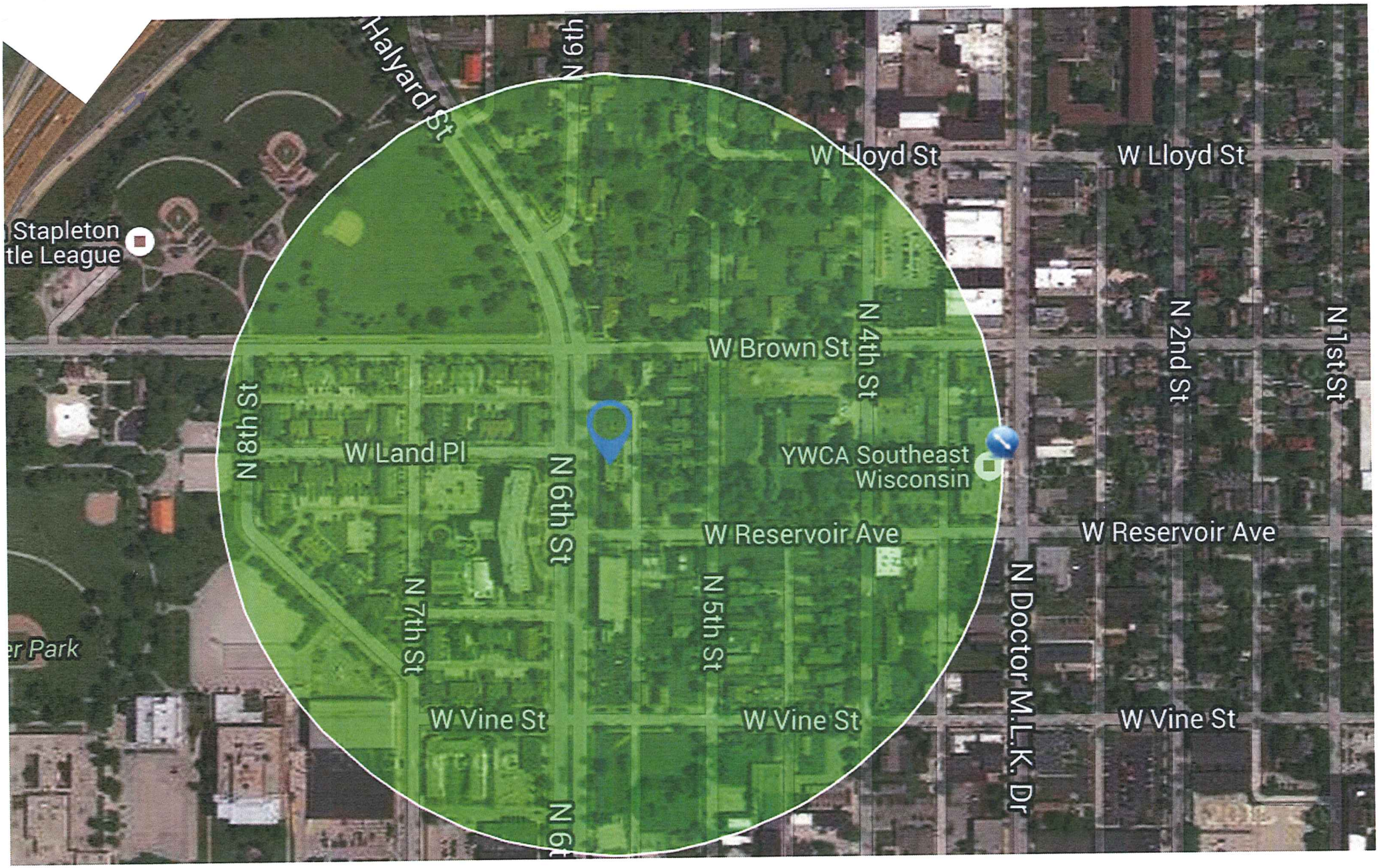
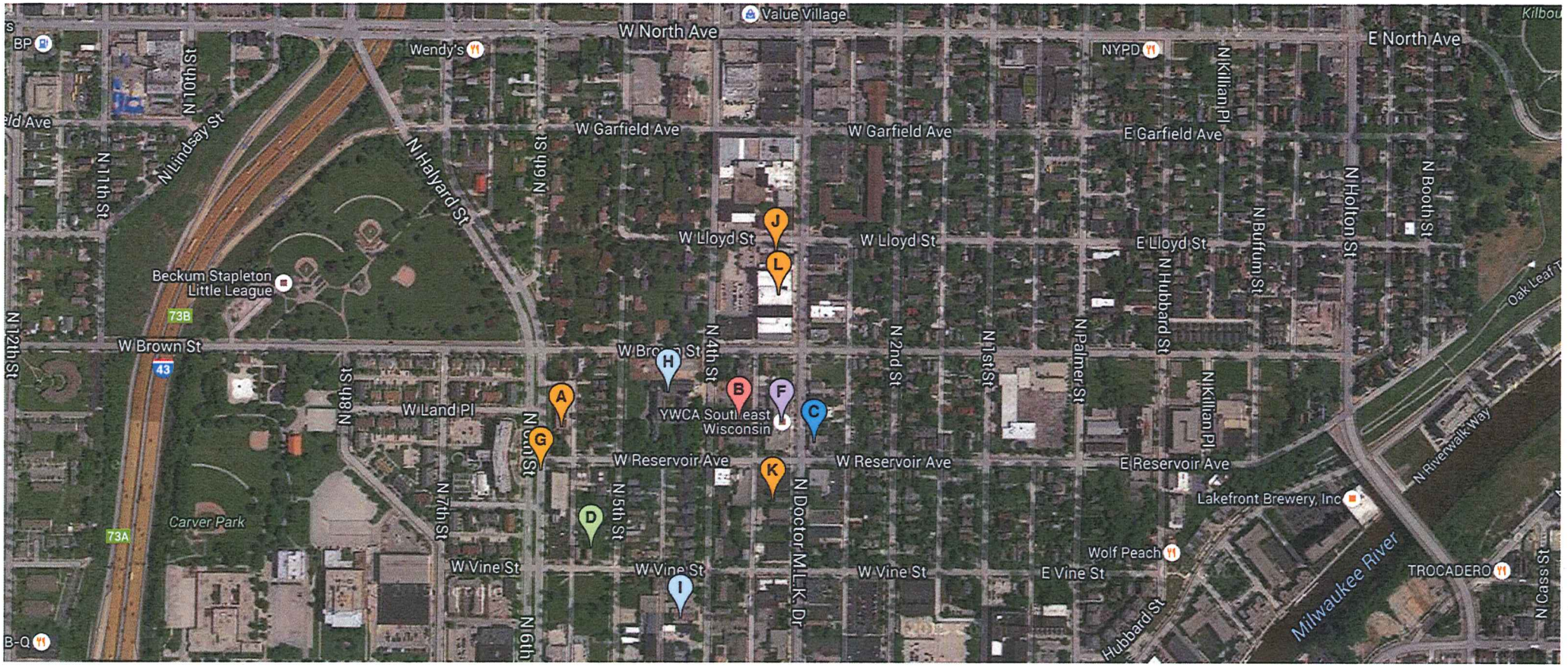

