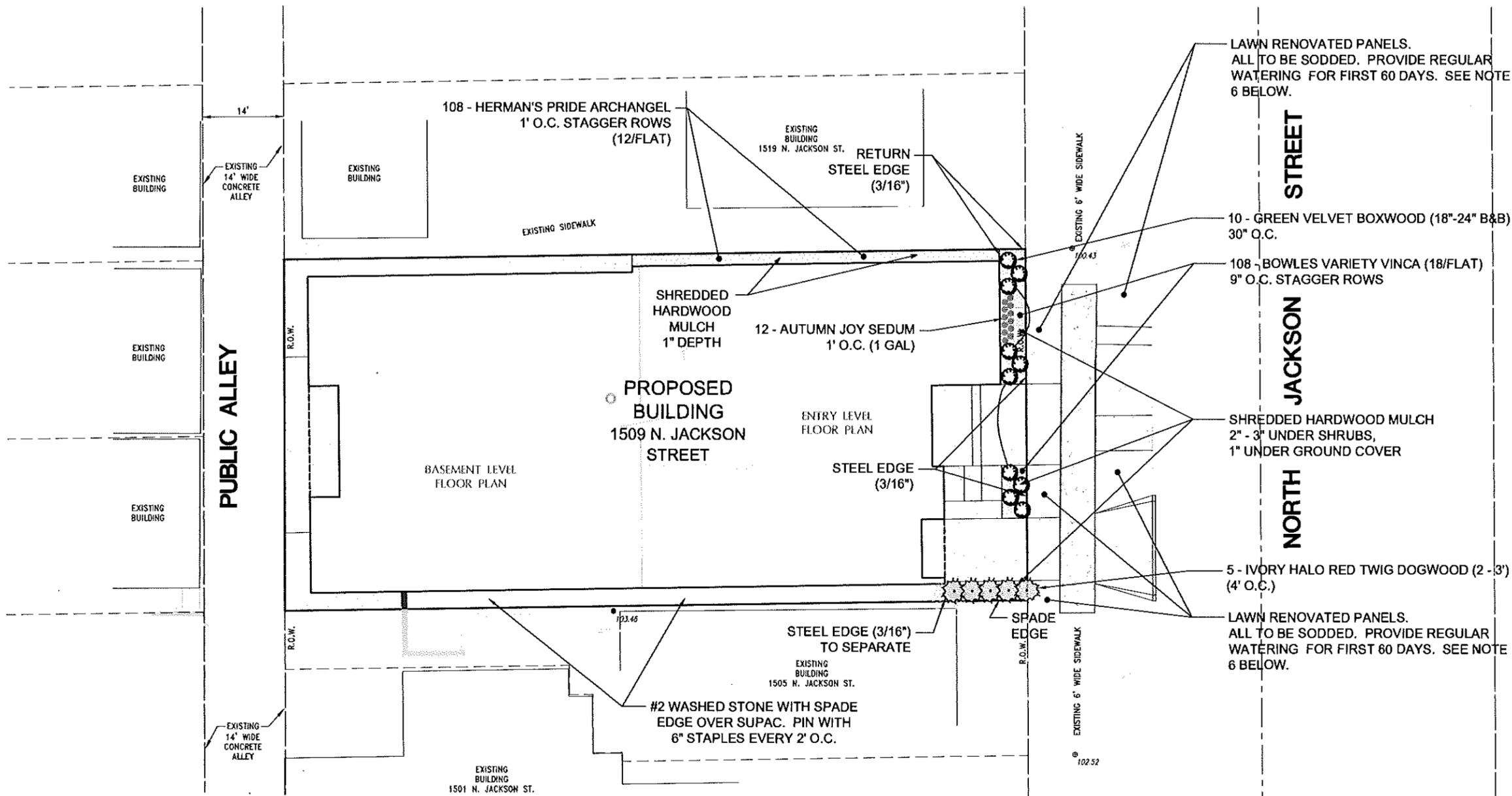
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# PROPOSED LANDSCAPE PLAN



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

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

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

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

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

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

LANDSCAPE PLANTING SCHEDULE					
QUANTITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	ROOT	COMMENT
10	BUXUS SEMPERVIRENS	GREEN VELVET BOXWOOD	18"-24"	B&B	SHREDDED HARDWOOD MULCH
5	CORNUS ALBA 'IVORY HALO'	IVORY HALO RED TWIG DOGWOOD	2' - 3'	B&B	
12	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL		
108	VINCA MINOR 'BOWLES' VARIETY'	BOWLES VARIETY VINCA	CONT		
108	LAMIUM GALEODOLON 'HERMAN'S PRIDE'	HERMAN'S PRIDE ARCHANGEL	12/FLAT		
680 S.F. OF LAWN RENOVATED PANELS BETWEEN BUILDING AND BACK OF CURB					

### NOTES

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



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 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.



