

234 MULTIFAMILY DEVELOPMENT

234 S WATER STREET
MILWAUKEE, WI 53204

OWNER	GENERAL CONTRACTOR	PROJECT ARCHITECT	STRUCTURAL ENGINEER	CIVIL ENGINEER
KAEDING DEVELOPMENT GROUP 7900 INTERNATIONAL DR, STE 910 BLOOMINGTON, MN 55425 P: 952.229.4433 WWW.KAEDING-GROUP.COM	VJS CONSTRUCTION SERVICES W233 N2847 ROUNDY CIRCLE WEST PEWaukee, WI 53072 P: 262.542.9000 VJSCS.COM	BRIAN GRIEBL, AIA VJS CONSTRUCTION SERVICES W233 N2847 ROUNDY CIRCLE WEST PEWaukee, WI 53072 P: 262.542.9000 VJSCS.COM	PIERCE ENGINEERING, INC 305 N PLANKINTON AVE, STE 101 MILWAUKEE, WI 53203 P: 414.278.90200	KAPUR 7711 N PORT WASHINGTON RD MILWAUKEE, WI 53217 P: 414.751.7200 WWW.KAPURINC.COM



KAEDING DEVELOPMENT GROUP
THE EVERETT - MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204



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ISSUED & REVISED

PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2024
DRAWN BY	BG
CHECKED BY	BG

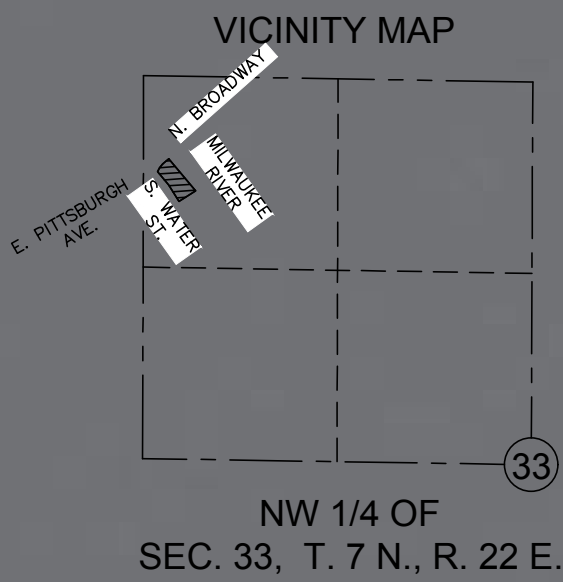
TITLE SHEET

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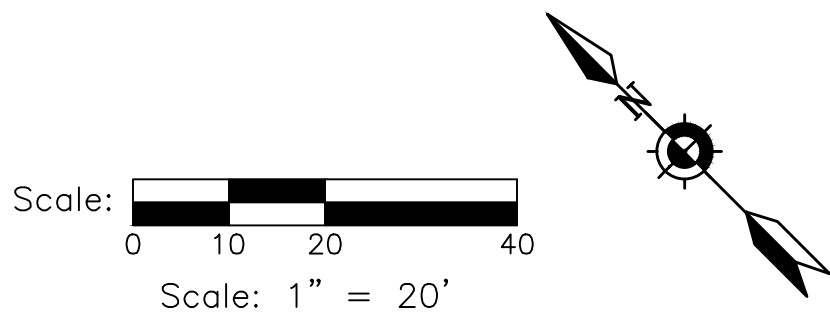


BEING THAT PART OF GOV'T LOT 3 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



HORIZONTAL DATUM IS THE WISCONSIN COUNTY COORDINATE SYSTEM MILWAUKEE COUNTY ZONE NAD83 (2011). NORTH IS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 33-7-22 MEASURED AS 3000'±54"W.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM N 1/4 CORNER OF SECTION 32-7-22, ELEV. 530.6 (COMPUTED, APPLYING CONVERSION FACTOR OF 580.603 TO SEWERC ELEVATION OF 585.909). SITE BENCHMARK IS ADCE MONUMENT ELEVATION 14.927



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20181403130, 20181403137

- LEGEND**
- = BENCH MARK
 - ▲ = CONTROL POINT
 - ⊗ = CHISELED MARK FOUND
 - ✕ = CUT CROSS SET
 - = FOUND 1" P OR MONUMENTATION AS NOTED
 - = 1-1/4" O.D.x24" LONG, IRON PIPE SET, WEIGHING 1.68 LBS./FT.
 - = SECTION CORNER MON.
 - △ = FOUND MAG/PK
 - ▲ = SET MAG NAIL
 - (R.A.) = RECORDED AS
 - ⊗ = WATER VALVE
 - ⊗ = FIRE HYDRANT
 - ⊗ = SOIL BORING
 - 970.90 = SPOT ELEVATION
 - ⊗ = BUSH, SHRUB
 - = POLE/POST/BOLLARD
 - = BOULDER
 - WMO = WINDMILL
 - ⊗ = PULLBOX
 - ⊗ = MANHOLE TYPE NOTED
 - SA = SANITARY SEWER MANHOLE
 - ⊗ = STORM SEWER MANHOLE
 - ⊗ = ELECTRIC MANHOLE
 - ⊗ = TELEPHONE MANHOLE
 - ⊗ = WATER MANHOLE
 - ⊗ = UTILITY METER
 - ⊗ = SPRINKLER
 - ⊗ = GUY WIRE POLE
 - ⊗ = LIGHT POLE
 - ⊗ = PEDESTAL
 - ⊗ = POWER POLE
 - ⊗ = POWER/LIGHT POLE
 - ⊗ = TRAFFIC SIGNAL
 - ⊗ = CURB STOP
 - ⊗ = INLET
 - ⊗ = CURB INLET
 - ⊗ = GAS VALVE
 - ⊗ = LIGHT POLE WITH MAST
 - ⊗ = TREE (CONIFEROUS) DRIP LINE SCALABLE
 - ⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
 - ⊗ = TREE STUMP
 - ⊗ = FOUND REBAR
 - ⊗ = CLEANOUT
 - ⊗ = FLAG POLE
 - ⊗ = UTILITY MARKER POST
 - ⊗ = WELL
 - ⊗ = MONITORING WELL
 - ⊗ = SIGN ON POST
 - ⊗ = PARKING METER
 - ⊗ = UTILITY CONTROL BOX
 - ⊗ = UNKNOWN UTILITY VALVE
 - FL. EL. = FIRST FLOOR ELEVATION
 - ⊗ = BUILDING OUTLINE
 - 3 — = MINOR CONTOUR
 - 5 — = MAJOR CONTOUR
 - ○ — = FENCE
 - X — = BEAM GUARD
 - X — = CHAINLINK FENCE
 - W — = WOODED AREA/SHRUB EDGE
 - W — = WATER MAIN
 - ST — = STORM SEWER
 - SAN — = SANITARY SEWER
 - COMB — = COMBINED SEWER
 - G — = NATURAL GAS MAIN
 - T — = UNDERGROUND TELEPHONE
 - E — = UNDERGROUND ELECTRIC
 - OH — = OVERHEAD UTILITY LINES
 - FO — = UNDERGROUND FIBER OPTIC
 - TV — = UNDERGROUND CABLE TV
 - BES — = BUREAU OF ELEC. SERV. CL. MIL.
 - STM — = STEAM LINE
 - C — = COMMUNICATION CONDUIT
 - (P) IN LIFESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
 - ⊗ = ASPHALT SURFACE
 - ⊗ = CONCRETE SURFACE
 - ⊗ = WETLANDS

NOT FOR CONSTRUCTION

KAEDING DEVELOPMENT GROUP

234 MULTIFAMILY DEVELOPMENT

234 S WATER STREET
MILWAUKEE, WI 53204

PIERCE ENGINEERS, INC.
222 West Washington Ave, Suite 650
Madison, WI 53703
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www.pierceengineers.com
PE Project: 240239

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ISSUANCE & REVISION

PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2026
DRAWN BY	BC
CHECKED BY	BC

EXISTING CONDITIONS PLAN

C100

MILWAUKEE RIVER

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO: MINN. STATE OR LOCAL PLUMBING, WOOD, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF S&B UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
PROPERTY LINE
EASEMENT LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNDESIRABLE & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNDESIRABLE GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAR & GRUB VEGETATION, REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
- SAWCUT FULL DEPTH

- TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- UTILITY STRUCTURE REMOVAL/ABANDONMENT

- SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING BARGE AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS.
- COORDINATE EXISTING FENCE REMOVAL WITH ADJACENT PROPERTY OWNER.
- COORDINATE EXISTING SIGN REMOVAL WITH ADJACENT PROPERTY OWNER.
- REMOVE & DISPOSE OF EXISTING PILES.
- REMOVE & DISPOSE OF EXISTING WALL.
- EXISTING DOCKWALL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING STAIRS AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING DECKS AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING DOCKS AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE & DISPOSE OF EXISTING GUARDRAIL.
- REMOVE & RELOCATE EXISTING PEDESTAL. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING PEDESTAL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING ELECTRICAL LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING FIBER OPTIC LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING LIGHT POLE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING LIGHT POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING OVERHEAD POLE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING OVERHEAD POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING OVERHEAD LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & DISPOSE OF EXISTING STORM SEWER.
- REMOVE & DISPOSE OF EXISTING STORM SEWER STRUCTURE.
- REMOVE & CLOSE EXISTING MONITORING WELLS PER NR 141.25.
- EXISTING WATER LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING WATER VALVE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING HYDRANT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- CONTRACTOR TO VERIFY VALVE USE PRIOR TO CONSTRUCTION. IF INACTIVE, REMOVE & DISPOSE OF OFFSITE. IF ACTIVE, CONTRACTOR TO CONTACT ENGINEER.
- CONTRACTOR TO LOCATE, OPEN, AND INVESTIGATE UNKNOWN BURIED STRUCTURE.
- EXISTING STORM SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING ELECTRIC LINE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- REMOVE & RELOCATE EXISTING UTILITY POST. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- REMOVE & RELOCATE EXISTING FIBER OPTIC LINE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING ELECTRIC MANHOLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING SEA WALL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

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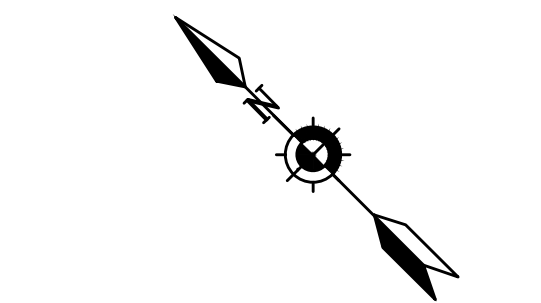
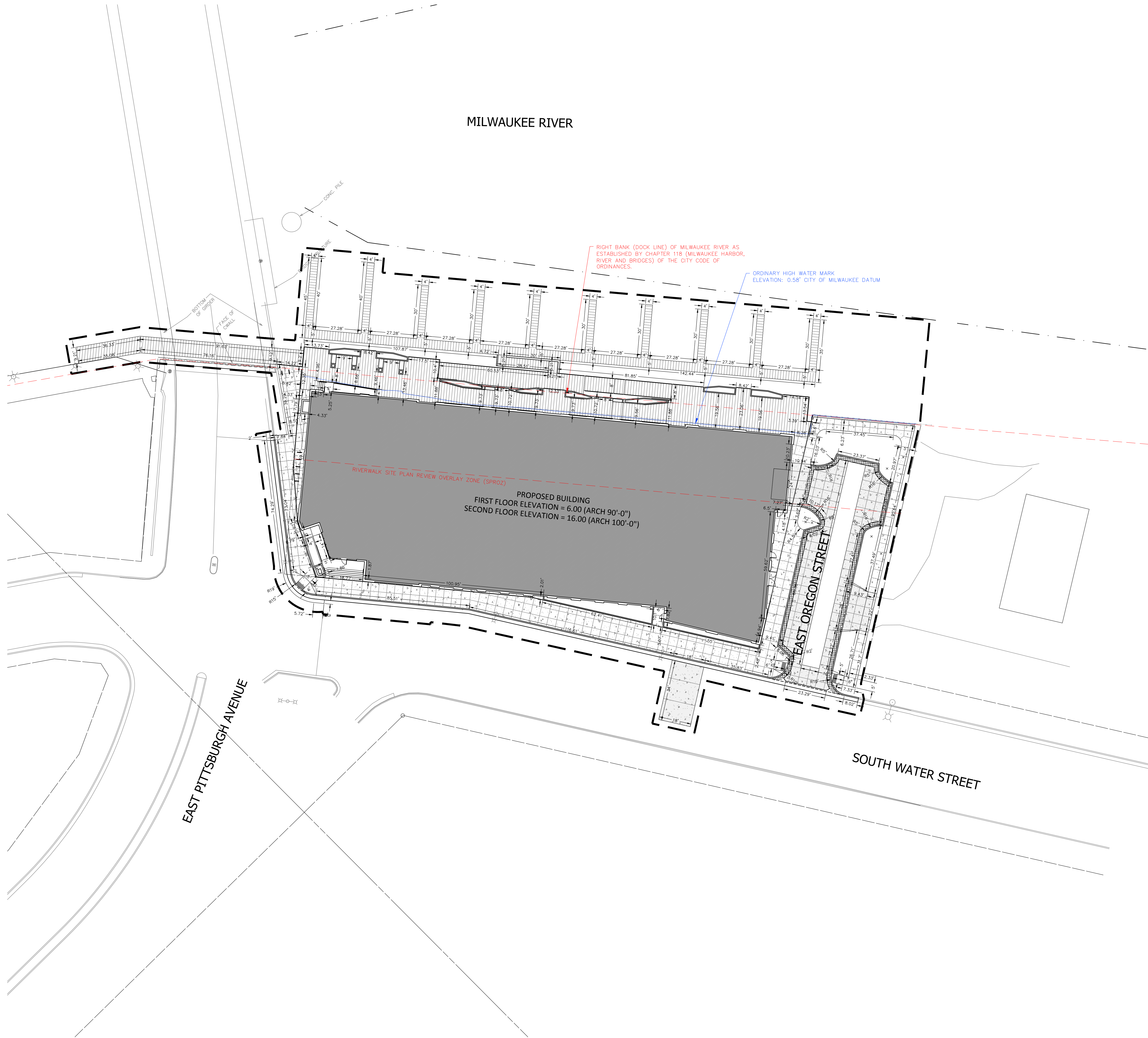
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Scale: 1" = 20'