Halyard St
N 9th
W Lloyd St
W Lloyd St
Stapleton
tle League
N 4th St
N 2nd St
N 1st St
W Brown St
N 8th St
W Land Pl
N 6th St
YWCA Southeast
Wisconsin
W Reservoir Ave
W Reservoir Ave
N 7th St
N 5th St
N Doctor M.L.K. Dr
er Park
W Vine St
W Vine St
W Vine St
N 6t


W North Ave
E North Ave
Value Village
Wendy's
NYPD
BP
W Garfield Ave
E Garfield Ave
N 10th St
N Lindsay St
N 11th St
N Halyard St
N 6th St
N Killian Pl
N Buffum St
N Holton St
N Booth St
W Lloyd St
E Lloyd St
N Hubbard St
Beckum Stapleton Little League
73B
43
W Brown St
N 12th St
N 4th St
N 2nd St
N 1st St
N Palmer St
N Killian Pl
N 8th St
W Land Pl
YWCA Southeast Wisconsin
N 3rd St
W Reservoir Ave
E Reservoir Ave
N Riverwalk Way
Lakefront Brewery, Inc
N 7th St
N 5th St
N Doctor M.L.K. Dr
Carver Park
73A
Wolf Peach
TROCADERO
W Vine St
E Vine St
N 6th St
Hubbard St
Milwaukee River
N Cass St
A
B
C
D
F
G
H
I
J
K
L

Map Letter	Name	Description
A	Thurgood Marshall Apartments	Housing
B	Adult Learning Center - Milwaukee	Adult Education
C	North Shore Bank	Bank
D	Penny Saver Food	Grocery Store
E	MLK Heritage Health Center	Medical
F	YWCA Southeast Wisconsin	Parks/Recreation
G	Bus - 80 / Bus - 40U, 42U, 57, 143	Public Transportation
H	St. Francis Church	Religion
I	St. Paul Church of the First	Religion
J	The Big Eazy	Restaurant
K	Sogal Cafe	Restaurants
L	Dreambikes	Shopping

Looking east from 6th Street

North façade of existing building looking south

Looking west from alley

Looking northwest from alley

Looking north from Reservoir Avenue

Looking north from Reservoir Avenue

ALTA/ACSM LAND TITLE SURVEY

VICINITY MAP

CLIENT
Cardinal Capitol 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.

BASIS 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 AmericanTitle Insurance Company Commitment No. NCS-728480-MAD, effective date of April 20, 2015 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 8 & 9, visible evidence shown, if any.

4, 6, 7 & 12, not survey related.

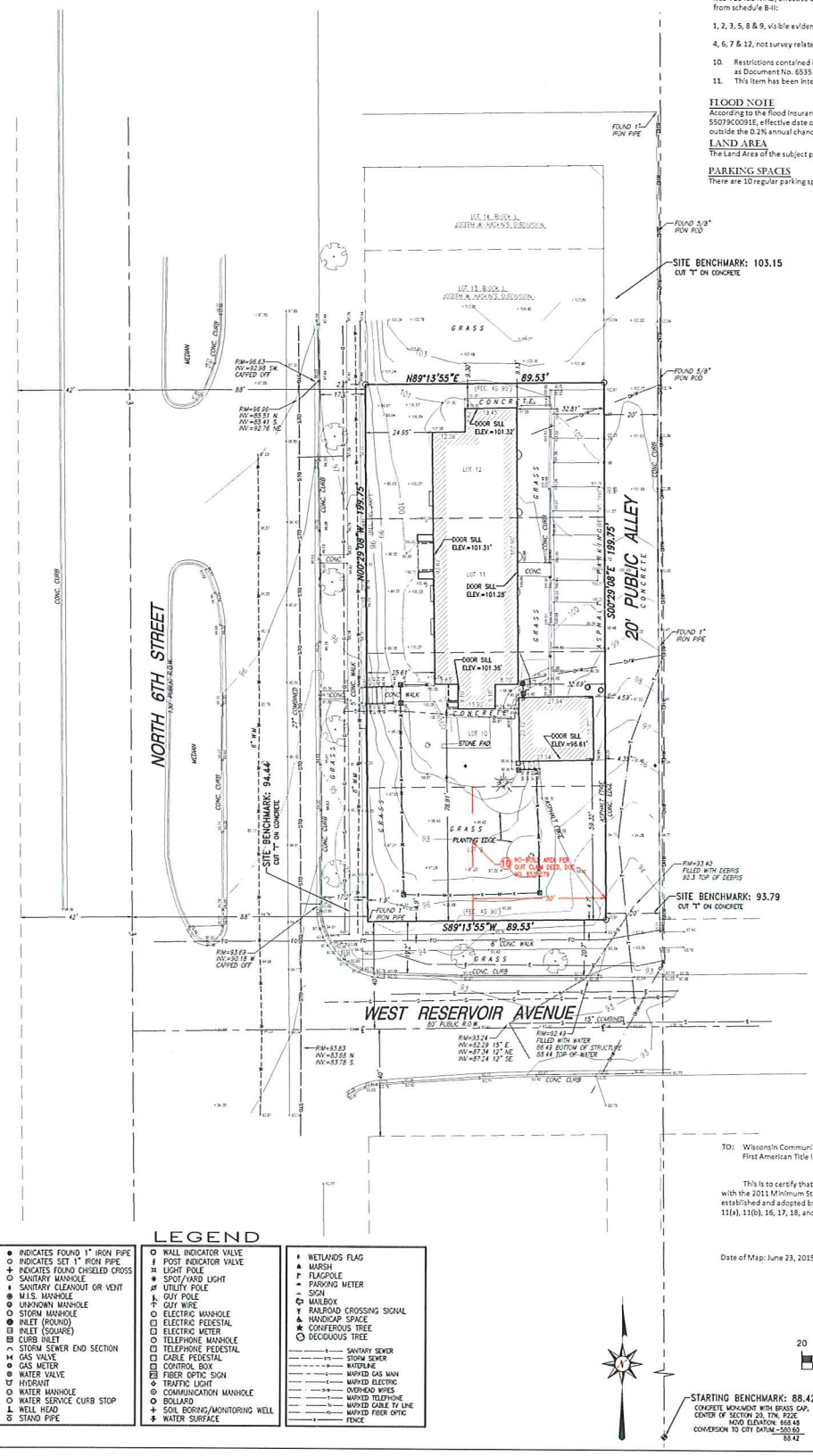
10. Restrictions contained in Quit Claim Deed recorded on October 24, 1991, in Reel 2637, Image 374, as Document No. 6535279. Affects site by location, shown.
11. This item has been intentionally deleted