**GARLAND ALLIANCE**  
LANDSCAPE ARCHITECTS  
3707 N. RICHARDS ST., STE. 200  
MILWAUKEE, WI 53212  
PHONE: (414) 952-1922  
EMAIL: tm@garlandalliance.com



17700 W. CAPITOL DRIVE  
BROOKFIELD, WI 53045  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jpodero@trioengineering.com

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

**PLAN DATE:**  
JUNE 18, 2012

**JOB NUMBER:**  
12020

**DESCRIPTION:**  
**PROPOSED LANDSCAPE PLAN**  
SHEET

**L1.0**

# PROPOSED 1509 N. JACKSON STREET BUILDING

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

## PROJECT NOTES

### EXISTING CONDITIONS AND DEMOLITION NOTES:

1. 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:

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

### GRADING AND EROSION CONTROL NOTES:

1. SEE PLANS FOR EROSION CONTROL DETAILS & CONSTRUCTION SEQUENCE.
2. THE PROPOSED BUILDING PROJECT WILL DISTURB APPROXIMATELY 0.2 ACRES OF LAND; THEREFORE, WDNR 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:

1. OWNER AND CONTRACTOR TO COORDINATE WITH UTILITY COMPANY REGARDING OVERHEAD UTILITY LINE PROTECTION AND/OR RELOCATION ALONG WEST ALLEY.
2. 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 CONTRACTORS RESPONSIBILITY.
3. CONTRACTOR SHALL PROVIDE NOTIFICATION TO UTILITY OWNERS (INCLUDING SEWER AND WATER) AT LEAST 72 HOURS PRIOR TO EXCAVATION.
4. ALL PROPOSED SANITARY SEWER SHALL BE SDR-35 PVC. ALL PROPOSED WATERMAIN PIPE SHALL BE C900 PVC FOR PIPE DIAMETERS OF 6" OR GREATER UNLESS OTHERWISE NOTED.
5. 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 TAPED 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.
6. SEE PLANS FOR ADDITIONAL UTILITY SPECIFICATIONS AND DETAILS.
7. SITE 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).

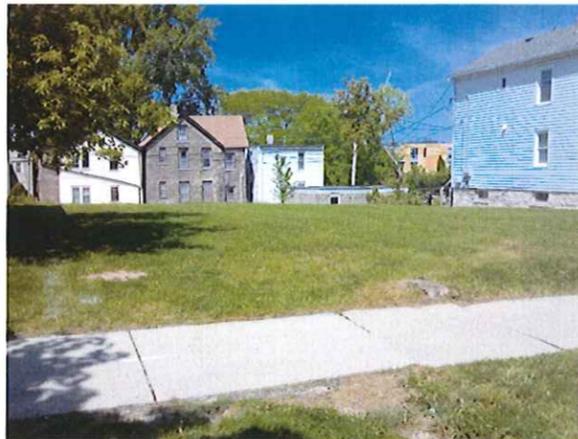
### LANDSCAPE NOTES:

1. CONTRACTOR SHALL SEED, FERTILIZE AND MULCH LAWN AREAS AND DISTURBED AREAS AFTER COMPLETION OF CONSTRUCTION.



### LOCALITY MAP

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



EXISTING SITE PHOTOGRAPH

LEGEND:	
	EXISTING SPOT GRADE
	EXISTING CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED FLOW ARROW
	PROPOSED CONTOUR
	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