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4/30/2026 9:27:42 AM



Scale: 0 10 20 40
Scale: 1" = 20'

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KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE

NOT FOR CONSTRUCTION

PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2026
DRAWN BY	BG
CHECKED BY	BG

SITE SIGNAGE & TRAFFIC CONTROL PLAN

C103

kapur

PE
PIERCE ENGINEERS, INC.
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608.256.7504
www.pierceengineers.com
PE Project: 240239

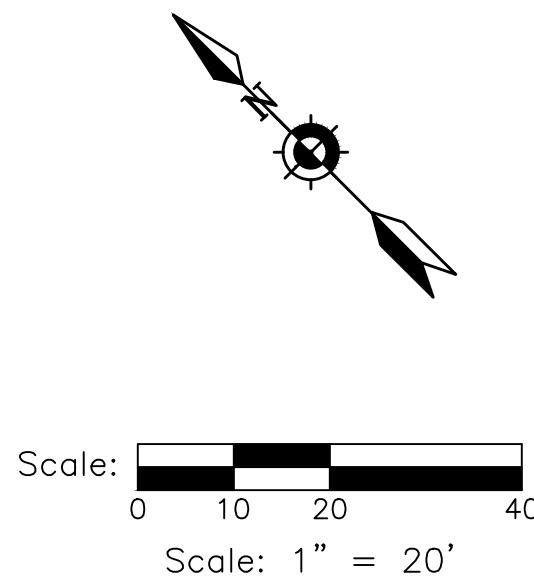
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ISSUANCE & REVISION



KAEDING DEVELOPMENT GROUP
234 MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204

4/30/2026 9:27:42 AM



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KEY INDEX	
	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED SPOT GRADE
	MATCH EXISTING GRADE
	PROPOSED TOP OF CURB GRADE, REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION, GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
	MATCH EXISTING TOP OF CURB GRADE
	PROPOSED TOP OF WALL

NOT FOR CONSTRUCTION



Scale:  0 10 20 40
Scale: 1" = 20'

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UTILITY NOTES

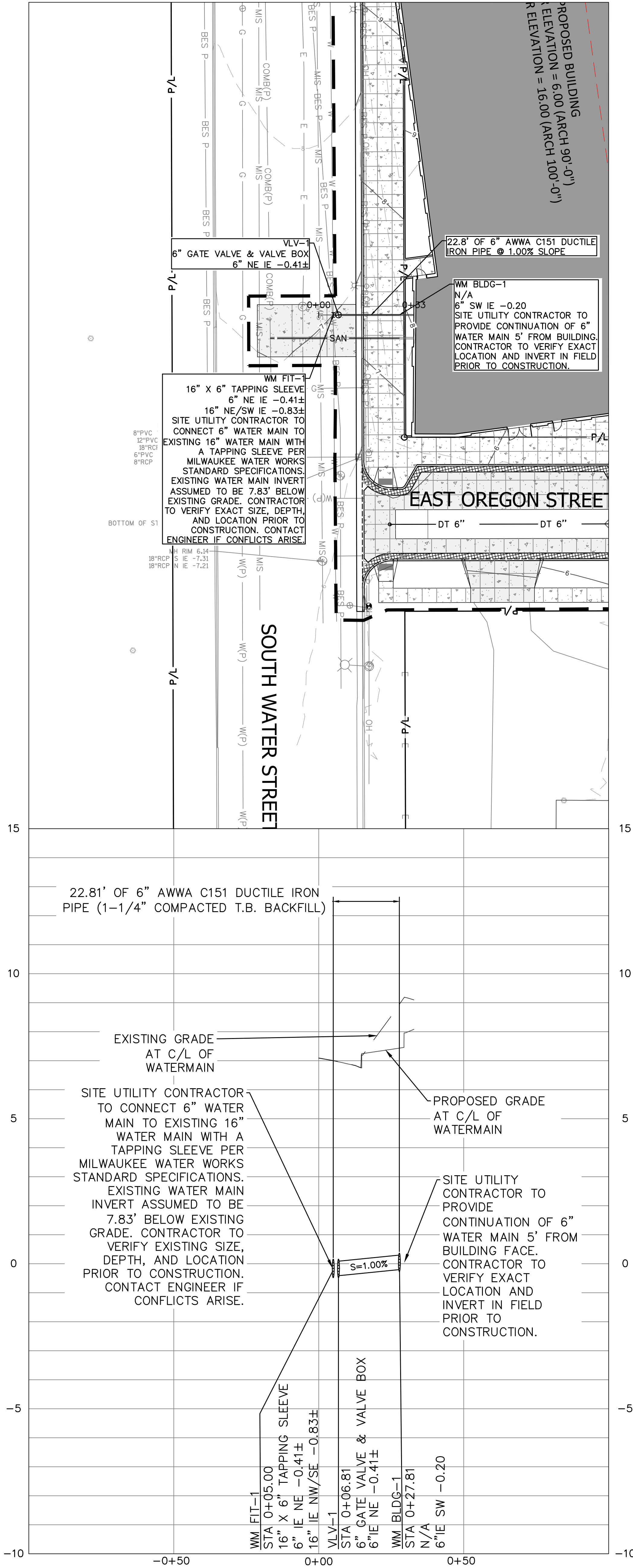


KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER SEWER SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF CONNECTION SHALL BE THE LOWEST POINT OF THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE GRADE OF THE SELLER'S DRAINAGE GROOVES TO THE LOWEST POINT OF THE TONGUE AND GROOVE PIPE, POINTING UPWARD. WHEN A NEW MANHOLE IS REQUIRED, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE DEMOLITION AND OVERLAYING OF EXISTING SEWER LINES SHALL BE THE CONTRACTOR'S PART. PROPERTY OWNER AND DIGGER'S HOUSING, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGER'S HOUSING. WHILE THIS COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF EXISTING RECORDS, DESIGN APPROVALS, AND RECORDS OF THE STATE OF WORK, STATE OR LOCAL PLUMBING, WDO, COUNTY, AND STORM WATER MANHOLE RECORDS.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOUSING TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING MANHOLES TO COME TO THE SURFACE.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES AND STRUCTURES WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL, FIBER OPTIC, CABLE, GAS, WATER, AND SEWER. THE CONTRACTOR SHALL VERIFY THE UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES, AND INCLUDING IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER CONNECTIONS PER THE PROJECT SPECIFICATIONS.

KEY INDEX

	PROJECT LIMITS	
	PROPERTY LINE	
	EASEMENT LINE	
	STORM CATCH BASIN WITH CURB BOX FRAME & GRATE	(10) C202
	WATER MAIN TAPPING SLEEVE	
	WATER MAIN VALVE	
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN	
	CONTRACTOR TO PROVIDE CONTINUATION OF 10" STORM SEWER 5 FEET FROM BUILDING. CONTRACTOR TO VERIFY EXACT DEPTH AND LOCATION IN FIELD.	
	CONTRACTOR TO PROVIDE CONTINUATION OF 8" SANITARY SEWER 5 FEET FROM BUILDING. CONTRACTOR TO VERIFY EXACT DEPTH AND LOCATION IN FIELD.	
	CONTRACTOR TO PROVIDE CONTINUATION OF 8" WATER MAIN 5 FEET FROM BUILDING. CONTRACTOR TO VERIFY EXACT DEPTH AND LOCATION IN FIELD.	
	CONTRACTOR TO CONNECT 8" SANITARY SEWER TO EXISTING 16" COMBINED SEWER LINES UP UNDER QUADRANT COURED TEE CONNECTION PER CITY OF MILWAUKEE STANDARD SPECIFICATIONS. CONTRACTOR TO VERIFY EXACT LOCATION, SIZE, AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.	
	CONTRACTOR TO CONNECT 8" WATER MAIN TO EXISTING 16" WATER MAIN WITH TAPPING SLEEVE PER CITY OF MILWAUKEE WATER WORKS STANDARD SPECIFICATIONS. EXISTING WATER MAIN INVERT ASSUMED TO BE 7.8' UNDER EXISTING GRADE. CONTRACTOR TO VERIFY EXACT LOCATION, SIZE, AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.	
	CONTRACTOR TO INSTALL BACKFLOW PREVENTER ON ST-2.3, 12.2' NORTHEAST OF GS-1.	



Scale: 0 10 20 40
Scale: 1" = 20' HOR.
1" = 2' VERT.

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- ### UTILITY NOTES
- CAUTION** KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.
- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPWARD. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
 - THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
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KEY INDEX	
	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
	WATER MAIN TAPPING SLEEVE
	WATER MAIN VALVE
	STORM SEWER
	SANITARY SEWER
	WATER MAIN

NOT FOR CONSTRUCTION

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kapur

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PE Project: 240239

CHANGES AND SPECIFICATIONS ALLOWED BY THE
OF SEWERAGE AND WATER DEPARTMENT OF WISCONSIN
CONTRACTOR SHALL BE RESPONSIBLE FOR THE
ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE
FOR THE DESIGN OF THE PROJECT OR FOR ANY
PROJECT OWNER HAS SPECIFICALLY AUTHORIZED
PIERCE ENGINEERS AND SHALL BE RESPONSIBLE FOR
PIERCE ENGINEERS IN THE STATE OF WISCONSIN OR
ANY OTHER STATE OR COUNTRY.

ISSUANCE & REVISION

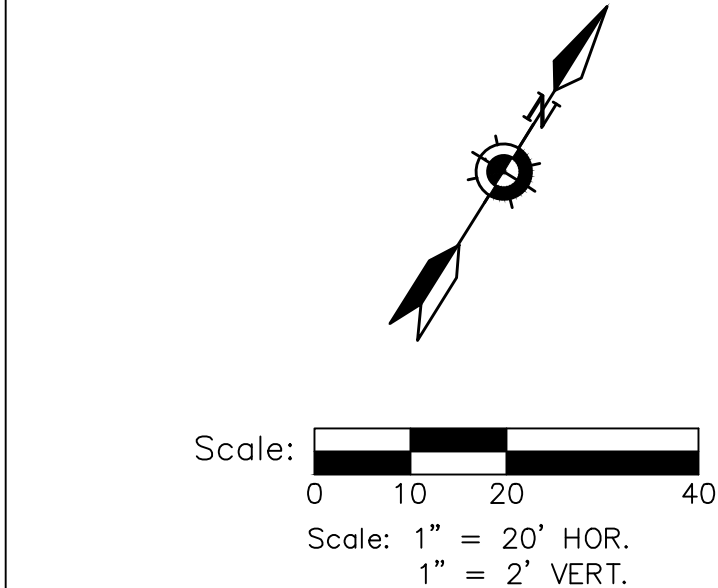
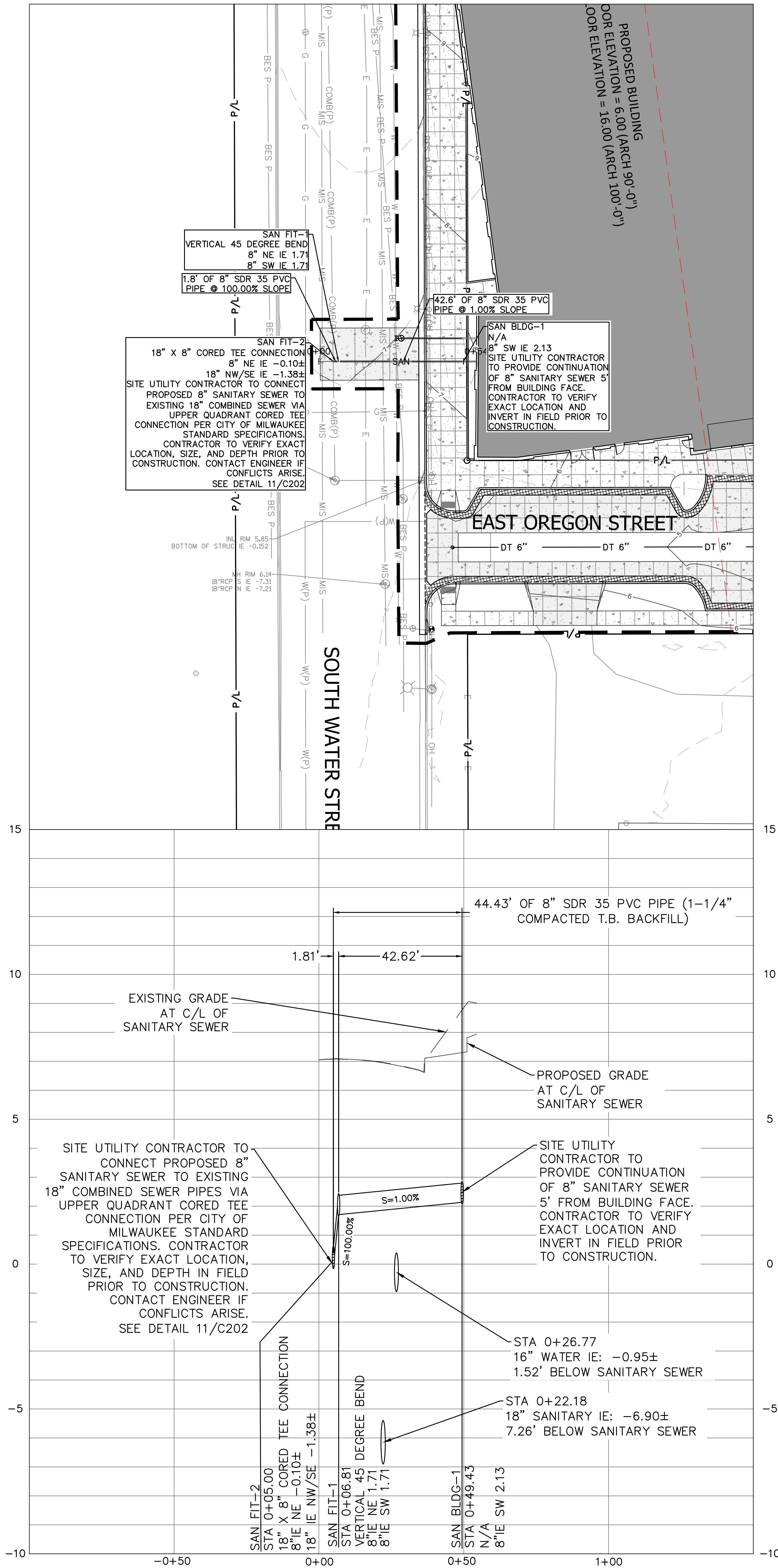
PROJECT NUMBER: 8250079
PROJECT ISSUED: 2/16/2026
DRAWN BY: BG
CHECKED BY: BG