FLOOD NOTE
According to the flood Insurance rate map of the County of Milwaukee, Community Panel No. 55079C0091E, 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 SPACES
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
Front setback, maximum: average, but never more than 20 ft.
Side street setback, minimum: 3 feet
Side street setback, maximum: 15 feet
North or west side setback, minimum: 1.5 feet
South or east setback, minimum: 3.5 feet
Combined side setback, minimum: 5 feet
Rear setback, minimum interior lot: 15 feet
Rear setback, minimum corner lot: 10 feet
Rear setback, minimum: average
Rear setback, maximum: none
Maximum no. of stories without side or rear setback adjustment: 4 stories



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

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 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

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

LEGEND

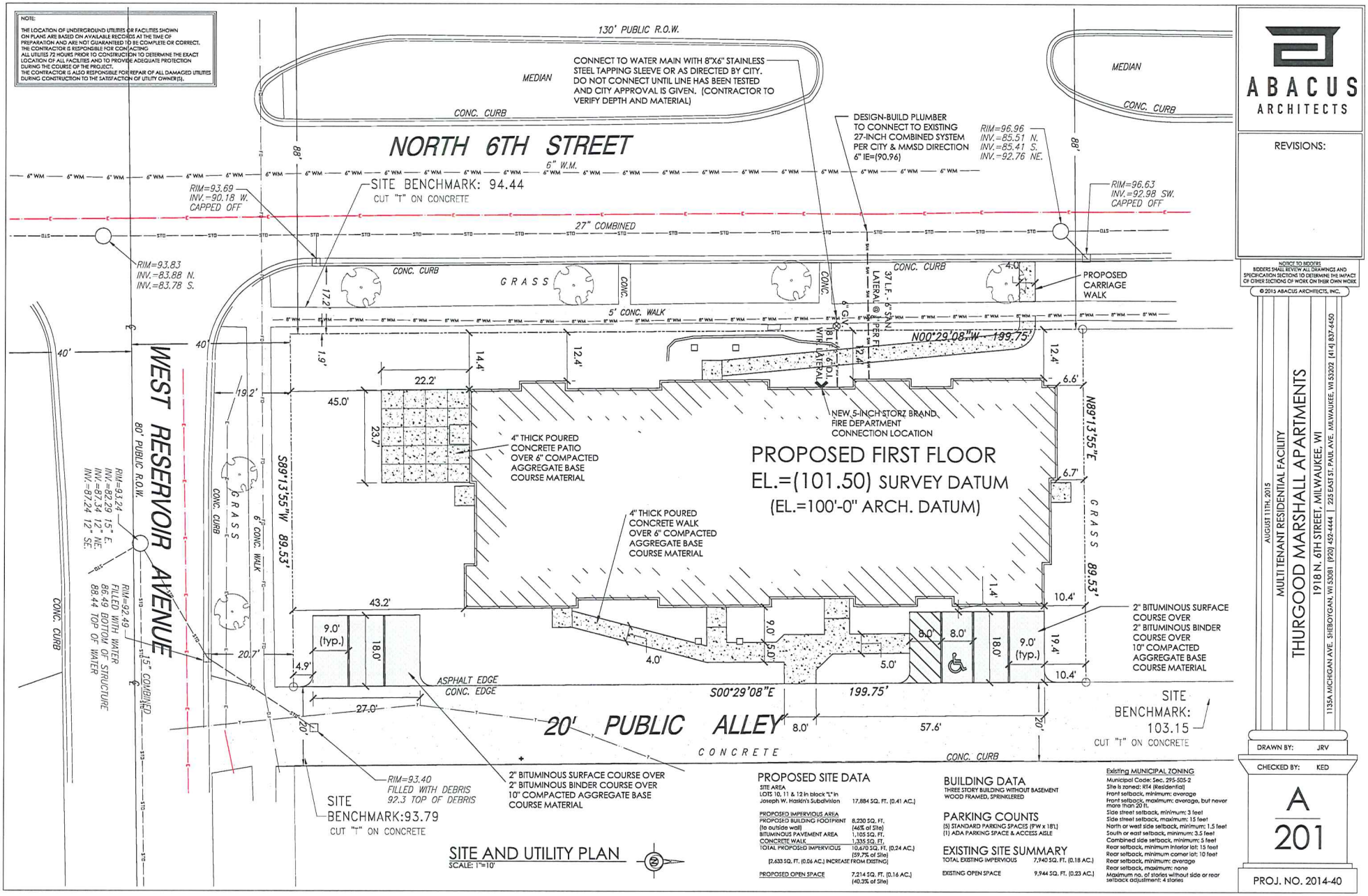
● INDICATES FOUND 1" IRON PIPE	○ WALL INDICATOR VALVE	♦ WETLANDS FLAG
○ INDICATES SET 1" IRON PIPE	∫ POST INDICATOR VALVE	▲ MARSH
+ INDICATES FOUND CHISELED CROSS	☼ LIGHT POLE	⚑ FLAGPOLE
○ SANITARY MANHOLE	✱ SPOT/YARD LIGHT	⚲ PARKING METER
⊕ SANITARY CLEANOUT OR VENT	✱ UTILITY POLE	⌒ SIGN
⊕ M.I.S. MANHOLE	⚓ GUY POLE	✉ MAILBOX
⊕ UNKNOWN MANHOLE	⚓ GUY WIRE	¥ RAILROAD CROSSING SIGNAL
○ STORM MANHOLE	○ ELECTRIC MANHOLE	♿ HANDICAP SPACE
● INLET (ROUND)	⊡ ELECTRIC PEDESTAL	✱ CONIFEROUS TREE
⊟ INLET (SQUARE)	⊡ ELECTRIC METER	✱ DECIDUOUS TREE
⊟ CURB INLET	○ TELEPHONE MANHOLE	
⌒ STORM SEWER END SECTION	⊡ TELEPHONE PEDESTAL	——s—— SANITARY SEWER
H GAS VALVE	⊡ CABLE PEDESTAL	——STM—— STORM SEWER
⊕ GAS METER	⊡ CONTROL BOX	——w—— WATERLINE
⊕ WATER VALVE	⊡ FIBER OPTIC SIGN	——g—— MARKED GAS MAIN
Ø HYDRANT	◇ TRAFFIC LIGHT	——e—— MARKED ELECTRIC
○ WATER MANHOLE	⊙ COMMUNICATION MANHOLE	——OHW—— OVERHEAD WIRES
○ WATER SERVICE CURB STOP	○ BOLLARD	——t—— MARKED TELEPHONE
⊥ WELL HEAD	+ SOIL BORING/MONITORING WELL	——tv—— MARKED CABLE TV LINE
⊕ STAND PIPE	⊼ WATER SURFACE	——fo—— MARKED FIBER OPTIC
		——x—— FENCE