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

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

**PLAN DATE:**  
JUNE 18, 2012

**JOB NUMBER:**  
12020

**DESCRIPTION:**  
**COVER SHEET**

**SHEET**

**T1**

### 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

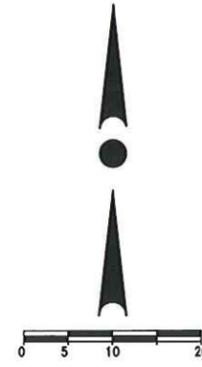
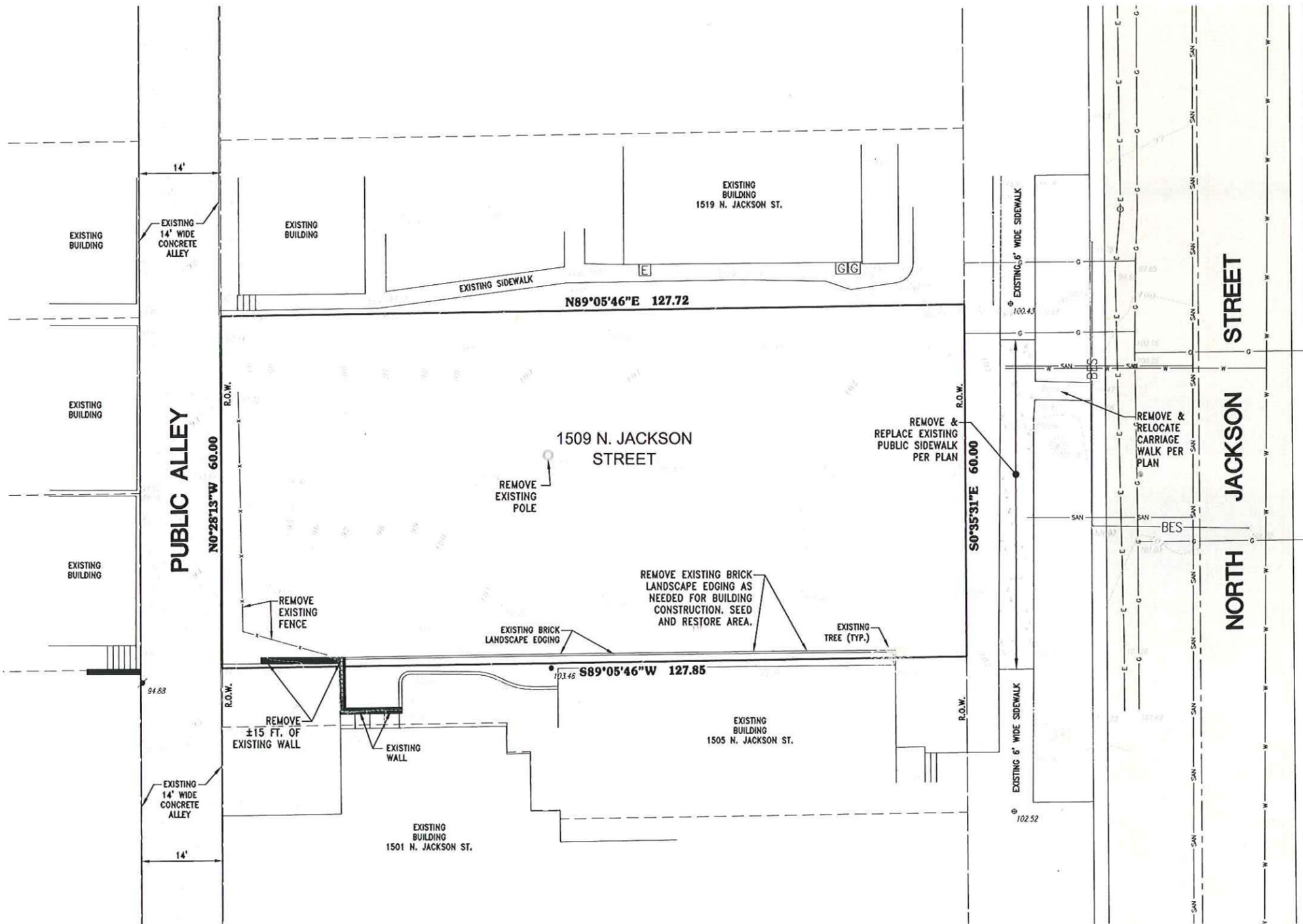


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17700 W. CAPITOL DRIVE  
BROOKFIELD, WI 53045  
PHONE: (262) 789-1499  
FAX: (262) 790-1481  
EMAIL: jpudelko@trioeng.com

# 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:	RT4 District
LOT AREA:	7,667 S.F. (0.18 Acres)
TOTAL OPEN SPACE:	7,667 S.F. (0.18 AC.) [100% of Site]

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

**NOTE:**  
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 BROOKFIELD, WI 53045  
 PHONE: (262) 790-1490  
 FAX: (262) 790-1481  
 EMAIL: j.pudelko@trioeng.com

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

**PLAN DATE:**  
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**DESCRIPTION:**  
 EXISTING SITE  
 & DEMOLITION  
 PLAN