WATERMAIN PLAN &
PROFILE

C105A

vjs
CONSTRUCTION
SERVICES





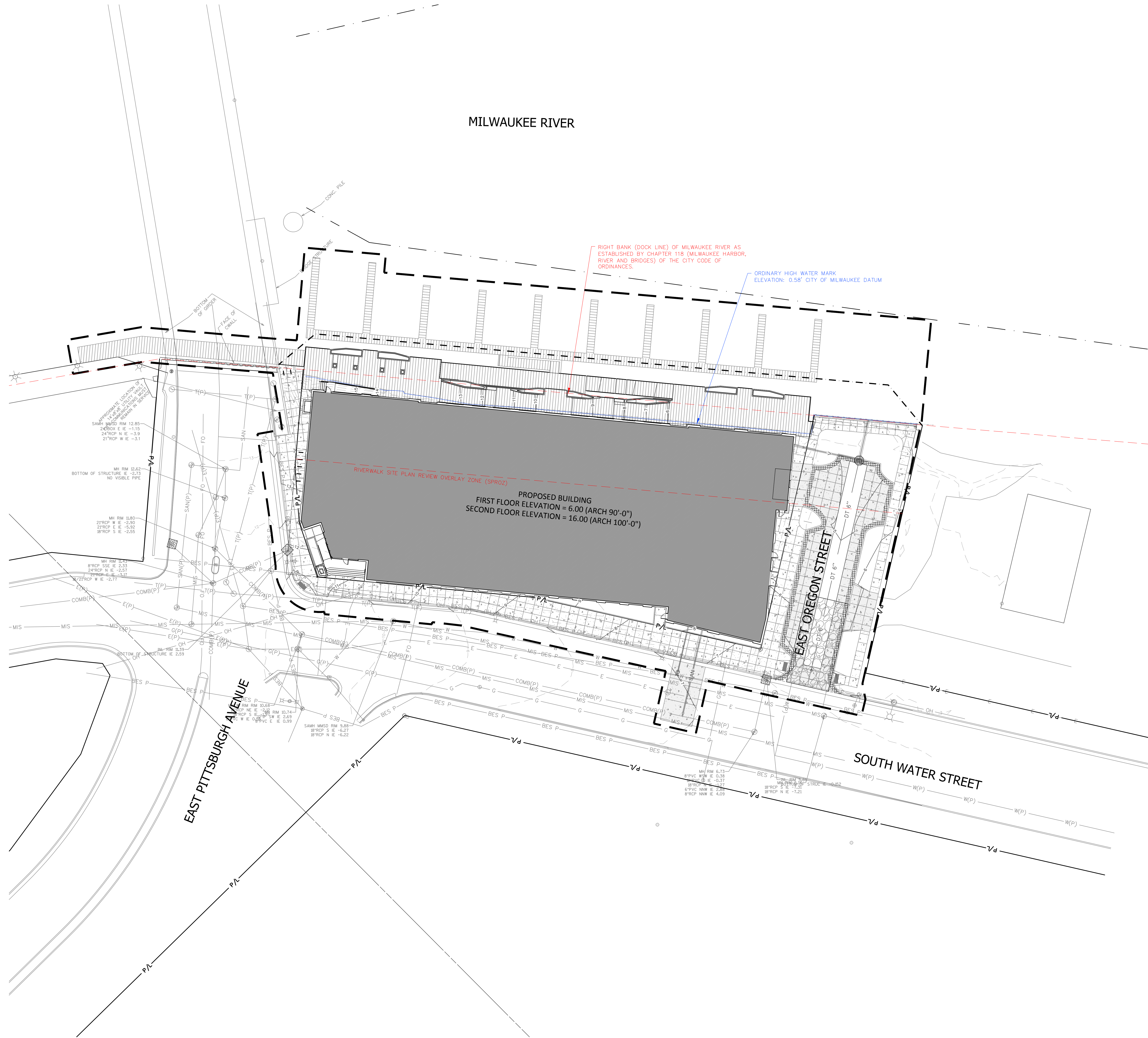
DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

- UTILITY NOTES**
- CAUTION** KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.
- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID, AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
 - FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX	
	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
	WATER MAIN TAPPING SLEEVE
	WATER MAIN VALVE
	STORM SEWER
	SANITARY SEWER
	WATER MAIN

NOT FOR CONSTRUCTION

4/30/2026 9:27:42 AM



MILWAUKEE RIVER

RIGHT BANK (DOCK LINE) OF MILWAUKEE RIVER AS ESTABLISHED BY CHAPTER 118 (MILWAUKEE HARBOR, RIVER AND BRIDGES) OF THE CITY CODE OF ORDINANCES.

ORDINARY HIGH WATER MARK
ELEVATION: 0.58' CITY OF MILWAUKEE DATUM

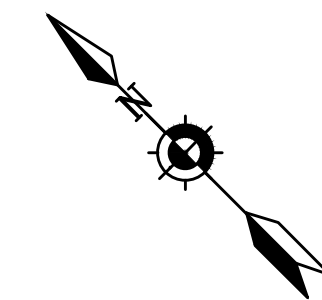
RIVERWALK SITE PLAN REVIEW OVERLAY ZONE (SPROZ)

PROPOSED BUILDING
FIRST FLOOR ELEVATION = 6.00 (ARCH 90'-0")
SECOND FLOOR ELEVATION = 16.00 (ARCH 100'-0")

EAST OREGON STREET

EAST PITTSBURGH AVENUE

SOUTH WATER STREET



Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERSHOTLINE
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EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:
----- PRESIDENT
----- STREET
PHONE: (-----)

PROJECT ENGINEER:
RYAN BIRSCHBACH, P.E.
KAPUR & ASSOCIATES, INC.
788 N. JEFFERSON ST. SUITE 900
MILWAUKEE, WI 53202
PHONE: (262) 758-2080

CONSTRUCTION MANAGER:
BRYAN GREER
VJS CONSTRUCTION SERVICES
W233 N 2847 ROUNDY CIRCLE WEST
FENWAUKEE, WI 53072
PHONE: (262) 446-6409

KEY INDEX

PROJECT LIMITS
PROPERTY LINE
EASEMENT LINE
SILT CURTAIN

STONE TRACKING PAD REQUIRED, LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

1 C201
2 C201
3 C201
3 C201

NOT FOR CONSTRUCTION

- ### EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS

4. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER MDM TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE CONTRACTOR SHALL SUBMIT A STABILIZATION SCHEDULE TO THE CITY BY OCTOBER 15, 2010. THE SCHEDULE SHALL ADDITIONALLY SHOW THE DATE WHEN THE SLOPES WILL BE STABILIZED TO THE SCHEDULE IN TABLE 1 BELOW.
5. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
6. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT CURTAIN & INLET FILTER PROTECTION SHALL BE REMOVED AND PROPERLY DISPOSED OF.
7. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS ARE TO BE FORWARDED TO THE CITY.
8. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER MDM TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
9. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE. HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATERING SHALL BE PROVIDED IN AND APPLIED ONCE PER WEEK.
- IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THE PLAN NARRATIVE WILL BE UPDATED AND REAPPROVED BY THE GENERAL CONTRACTOR AND THE CITY AND WORK**

- DEWATERING PLAN

THE CONTRACTOR SHALL ENSURE THAT THE DENEWATING PRACTICES ARE NOT DONE OR EXCEED WDNW TECHNICAL STANDARD NUMBER 1061.

A PAN OR OTHER CONTAMINANT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLAGE. ALL OILS, COAL OILS, AND OTHERS SHALL NOT BE STORED WITHIN NETLANS, NEAR THE STORMWATER POND OR OTHER ON-SITE WATER AREAS.

A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm/s HAS A GRAB TENSILE STRENGTH OF 300 LBS/ MULLLEN BUSTOR OF 580 PSI/ INCHES. THE BAG SHALL BE USED TO HOLD ALL DENEWATING MATERIALS. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.

4. POLYMER APPROVED BY THE WDNW MEETING WDNW TECHNICAL STANDARD 1051 MAY BE USED IN THE BAG. THE POLYMER SHALL BE USED IN THE BAG AND NOT IN THE PUMP. THE POLYMER SHALL BE USED ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNW BEFORE USE ON-SITE FOR WDNW APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACES OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE TOXICITY TESTING DATA TO THE WDNW FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNW USE RESTRICTIONS USE TECHNICAL STANDARD 1051. THE CONTRACTOR SHALL PROVIDE TOXICITY TESTING DATA TO THE WDNW FOR THE SELECTED POLYMER AND WDNW'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNW'S RATE TAKING INTO ACCOUNT THE POLYMER'S TOXICITY TESTING DATA. THE POLYMER SHALL BE USED IN THE BAG. ALL SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.

5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO PREVENT DISSEMINATION OF DENEWATING MATERIALS.

6. A FLOATING Suction HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM A SITE WITH STANDING WATER TO AVOID SUCTION SEDIMENT FROM GRADE.

7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS FOR THE DENEWATING PRACTICES. THE CONTRACTOR SHALL USE THE WDNW COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF DENEWATING MATERIALS. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.