STARTING BENCHMARK: 88.42
CONCRETE MONUMENT WITH BRASS CAP, CENTER OF SECTION 20, T7N, R22E
NGVD ELEVATION: 668.48
CONVERSION TO CITY DATUM −580.60
88.42

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CHAPUT LAND SURVEYS LLC
224 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com
Drawing No. 2006-grb

CHAPUT LAND SURVEYS LLC


NOTE:
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130' PUBLIC R.O.W.
MEDIAN
CONC. CURB
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)
NORTH 6TH STREET
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
6" W.M.
RIM=93.69 INV.=90.18 W. CAPPED OFF
SITE BENCHMARK: 94.44
CUT "T" ON CONCRETE
27" COMBINED
RIM=93.83 INV.=83.88 N. INV.=83.78 S.
GRASS
5' CONC. WALK
37 LF. 6" SAN. LATERAL @ 1.0% PER FT.
PROPOSED CARRIAGE WALK
N00°29'08"W 199.75'
NEW 5-INCH STORZ BRAND FIRE DEPARTMENT CONNECTION LOCATION
PROPOSED FIRST FLOOR
EL.=(101.50) SURVEY DATUM
(EL.=100'-0" ARCH. DATUM)
4" THICK POURED CONCRETE PATIO OVER 6" COMPACTED AGGREGATE BASE COURSE MATERIAL
4" THICK POURED CONCRETE WALK OVER 6" COMPACTED AGGREGATE BASE COURSE MATERIAL
N89°13'55"E
S89°13'55"W 89.53'
GRASS 89.53'
2" BITUMINOUS SURFACE COURSE OVER 2" BITUMINOUS BINDER COURSE OVER 10" COMPACTED AGGREGATE BASE COURSE MATERIAL
WEST RESERVOIR AVENUE
80' PUBLIC R.O.W.
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
15" COMBINED
ASPHALT EDGE
CONC. EDGE
S00°29'08"E 199.75'
20' PUBLIC ALLEY
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
SITE AND UTILITY PLAN
SCALE: 1"=10'
PROPOSED SITE DATA
SITE AREA
LOTS 10, 11 & 12 in block "L" in Joseph W. Haskin's Subdivision 17,884 SQ. FT. (0.41 AC.)
PROPOSED IMPERVIOUS AREA
PROPOSED BUILDING FOOTPRINT (to outside wall) 8,230 SQ. FT. (46% of Site)
BITUMINOUS PAVEMENT AREA 1,105 SQ. FT.
CONCRETE WALK 1,335 SQ. FT.
TOTAL PROPOSED IMPERVIOUS 10,670 SQ. FT. (0.24 AC.) (59.7% of Site)
[2,633 SQ. FT. (0.06 AC.) INCREASE FROM EXISTING]
PROPOSED OPEN SPACE 7,214 SQ. FT. (0.16 AC.) (40.3% of Site)
BUILDING DATA
THREE STORY BUILDING WITHOUT BASEMENT
WOOD FRAMED, SPRINKLERED
PARKING COUNTS
(5) STANDARD PARKING SPACES (9'W x 18'L)
(1) ADA PARKING SPACE & ACCESS AISLE
EXISTING SITE SUMMARY
TOTAL EXISTING IMPERVIOUS 7,940 SQ. FT. (0.18 AC.)
EXISTING OPEN SPACE 9,944 SQ. FT. (0.23 AC.)
Existing MUNICIPAL ZONING
Municipal Code: Sec. 295-505-2
Site is zoned: RT4 (Residential)
Front setback, minimum: average
Front setback, maximum: average, but never more than 20 ft.
Side street setback, minimum: 3 feet
Side street setback, maximum: 15 feet
North or west side setback, minimum: 1.5 feet
South or east setback, minimum: 3.5 feet
Combined side setback, minimum: 5 feet
Rear setback, minimum interior lot: 15 feet
Rear setback, minimum corner lot: 10 feet
Rear setback, minimum: average
Rear setback, maximum: none
Maximum no. of stories without side or rear setback adjustment: 4 stories
ABACUS ARCHITECTS
REVISIONS:
NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
© 2015 ABACUS ARCHITECTS, INC.
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) 837-6450
DRAWN BY: JRV
CHECKED BY: KED
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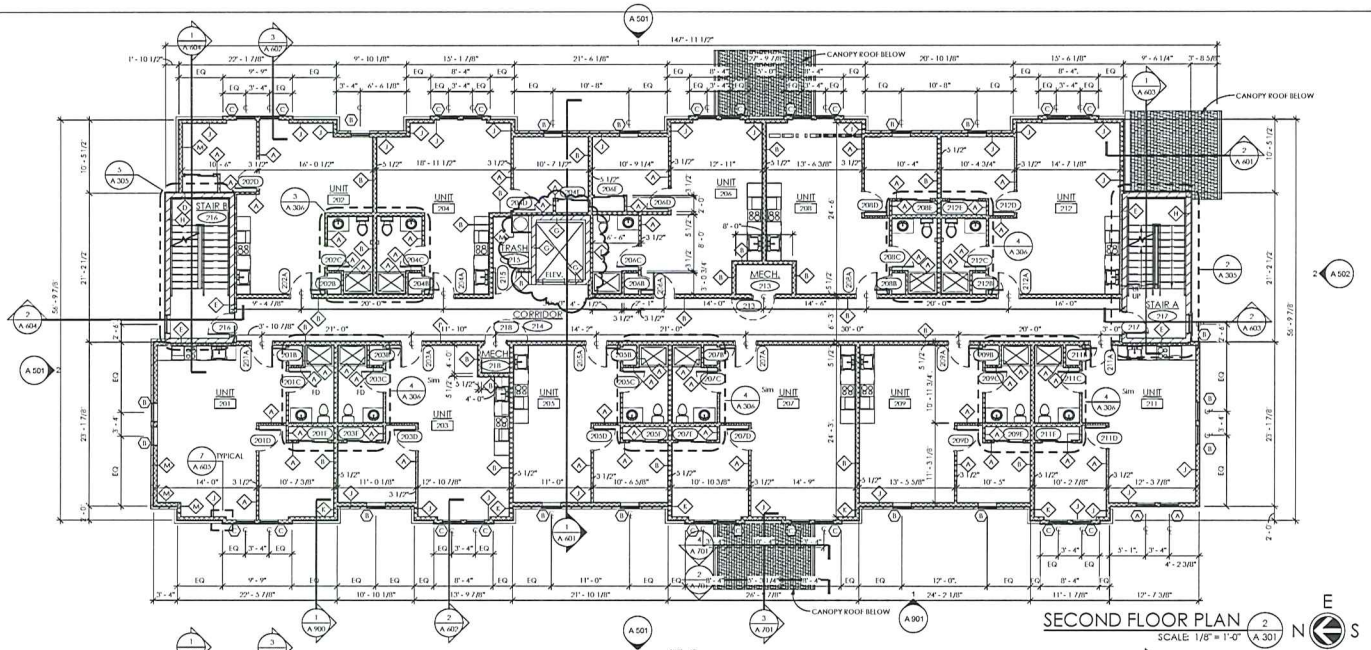
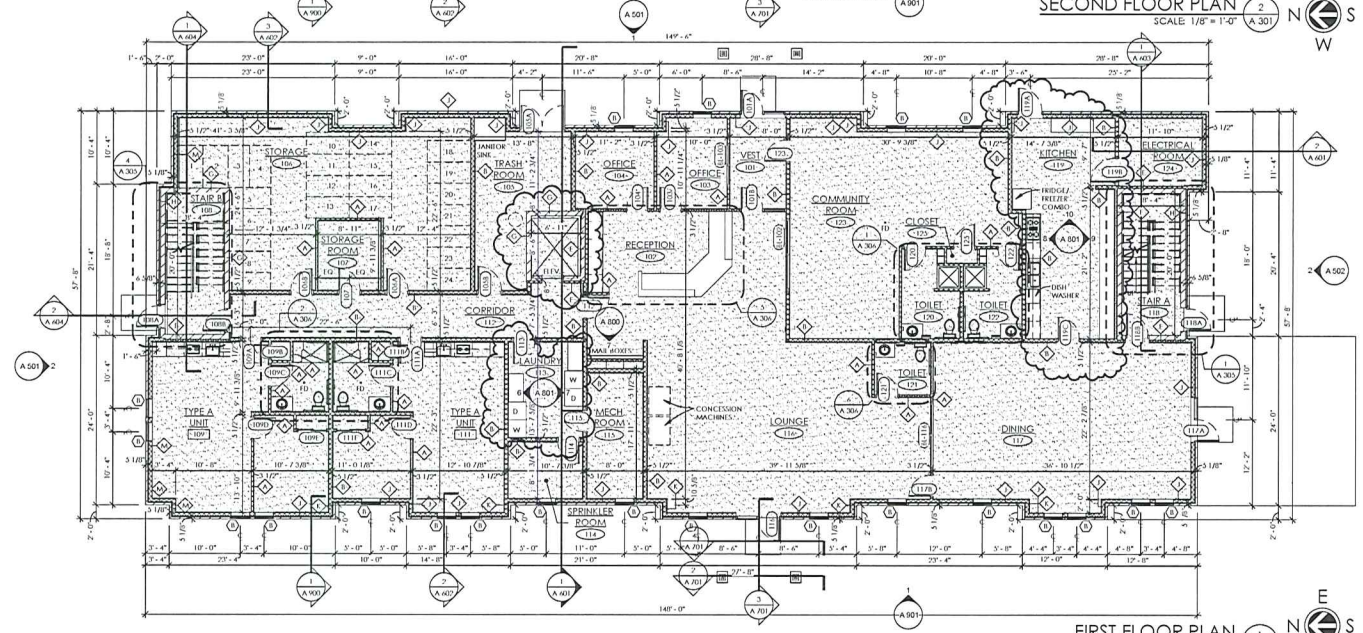
201
PROJ. NO. 2014-40