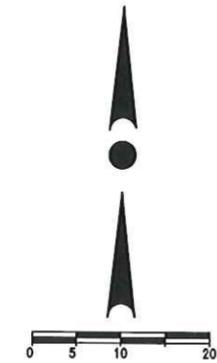
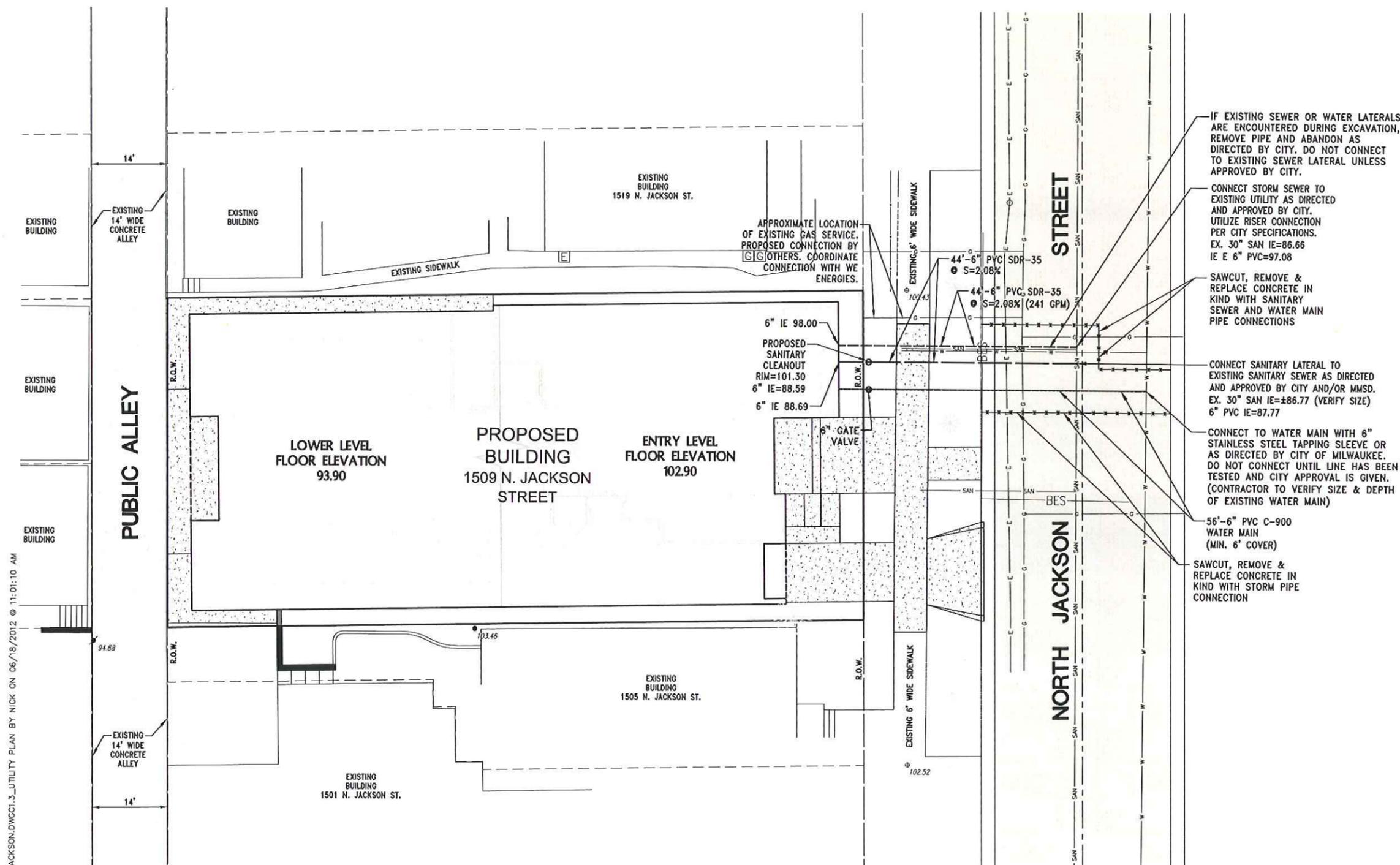
**SHEET**

**C1.0**





# 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 CONNECTION 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)

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

**SANITARY SEWER & WATERMAIN NOTES**

**SANITARY SEWER**

- ALL PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.0 (SSSWCW).
- 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 (SSSWCW).
- 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 CONW 82.30(1)(H). PLASTIC WIRE MAY BE TAPED 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.

**STORM SEWER NOTES**

**STORM SEWER**

- 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 TAPED 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 CONW 82 AND CITY OF MILWAUKEE SPECIFICATIONS AND REQUIREMENTS.

H:\CS900\906\12020-01\CIVIL-1509 JACKSON.DWG\3 UTILITIES PLAN BY NICK ON 06/18/2012 @ 11:01:10 AM

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**PLAN DATE:**  
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**UTILITIES PLAN**

**SHEET**

**C1.3**