8. DURING DENEWATING ACTIVITIES THE CONTRACTOR SHALL MONITOR DENEWATING PRACTICES AND KEEP A

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

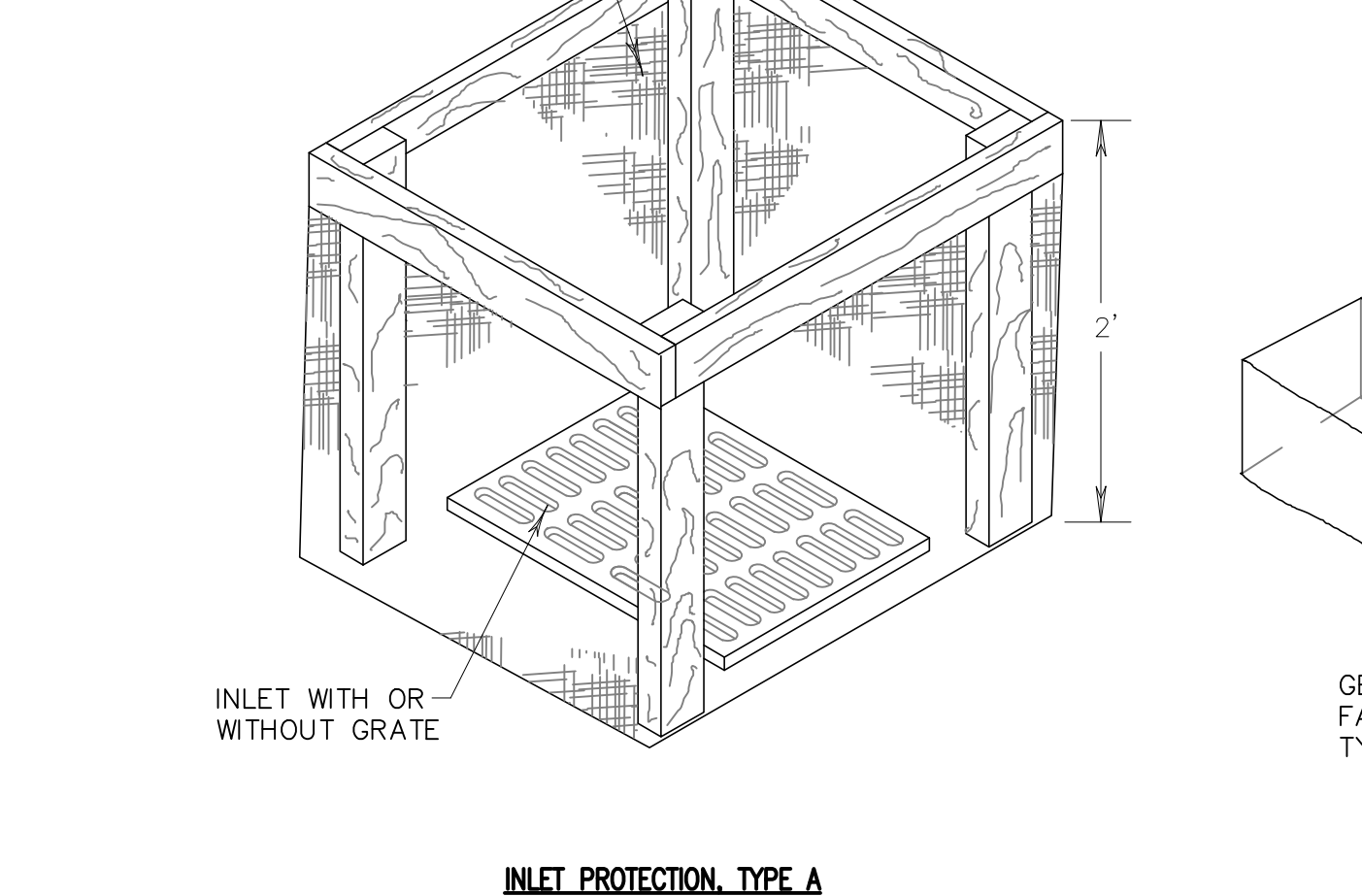
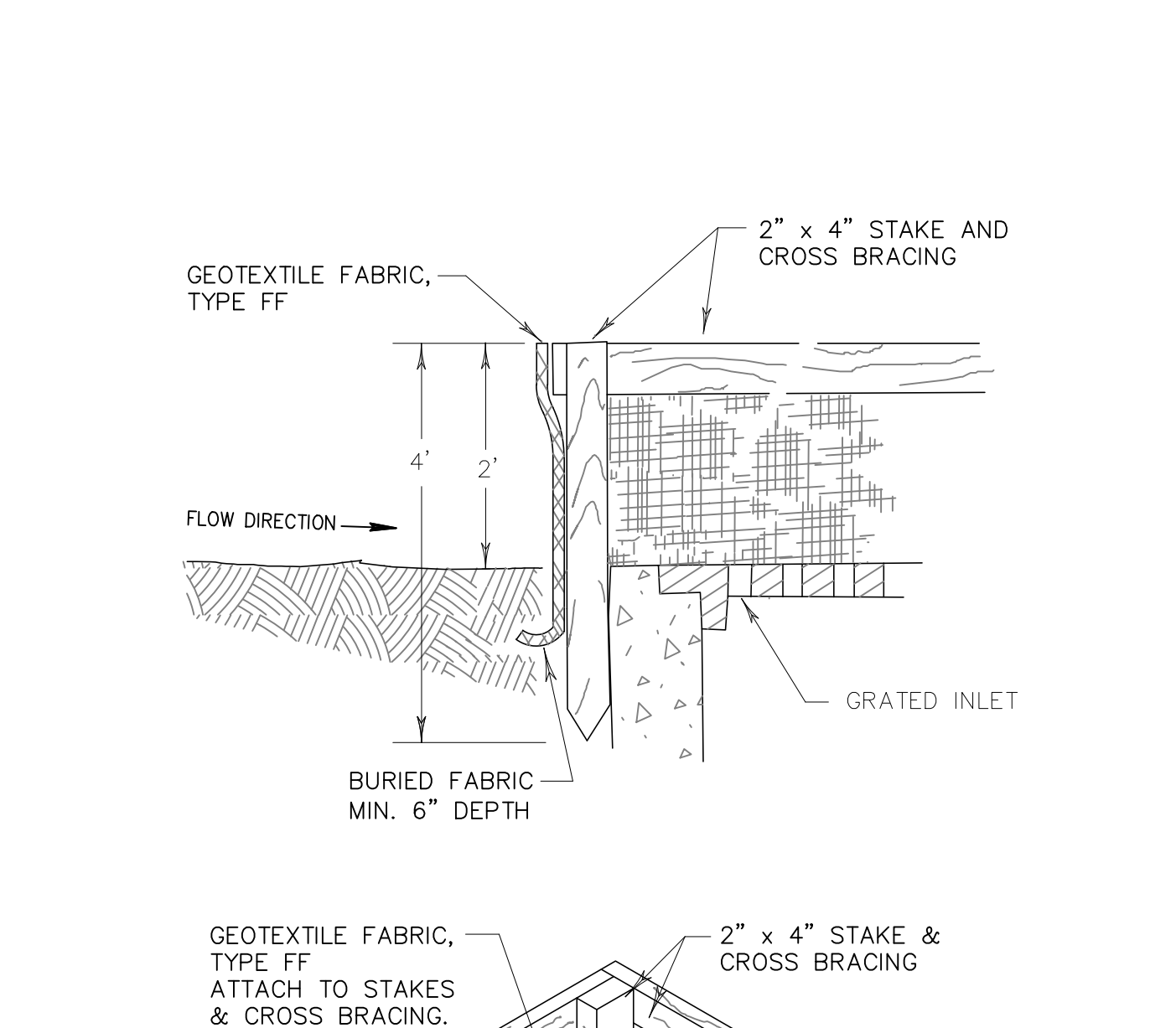
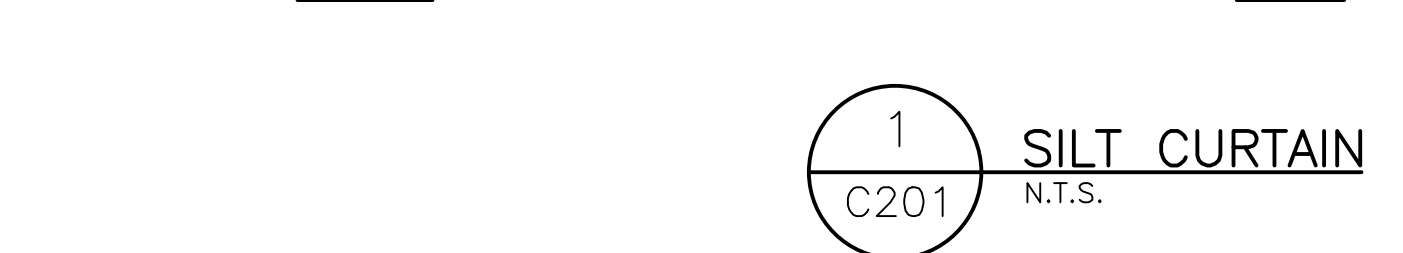
REVIEW THE FOLLOWING FOR MORE INFORMATION

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING –
http://dnr.wi.gov/topic/stormWater/documents/Dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER –
<http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf>

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, NEAR A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACOE.



MANUFACTURED ALT

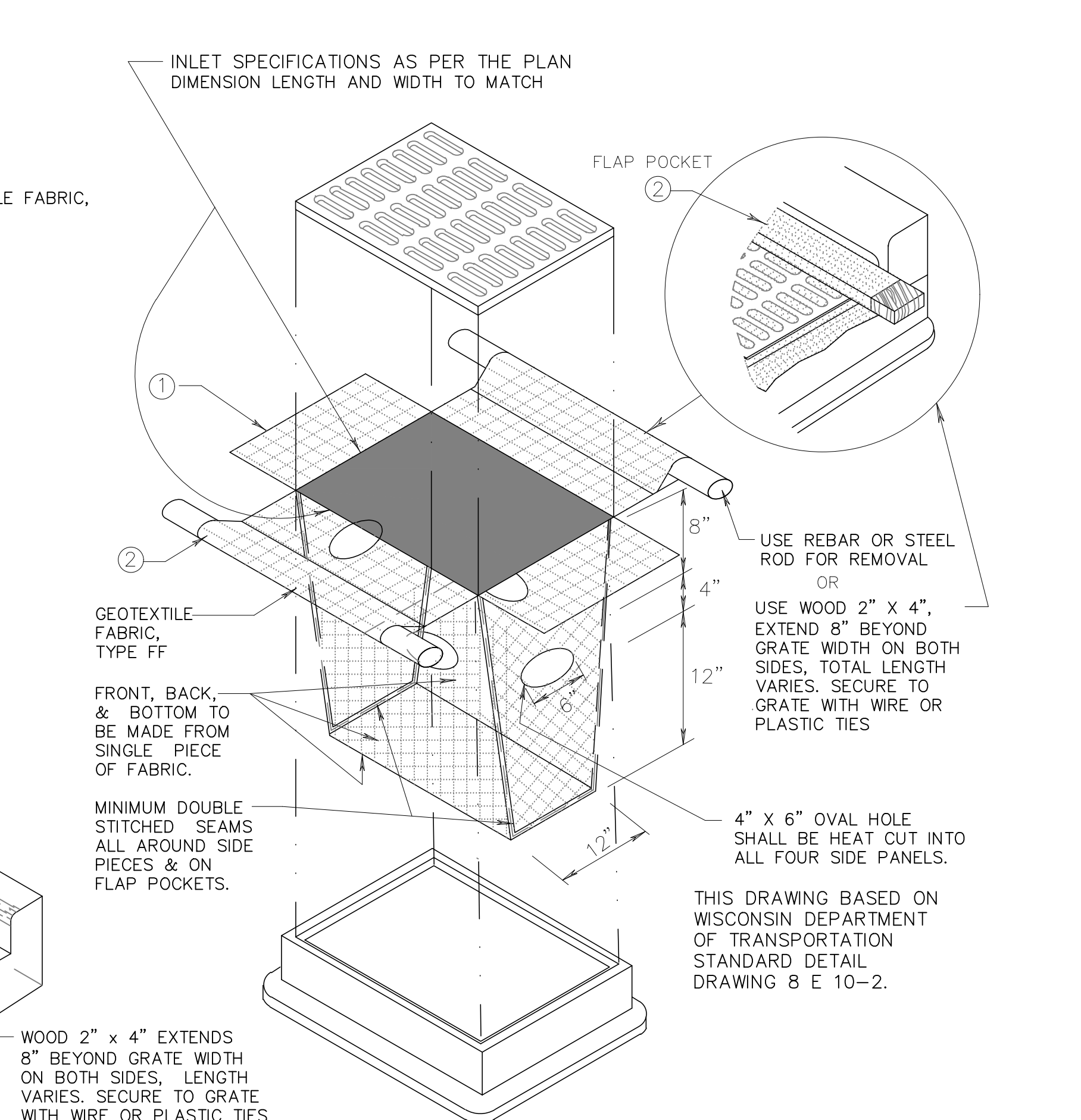
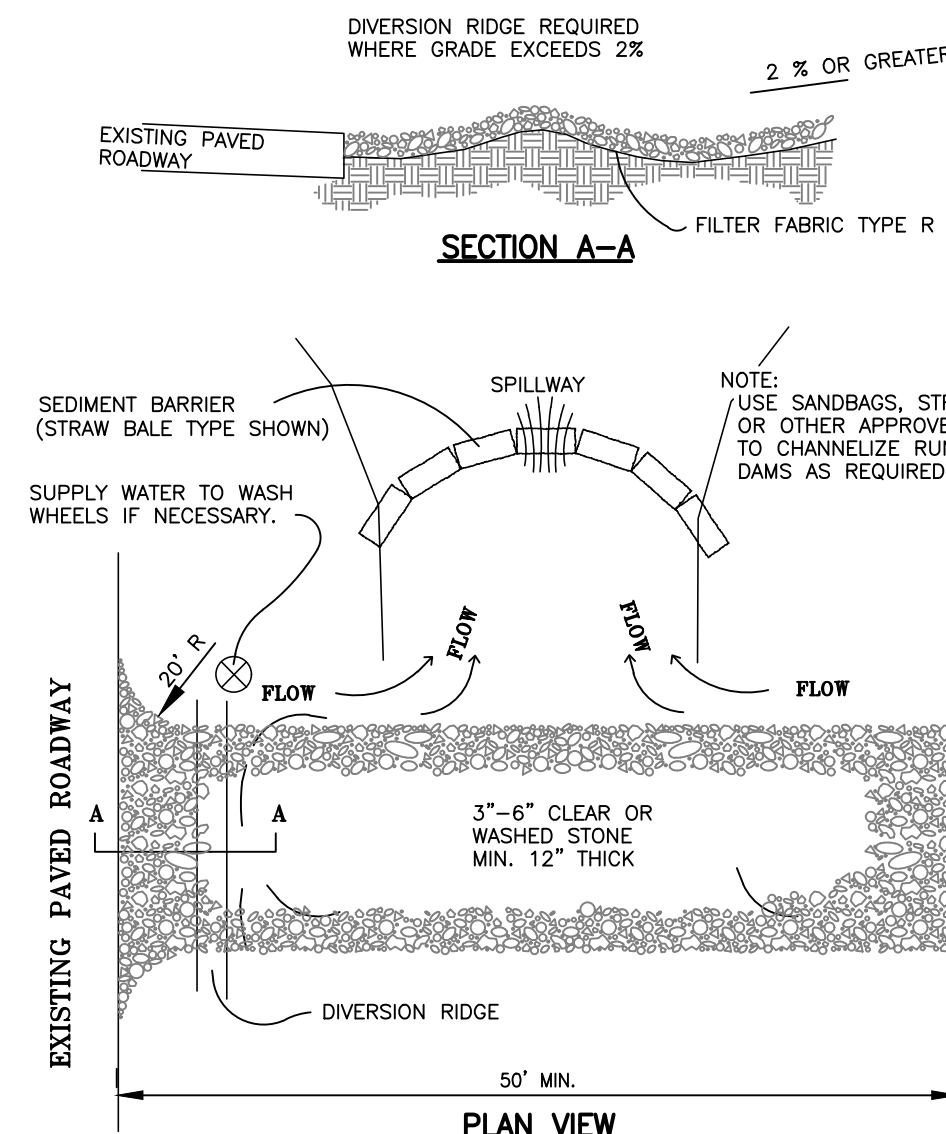
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

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.

- ① FINISHED SIZE SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL. SIDE FLAPS, WHERE REQUIRED SHALL BE A MIN. OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
- ② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE FLAP AND NOT BLOCK THE TOP HALF OF THE CURB BOX OPENING.