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



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

ABACUS ARCHITECTS

REVISIONS:
AD#1 10-20-15

BIDDERS 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

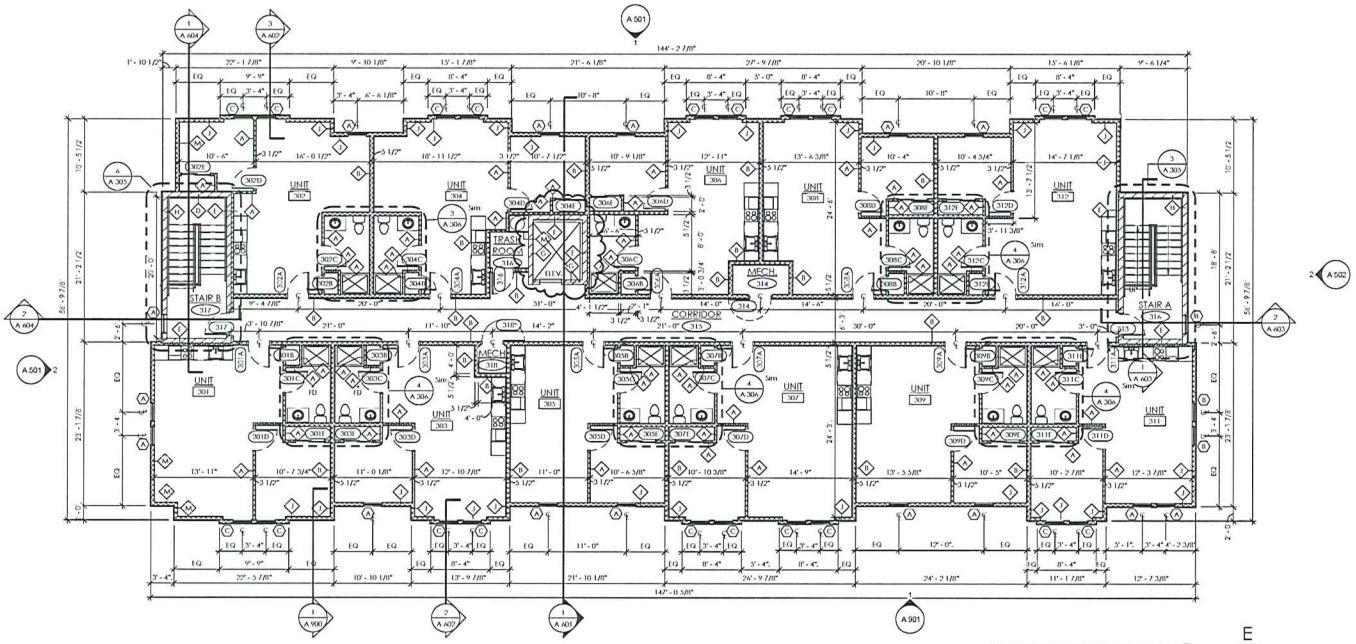
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444

DRAWN BY: EWH

CHECKED BY: KK

A
301

PROJ. NO. 2014-40



THIRD FLOOR PLAN (1 / A 302)
SCALE: 1/8" = 1'-0"

N E S W

ABACUS ARCHITECTS

REVISIONS:

HOW TO BIDDERS
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ISSUE DATE: AUGUST 28TH, 2015

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ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444

DRAWN BY: EWH

CHECKED BY: KK

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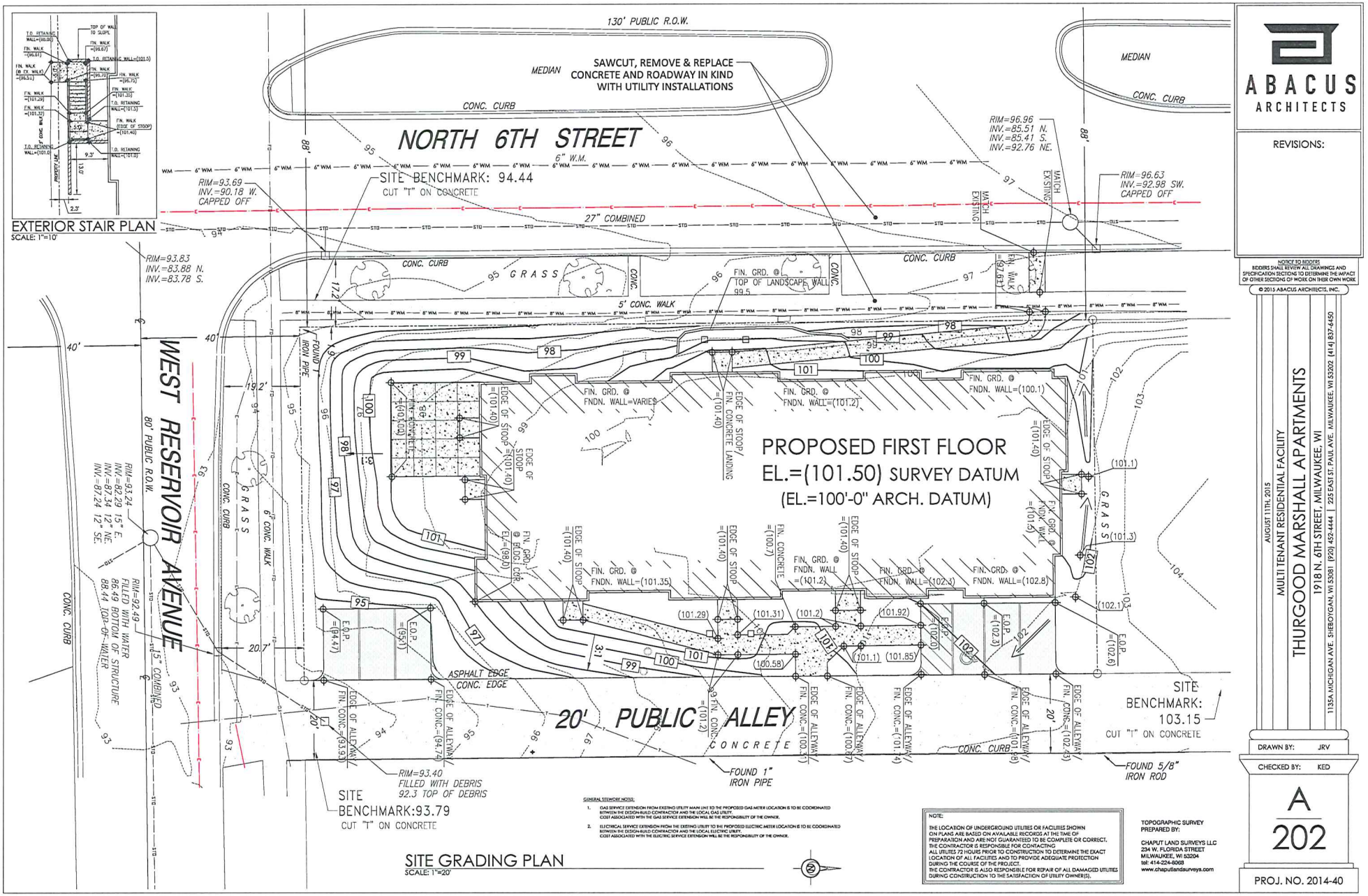
302

PROJ. NO. 2014-40



EXTERIOR STAIR PLAN
SCALE: 1"=10'

SITE GRADING PLAN
SCALE: 1"=20'

GENERAL SITEWORK NOTES:

1. 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.
2. 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 ELECTRIC SERVICE EXTENSION WILL BE THE RESPONSIBILITY OF THE OWNER.

NOTE:
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THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNER(S).

TOPOGRAPHIC SURVEY PREPARED BY:
CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
tel: 414-224-8068
www.chaputlandsurveys.com

ABACUS ARCHITECTS

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DRAWN BY: JRV
CHECKED BY: KED

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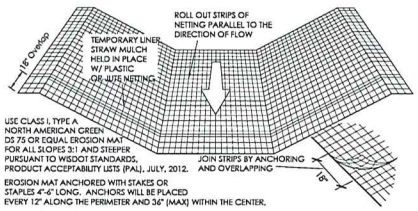
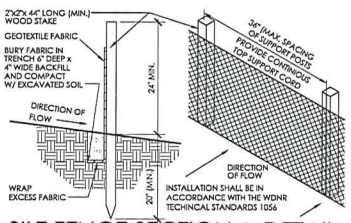
202

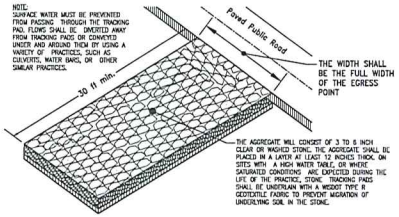
PROJ. NO. 2014-40



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



SILT FENCE SECTION & DETAIL



CONSTRUCTION ENTRANCE DETAIL
NO SCALE

STANDARD DETAIL DRAWINGS:
WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARDS
1056 – SILT FENCE
1057 – STONE TRACKING PAD AND TIRE WASHING
1060 – STORM DRAIN INLET PROTECTION

LEGEND
- PROPOSED SILT FENCE AND CONSTRUCTION FENCE
- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE (STONE TRACKING PAD)

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

RIM=96.63
INV.=92.98 SW.
CAPPED OFF

PROPOSED SILT FENCE
(AROUND PERIMETER OF SITE)

27" COMBINED

PROPOSED FIRST FLOOR
EL.=(101.50) SURVEY DATUM
(EL.=100'-0" ARCH. DATUM)

CONSTRUCTION ENTRANCE
(STONE TRACKING PAD)

20' PUBLIC ALLEY

S 1ST RESERVOIR AVENUE

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

15" COMBINED

RIM=93.40
FILLED WITH DEBRIS
92.3 TOP OF DEBRIS

INDICATES INLET PROTECTION REQUIRED

EROSION CONTROL PLAN
SCALE: 1"=20'

GENERAL SITEWORK NOTES:
1. ALL DISTURBED AREAS SHALL BE TOPSOILED (4" MIN.), FERTILIZED, SEEDED AND MULCHED.
2. THE SEED MIXTURE SHALL BE WIS DOT MIXTURE #10 APPLIED AT A RATE OF 3 POUNDS PER THOUSAND SQUARE FEET. ALL SLOPES EXCEEDING 4:1 SHALL BE EROSION MATTED PER DETAIL SHOWN.
3. 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 SEEDED AND MULCHED.
4. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING, INSPECTION 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 WEEKLY IF NO RAINFALL OCCURS.
5. GRADING CONTRACTOR SHALL BE RESPONSIBLE TO CONTRACT LANDSCAPE CONTRACTOR TO RESTORE ALL AREAS OF CONSTRUCTION SITE.