DETAILS OF CO

- DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD AND THE SPECIFICATIONS OF THE PROVIDOR. ALL SILT CURTAIN WAYS BE REMOVED AT THE ENGINEER'S DISCRETION. PROVIDOR SHALL BE RESPONSIBLE FOR PERMANENT EROSION CONTROL MEASURES HAVE BEEN COMPLETED.
- ① DRIVEN SILENT POSTS, PILES, OR CHAINS OF LENGTH SHALL BE SUFFICIENT TO SECURELY SUPPORT BARRIER AT HIGH WATER ELEVATIONS.
- SANDBAGS TO BE USED AS ADDITIONAL BALLAST SHALL BE PROVIDED BY THE CONTRACTOR.
- ② MANAGER TO MEET ADVERSE FIELD CONDITIONS AS APPROPRIATE FOR SITE CONDITIONS.
- ③ WHEN BARRIER HEIGHT, H , EXCEEDS 8 FT., FT. SPACING SHALL BE USED TO MAINTAIN MINIMUM WATERWAYS SUFFICIENT TO FLUCTUATING WATER ELEVATIONS. PROVIDORS SHOULD BE MADE TO MAINTAIN WATER ELEVATIONS WITHIN 1 FT. OF THE BARRIER, THIS MAY BE ACCOMPLISHED BY THE PROVISION OF A SUFFICIENT NUMBER OF WATERWAYS ON THE UPSTREAM END.
- ④ MINIMUM WATERWAY ELEVATION DURING CONSTRUCTION PERIOD: MINIMUM BARRIER HEIGHT, H , SHALL BE EITHER THE DESIGN ELEVATION OR THE ESTIMATED FLOOD ELEVATION DURING CONSTRUCTION, WHICHEVER IS GREATER.
- ⑤ AS USED BY COAST GUARD OR DATED



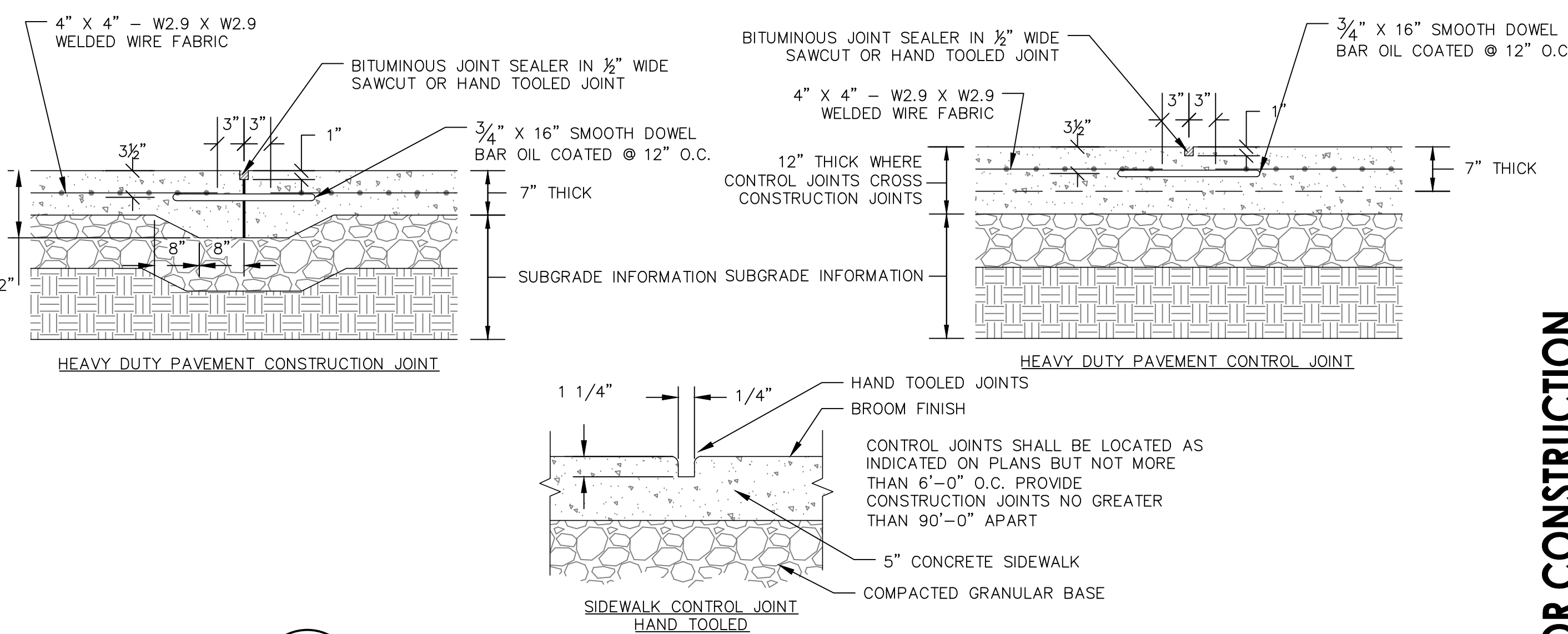
ANY INLET TYPE, WITH OR W

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

TYPE B & C
TRIM EXCESS FABRIC A MINIMUM OF 10" AROUND GRATE 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.

UTILIZE IN
GRATE T

WHERE NECESSARY THE CONTRACTOR MAY CINCH THE BAG, USING PLASTIC ZIP TIES, TO FIT INLETS LESS THAN 30" DEPTH. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



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THE AGGREGATE SIZE

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT
SEDIMENT LEAVING THE SITE & TO PROVIDE FOR
MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES.
AVOID ENTRANCES WHICH HAVE STEEP GRADES &
ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED
ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED BY
THE END OF THE WORK DAY.

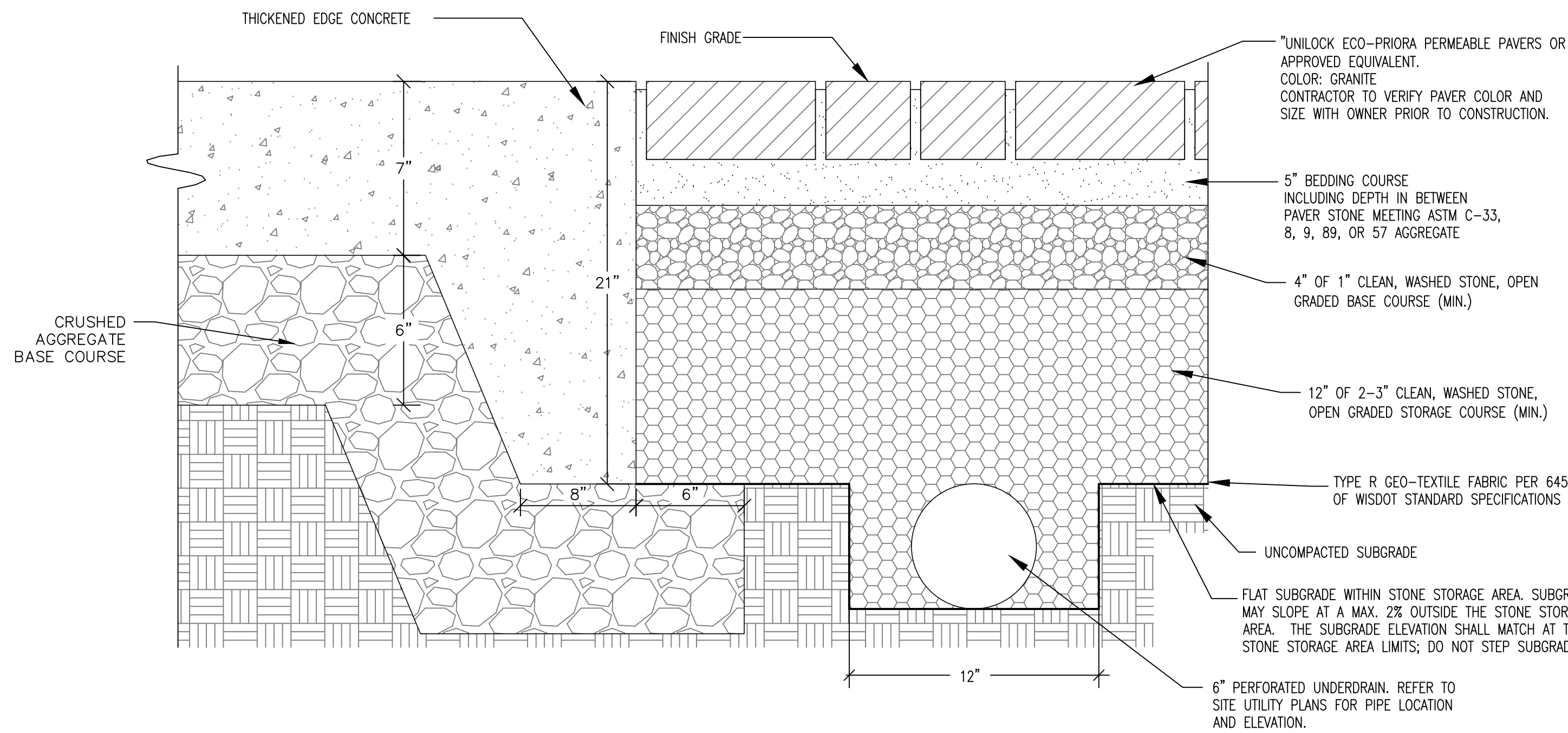
PROVIDE DRAINAGE FOR A 2 YEAR - 24 HOUR EVENT
TO CARRY WATER TO A SEDIMENT TRAP OR OTHER
SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

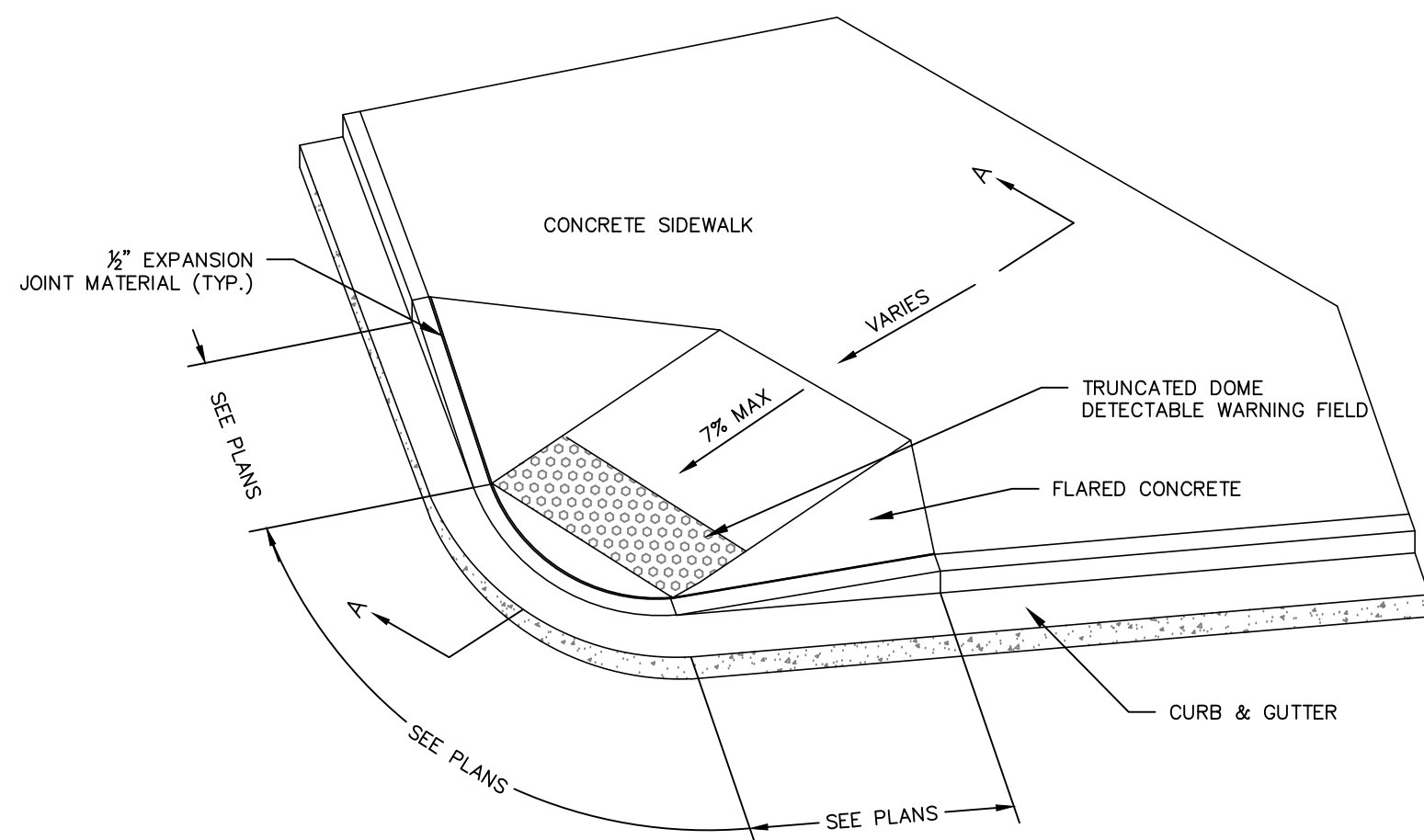
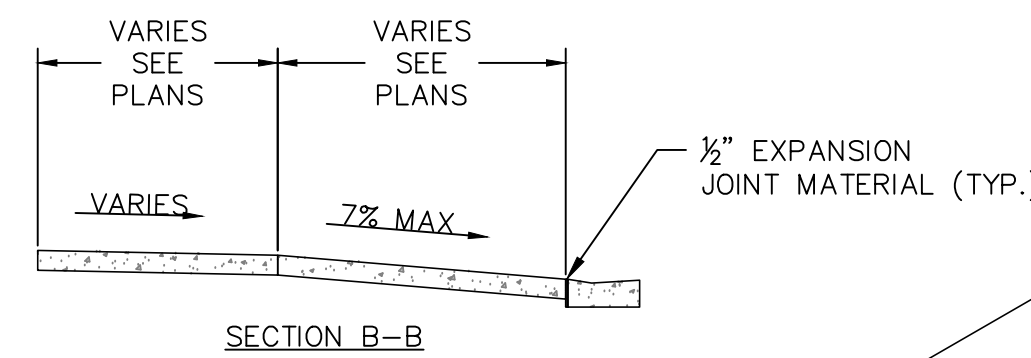
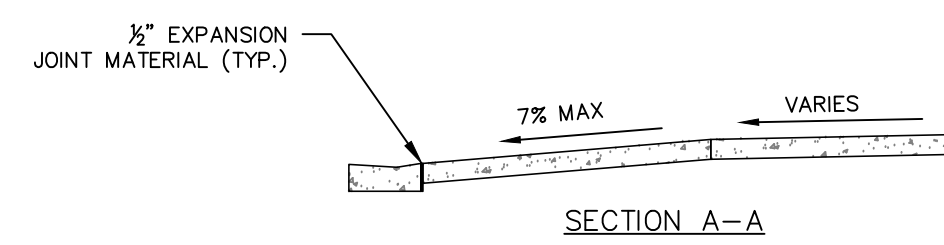
NOTE: PAVEMENT BLOCK SURFACE COMPOSITION PERCENT VOIDS SHALL BE LESS THAN 25%.