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.

ABACUS ARCHITECTS

REVISIONS:

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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) 837-6450

DRAWN BY: JRV
CHECKED BY: KED

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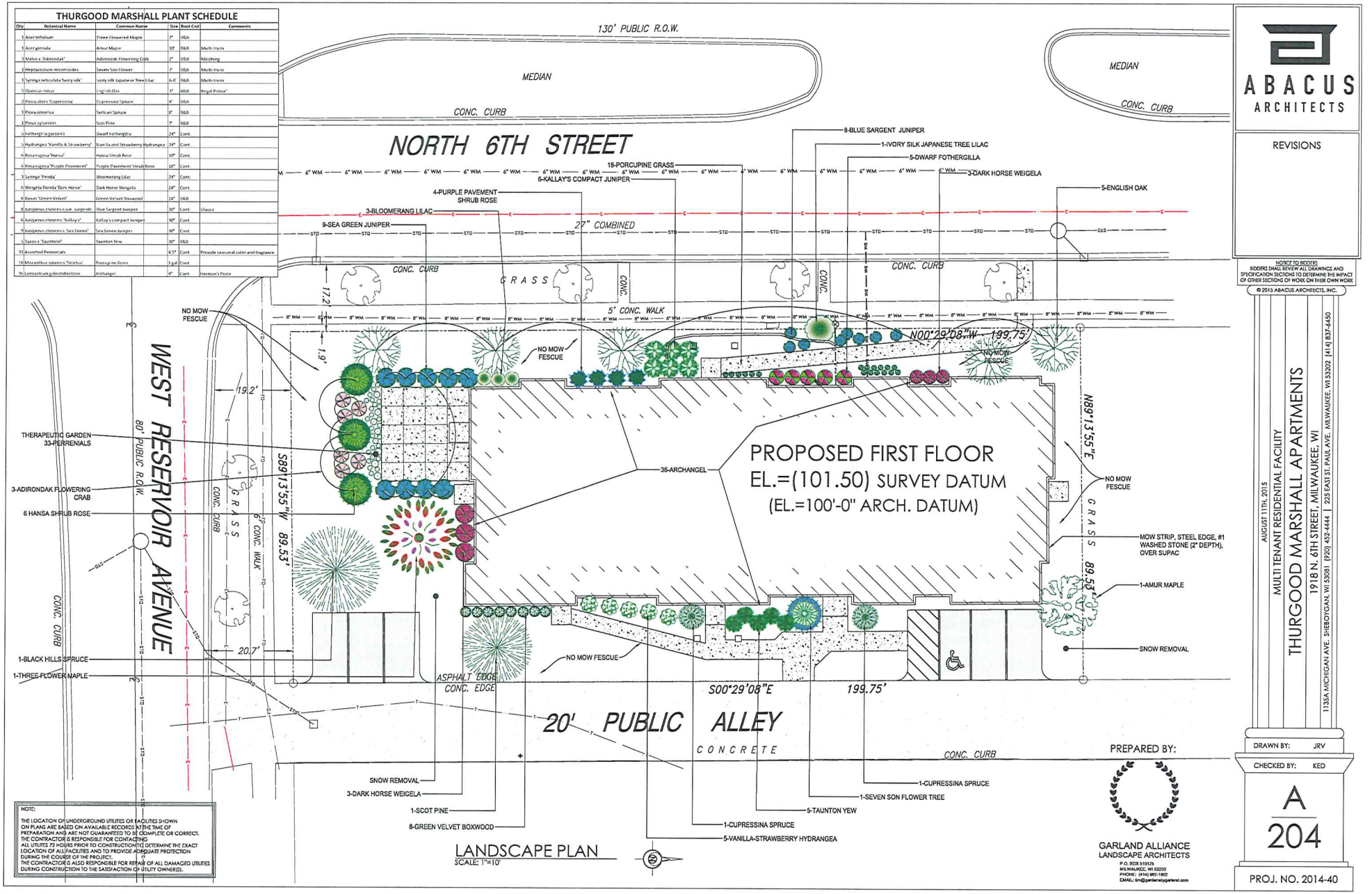
PROJ. NO. 2014-40

THURGOOD MARSHALL PLANT SCHEDULE

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
1	Acer triflorum	Three Flowered Maple	2"	B&B	
1	Acer ginnala	Amur Maple	10'	B&B	Multi-trunk
3	Malus x 'Adirondak'	Adirondak Flowering Crab	2"	B&B	Matching
1	Heptacodium miconioides	Seven Son Flower	2"	B&B	Multi-trunk
1	Syringa reticulata 'Ivory silk'	Ivory silk Japanese Tree Lilac	6-8'	B&B	Multi-trunk
5	Quercus robur	English Oak	3"	B&B	Regal Prince'
2	Picea abies 'Cupressina	Cupressina Spruce	6'	B&B	
1	Picea omorika	Serbian Spruce	8'	B&B	
1	Pinus sylvestris	Scot Pine	7'	B&B	
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'	Bloomerang Lilac	24"	Cont.	
6	Weigela florida 'Dark Horse'	Dark Horse Weigela	24"	Cont.	
8	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	B&B	
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	60"	Cont.	
5	Taxus x 'Tauntonii'	Taunton Yew	30"	B&B	
33	Assorted Perennials		4.5"	Cont.	Provide seasonal color and fragrance
18	Miscanthus sinensis 'Strictus'	Porcupine Grass	1 gal	Cont.	
76	Lamastrum galeobdolon	Archangel	4"	Cont.	Herman's Pride



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).