SEE UTILITY PLAN FOR LOCATION AND INVERTS OF 6" PVC UNDERDRAIN.

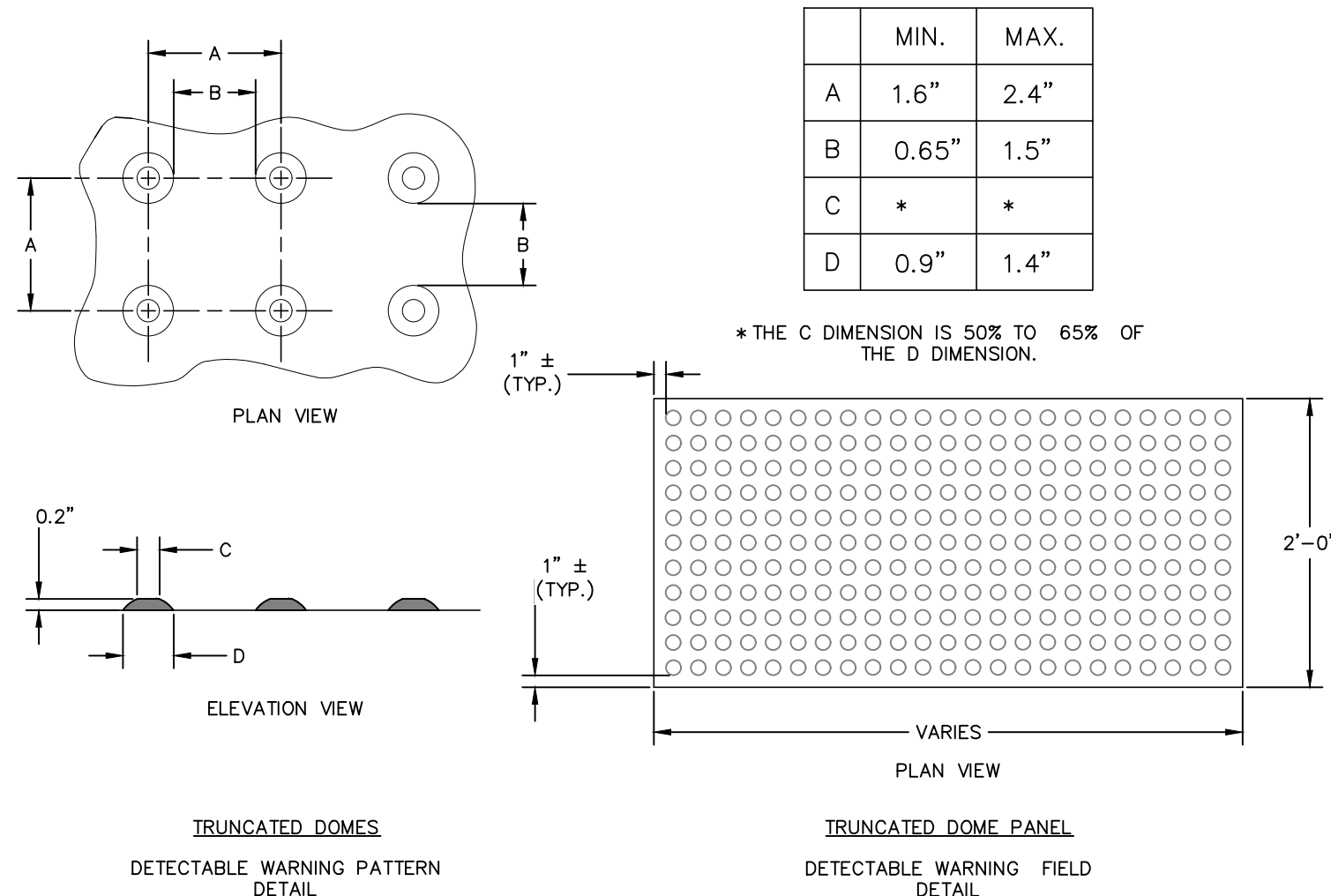
TYPICAL INSTALLATION: FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALLATION MUST MEET MNTR TECHNICAL STANDARD 1008 - PERMEABLE PAVEMENT



1
C202
N.T.S.
PERMEABLE INTERLOCKING PAVERS ON GRAVEL STORAGE LAYER

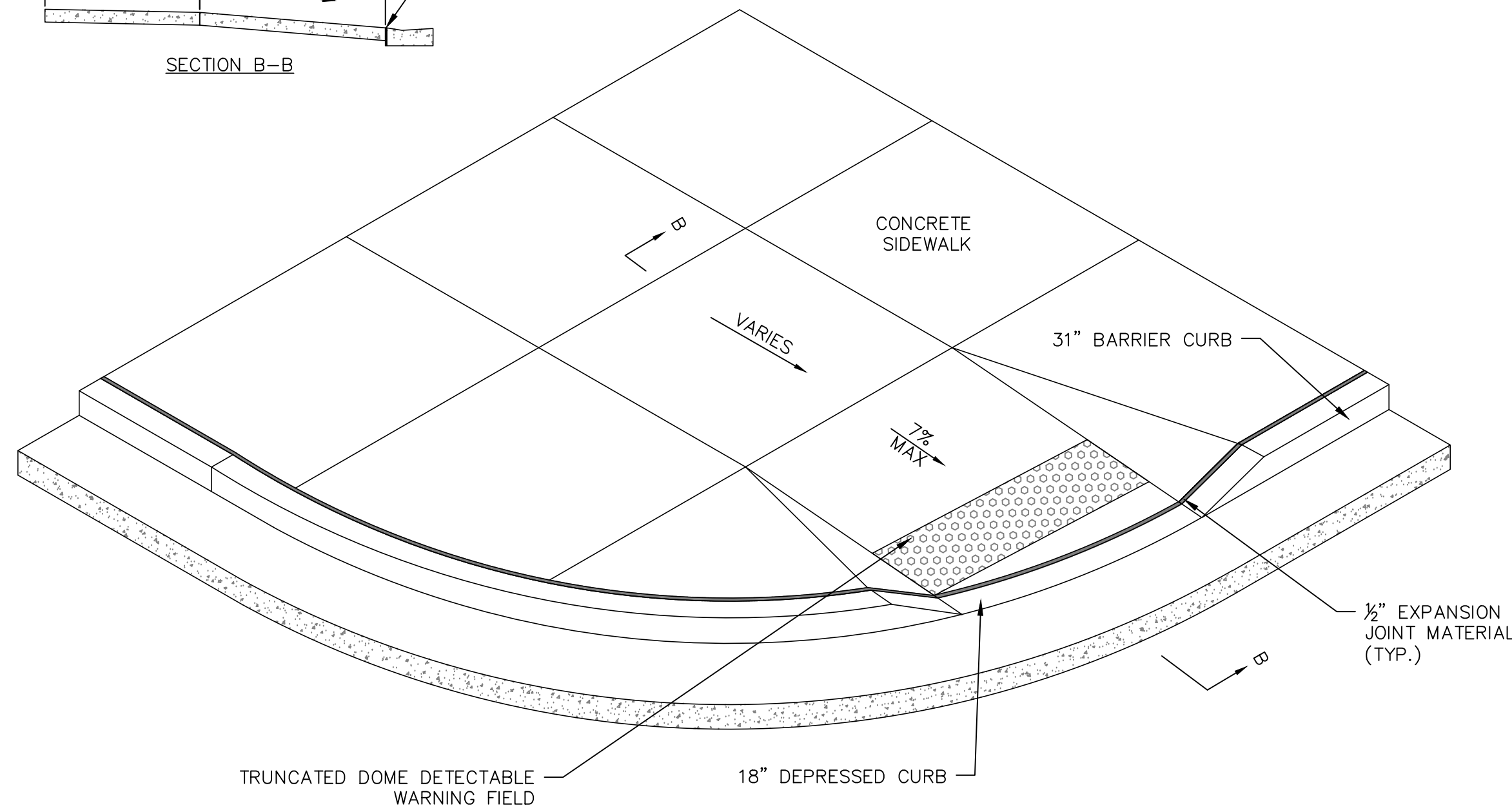


5
C202
N.T.S.
ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD

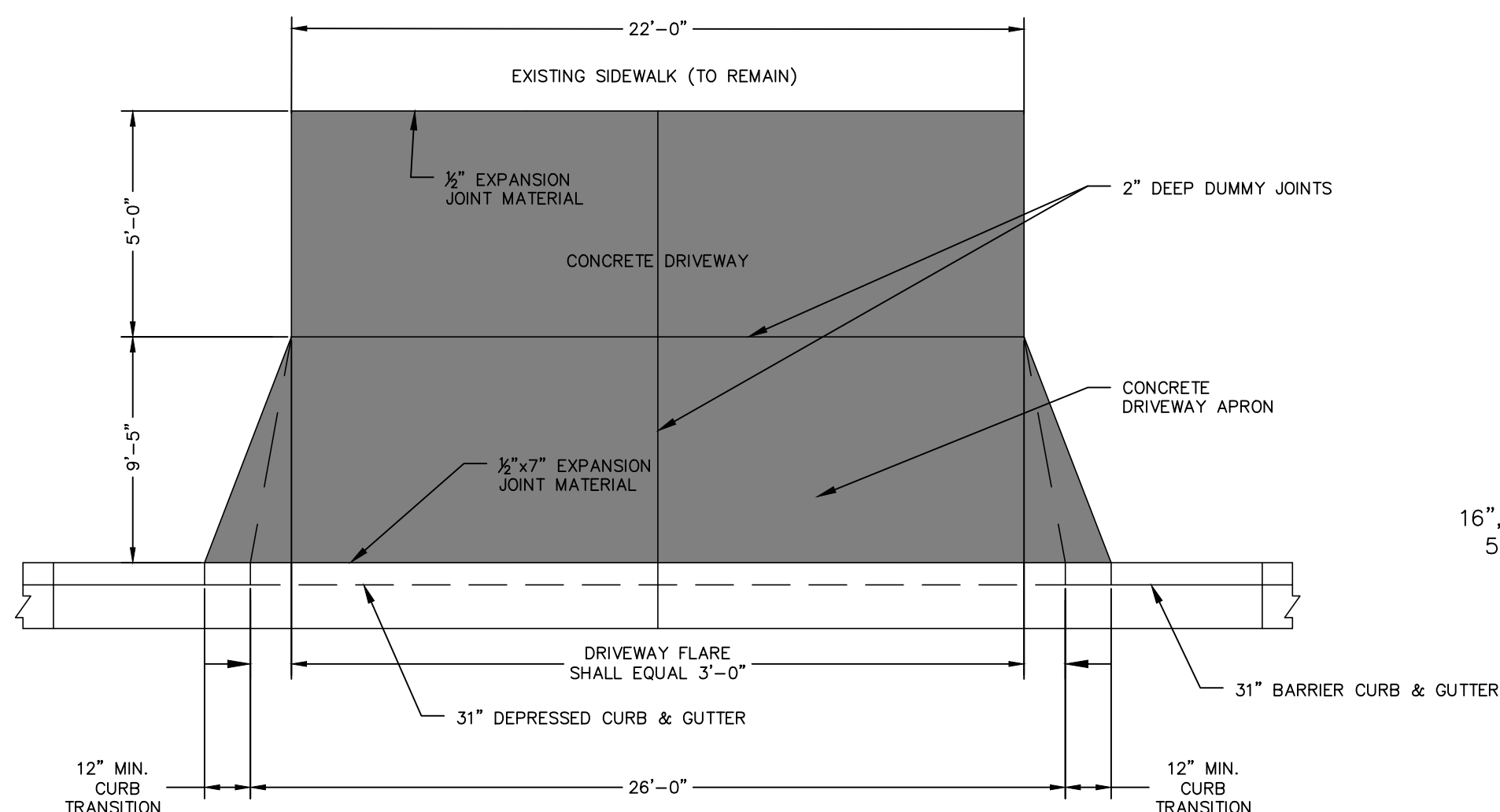


GENERAL NOTES
TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. THE TYPICAL SIZE OF DWP PANEL IN CAST IRON IS 2 FT X 2 FT, OTHER CAST IRON PANEL SIZES AVAILABLE INCLUDE 2 FT X 1 FT, 2 FT X 1.5 FT, 2 FT X 2.5 FT, AND 2 FT X 3 FT. COVER THE ENTIRE CURB RAMP WIDTH (EXCLUDING CONCRETE FLARES) WITH DETECTABLE WARNING FIELDS. DO NOT LEAVE GAPS BETWEEN ADJACENT WARNING PLATES. THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

8
C202
N.T.S.
CAST IRON TRUNCATED DOME DETECTABLE WARNING FIELD

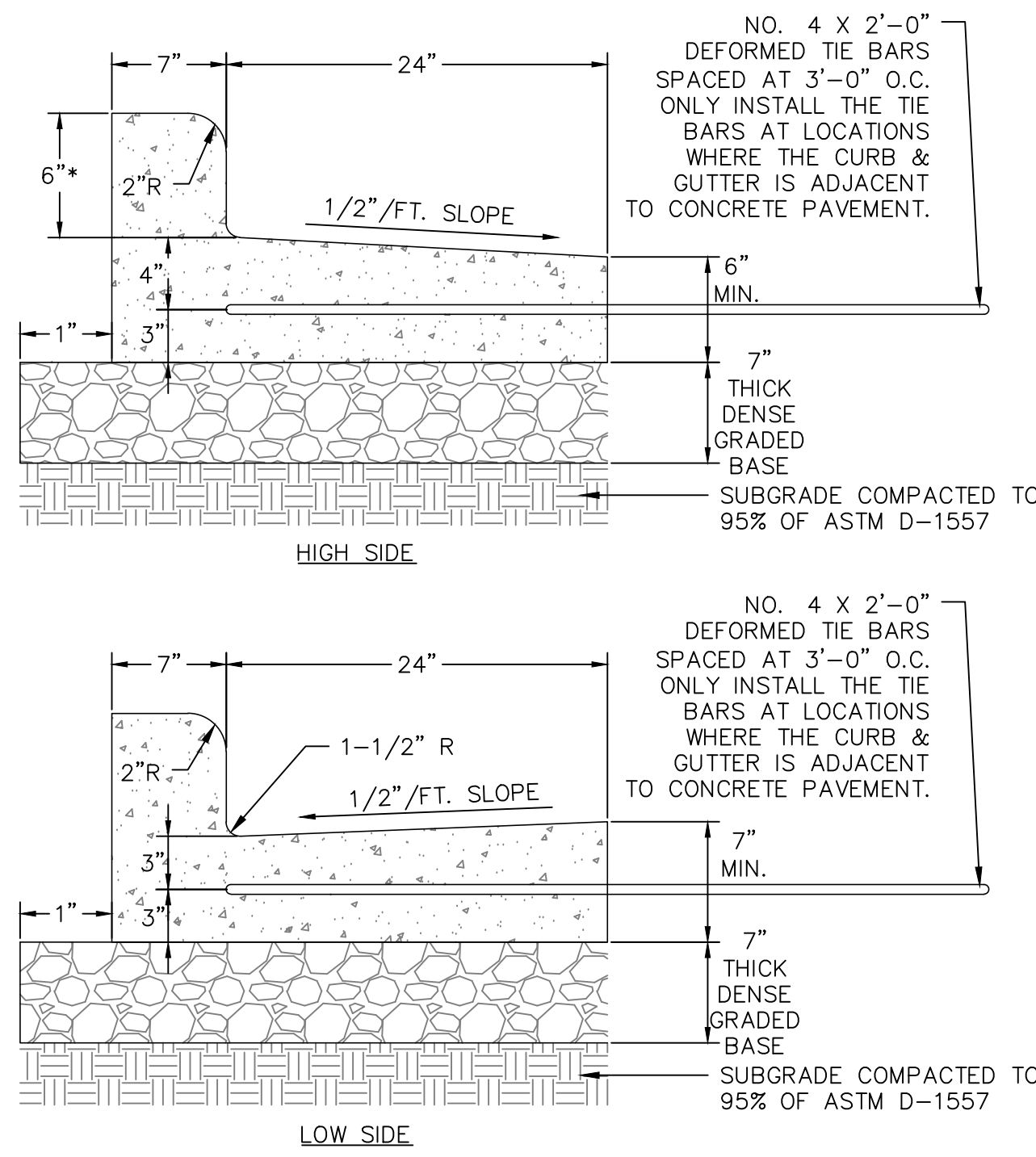


6
C202
N.T.S.
ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD

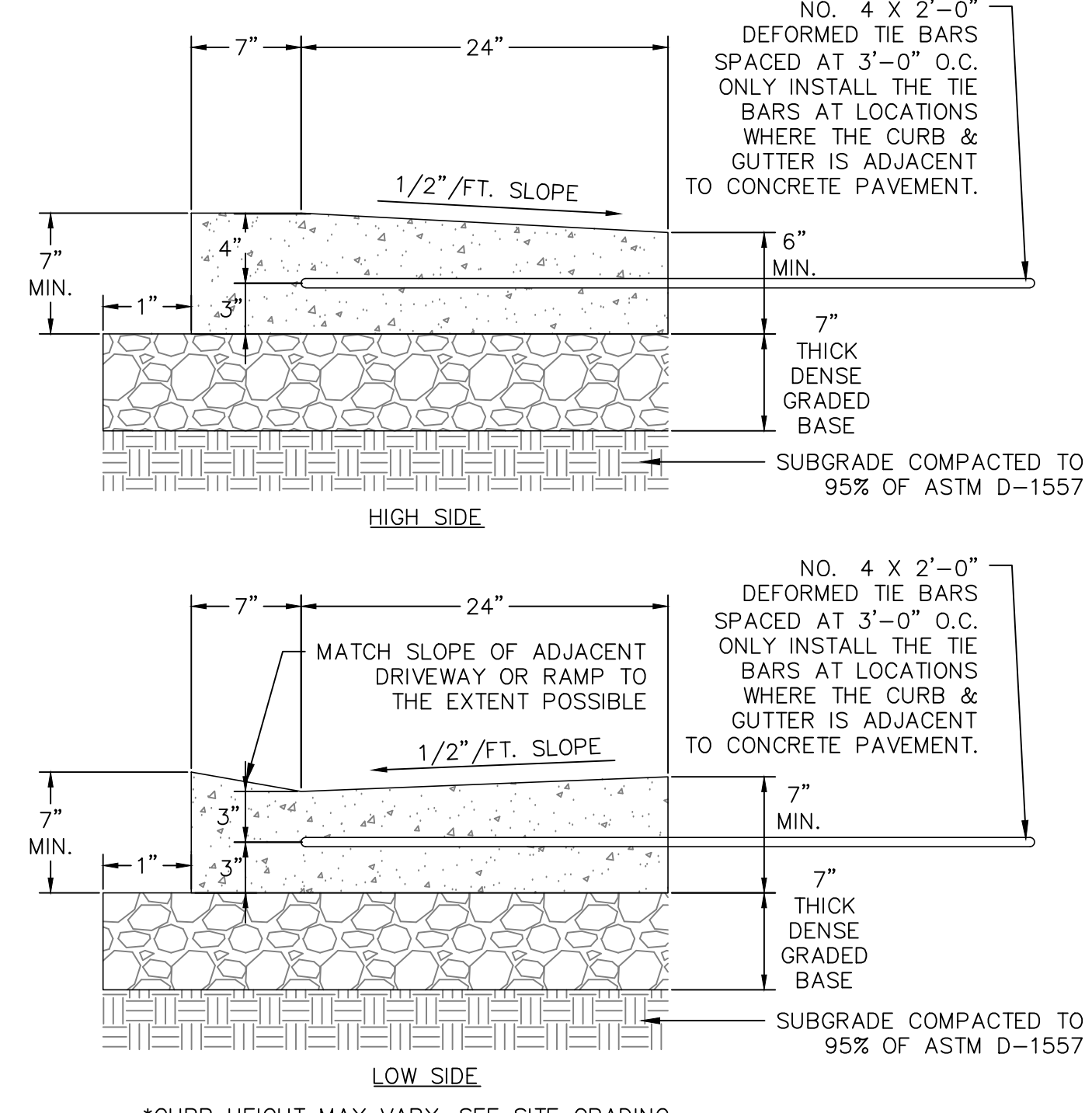


NOTE: THE BASE FOR THE SIDEWALK AND DRIVEWAY APPROACH SHALL BE CRUSHED STONE, CRUSHED AGGREGATE, TRAFFIC BOND, OR CRUSHED CONCRETE.

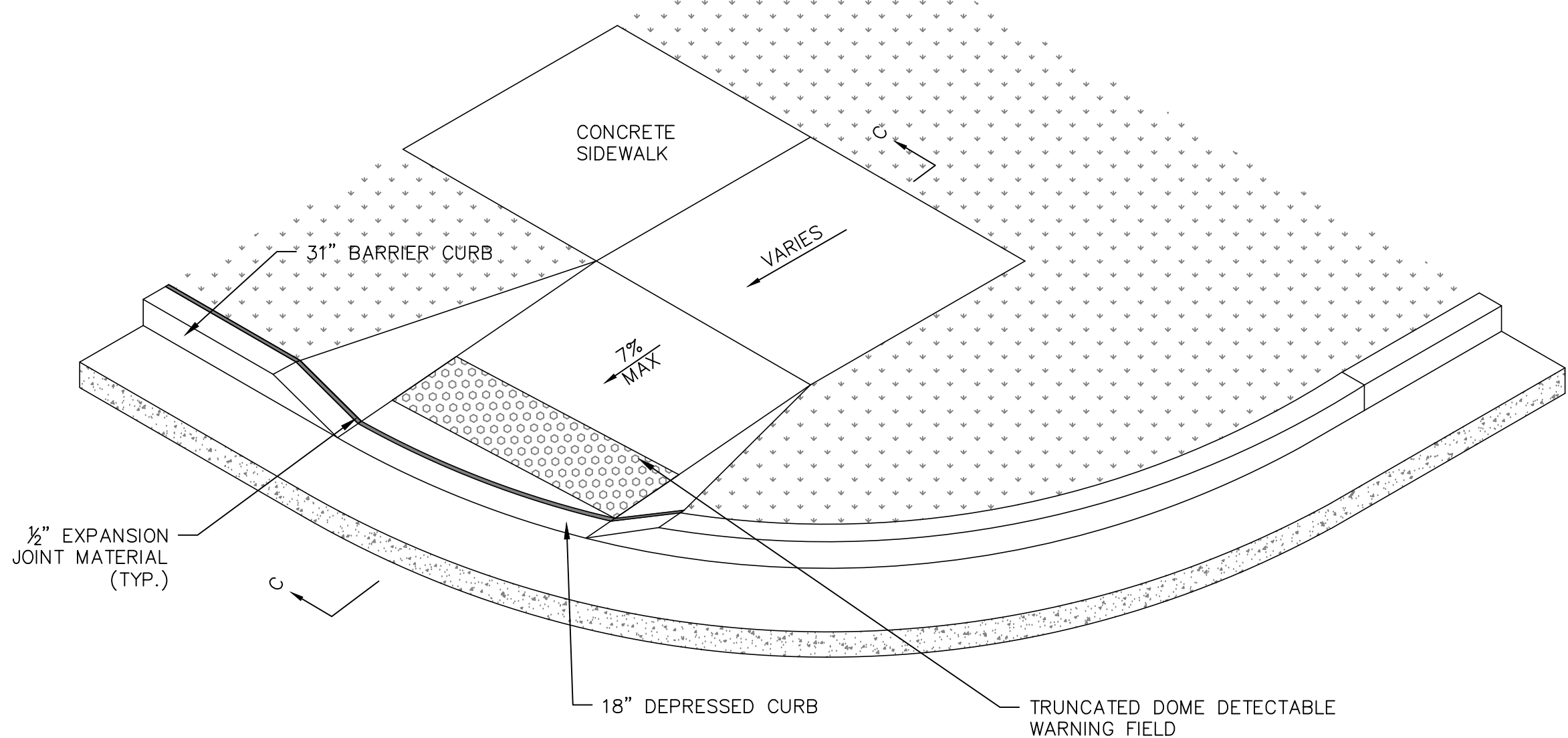
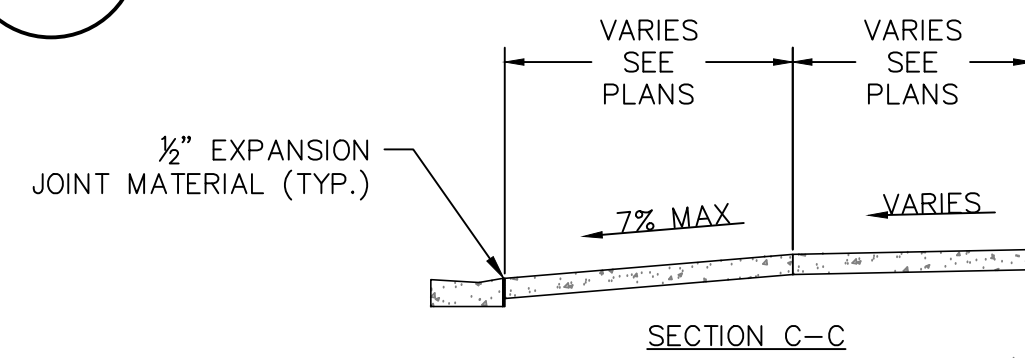
9
C202
N.T.S.
STANDARD CONCRETE DRIVEWAY