LANDSCAPE PLAN
SCALE: 1"=10'

PREPARED BY:

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LANDSCAPE ARCHITECTS
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ABACUS ARCHITECTS

REVISIONS

NOTICE TO BIDDERS
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AUGUST 11TH, 2015

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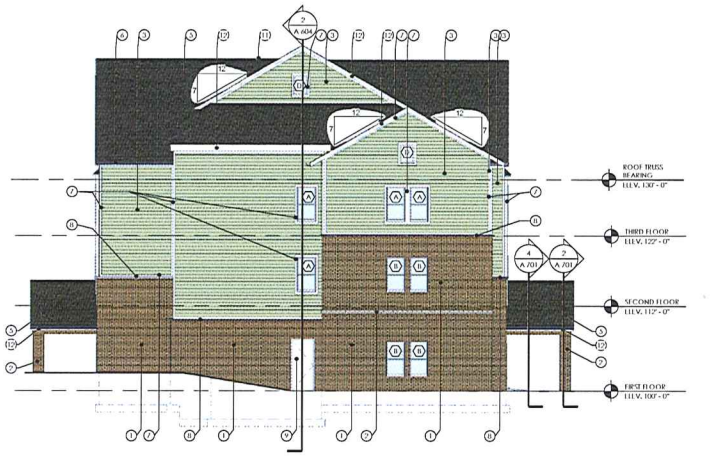
EAST COLORED ELEVATIONS (1 / A 902)
SCALE: 1/8" = 1'-0"

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	PRE-FINISHED GUTTERS AND DOWNSPOUTS
7	STRAND SUBSTATE TRIM
8	CULTSTONE SILL
9	HOLLOW METAL DOOR
10	ALUMINUM ENTRANCE DOOR
11	RIDGE VENT
12	PRE-FINISHED METAL FASCIA



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

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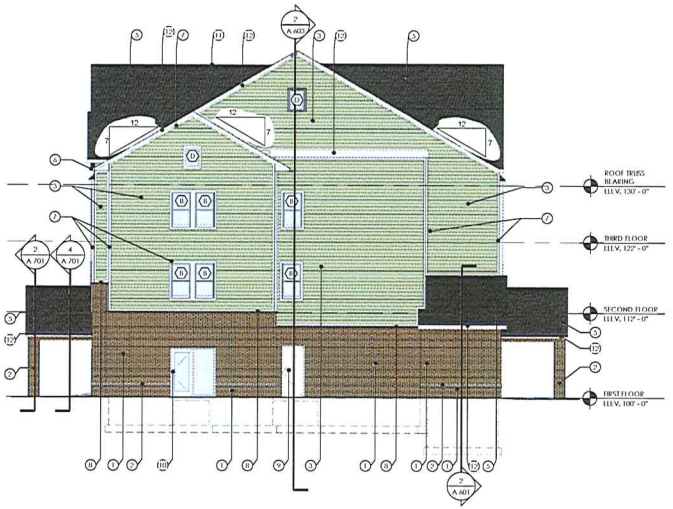
WEST COLORED ELEVATIONS (1 / A 903)
SCALE: 1/8" = 1'-0"

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	PRE-FINISHED GUTTERS AND DOWNSPOUTS
7	STRAND SUBSTATE TRIM
8	CUT STONE SILL
9	HOLLOW METAL DOOR
10	ALUMINUM ENTRANCE DOOR
11	RIDGE VENT
12	PRE-FINISHED METAL FASCIA



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

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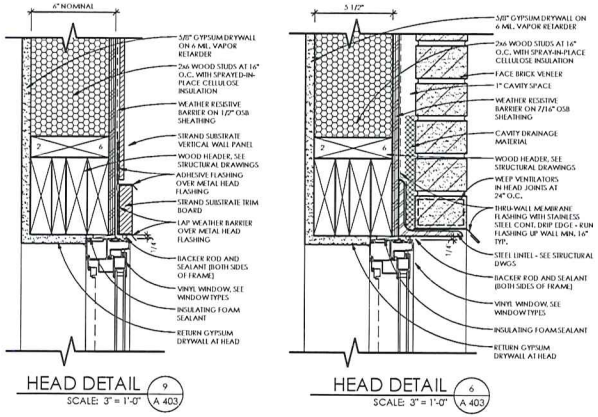
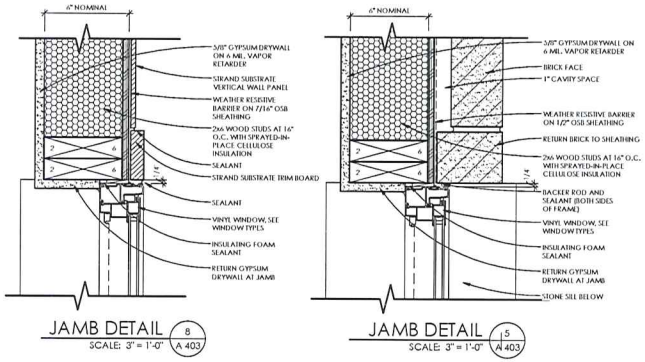


HEAD DETAIL 9 A 403 — SCALE: 3" = 1'-0"

HEAD DETAIL 6 A 403 — SCALE: 3" = 1'-0"

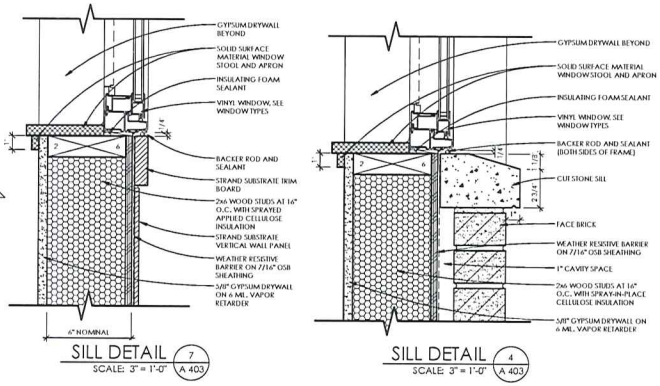
HEAD DETAIL 3 A 403 — SCALE: 3" = 1'-0"



JAMB DETAIL 8 A 403 — SCALE: 3" = 1'-0"

JAMB DETAIL 5 A 403 — SCALE: 3" = 1'-0"

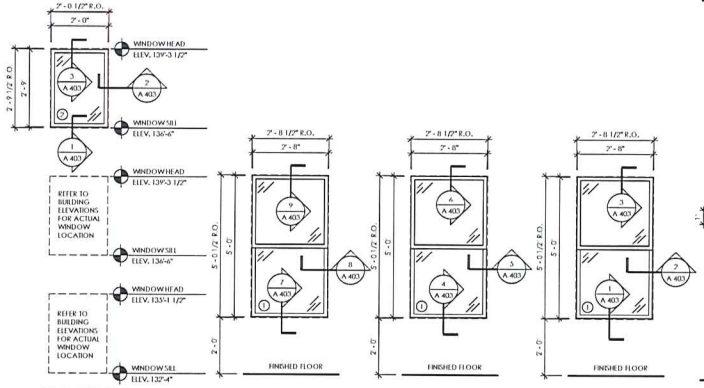
JAMB DETAIL 2 A 403 — SCALE: 3" = 1'-0"



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

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

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



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

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SIGNAGE ELEVATION

SCALE: 1" = 10'-0"

AUGUST 28TH, 2015

THURGOOD MARSHALL APARTMENTS

1918 NORTH 6TH STREET, MILWAUKEE, WI

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