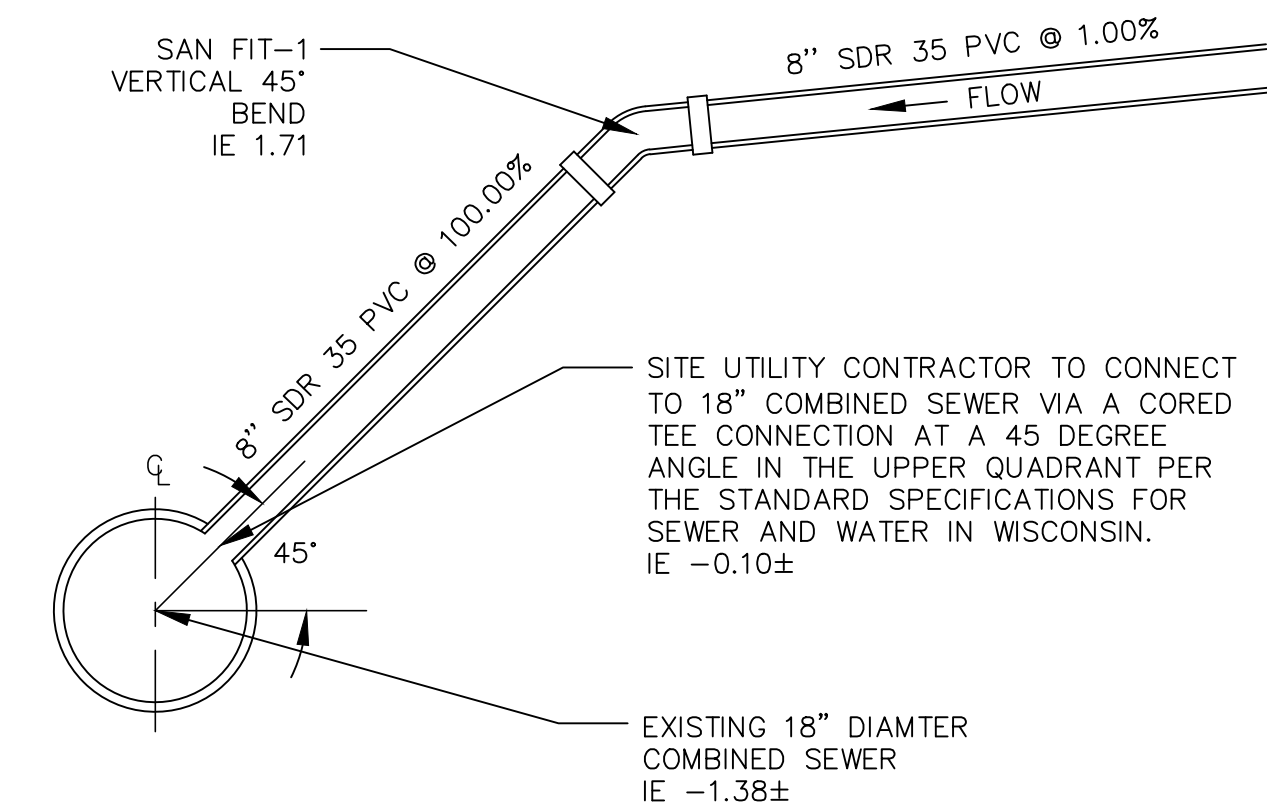
2
C202
N.T.S.
31-INCH BARRIER CONCRETE CURB & GUTTER



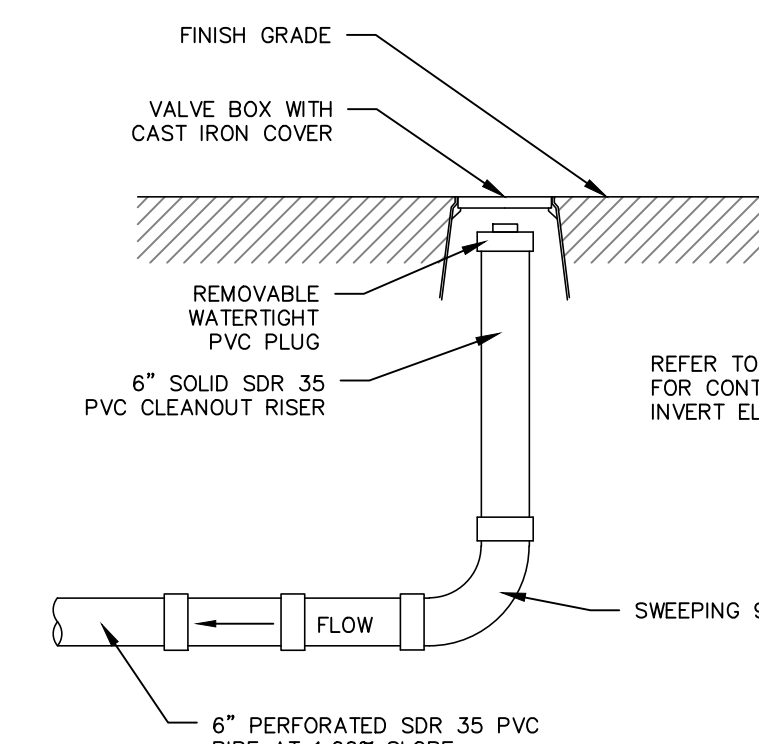
3
C202
N.T.S.
31-INCH DEPRESSED CONCRETE CURB & GUTTER



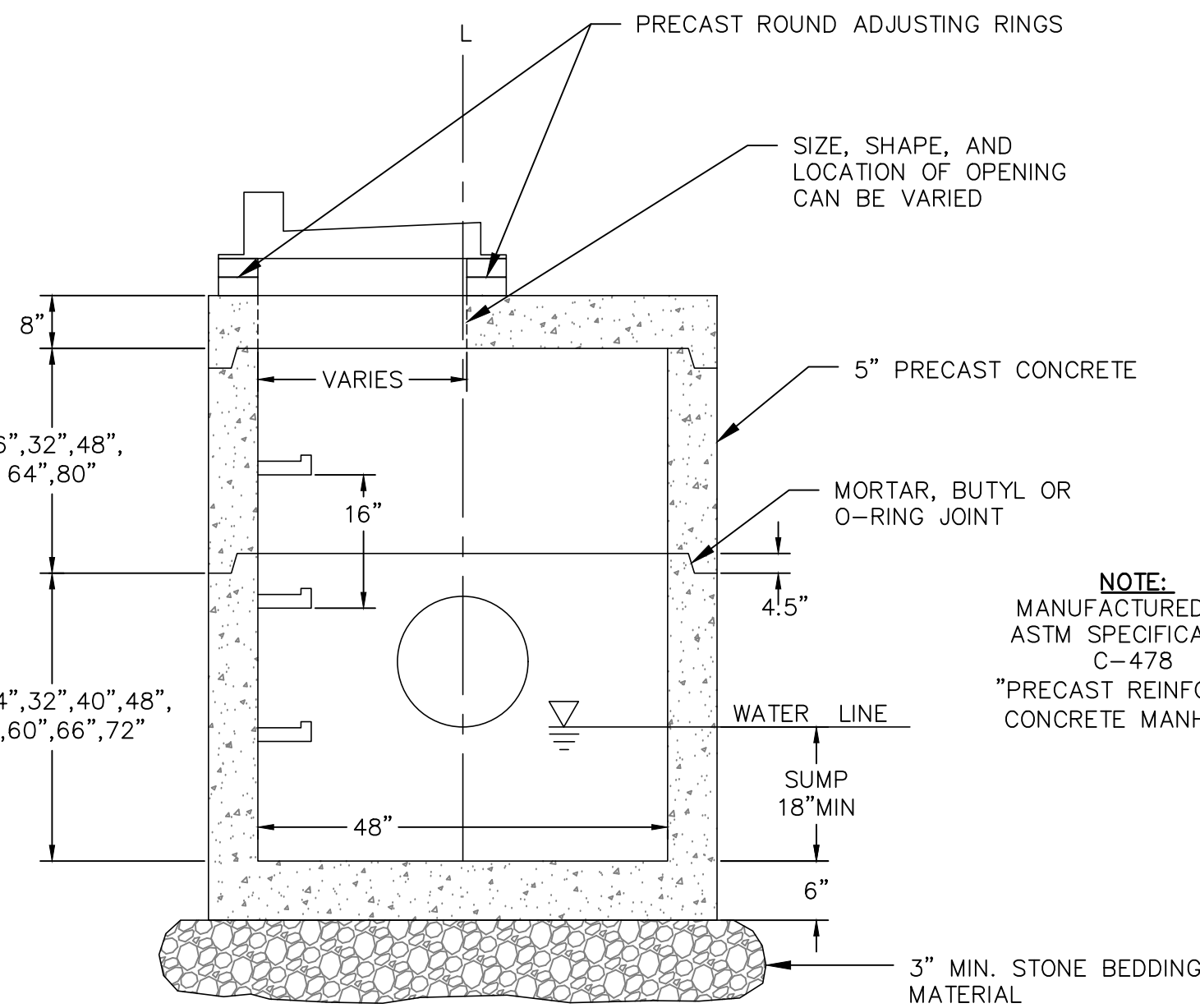
7
C202
N.T.S.
ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD



11
C202
N.T.S.
SANITARY SEWER LATERAL CONNECTION

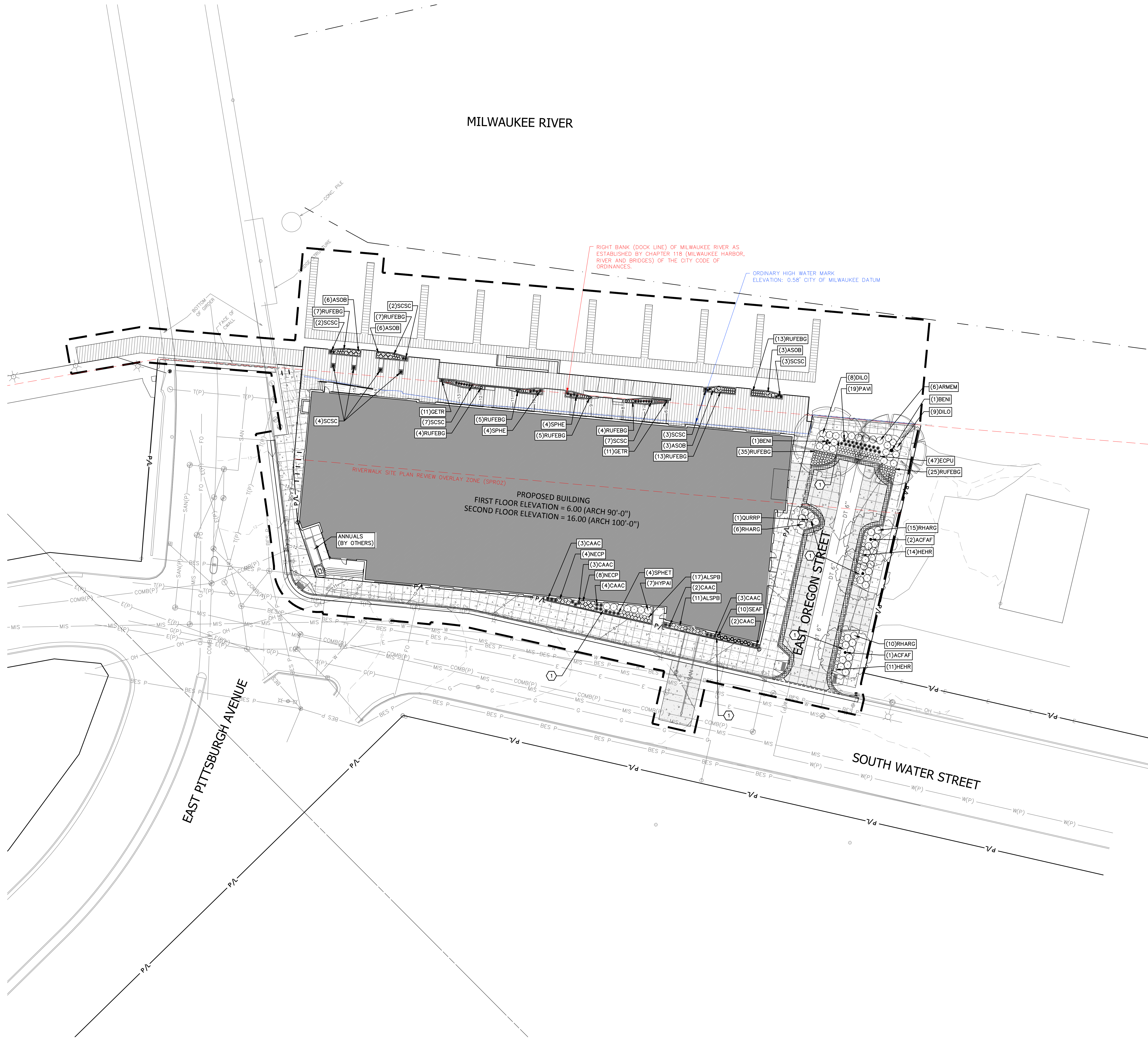


12
C202
N.T.S.
STORM SEWER END RUN 6" CLEANOUT



10
C202
N.T.S.
48-INCH DIAMETER STORM CATCH BASIN WITH CURB BOX FRAME & GRATE

4/30/2026 9:27:42 AM



Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

HATCH LEGEND	
	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
	QUANTITY OF PLANTS IN THE PLANT GROUPING
	LEADER LINE
	PLANT SYMBOL (SYMBOL VARIES)
KEY INDEX	
	SHREDDED HARDWOOD MULCH
	L201

NOT FOR CONSTRUCTION

SITE LANDSCAPE PLAN

L101

kapur
PE
PIERCE ENGINEERS, INC.
222 West Washington Ave, Suite 650
Madison, WI 53703
608.256.7504
www.pierceengineers.com
PE Project: 240239

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ISSUANCE & REVISION

PROJECT NUMBER: 8250079
PROJECT ISSUED: 2/16/2026
DRAWN BY: BG
CHECKED BY: BG



KAEDING DEVELOPMENT GROUP
234 MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204



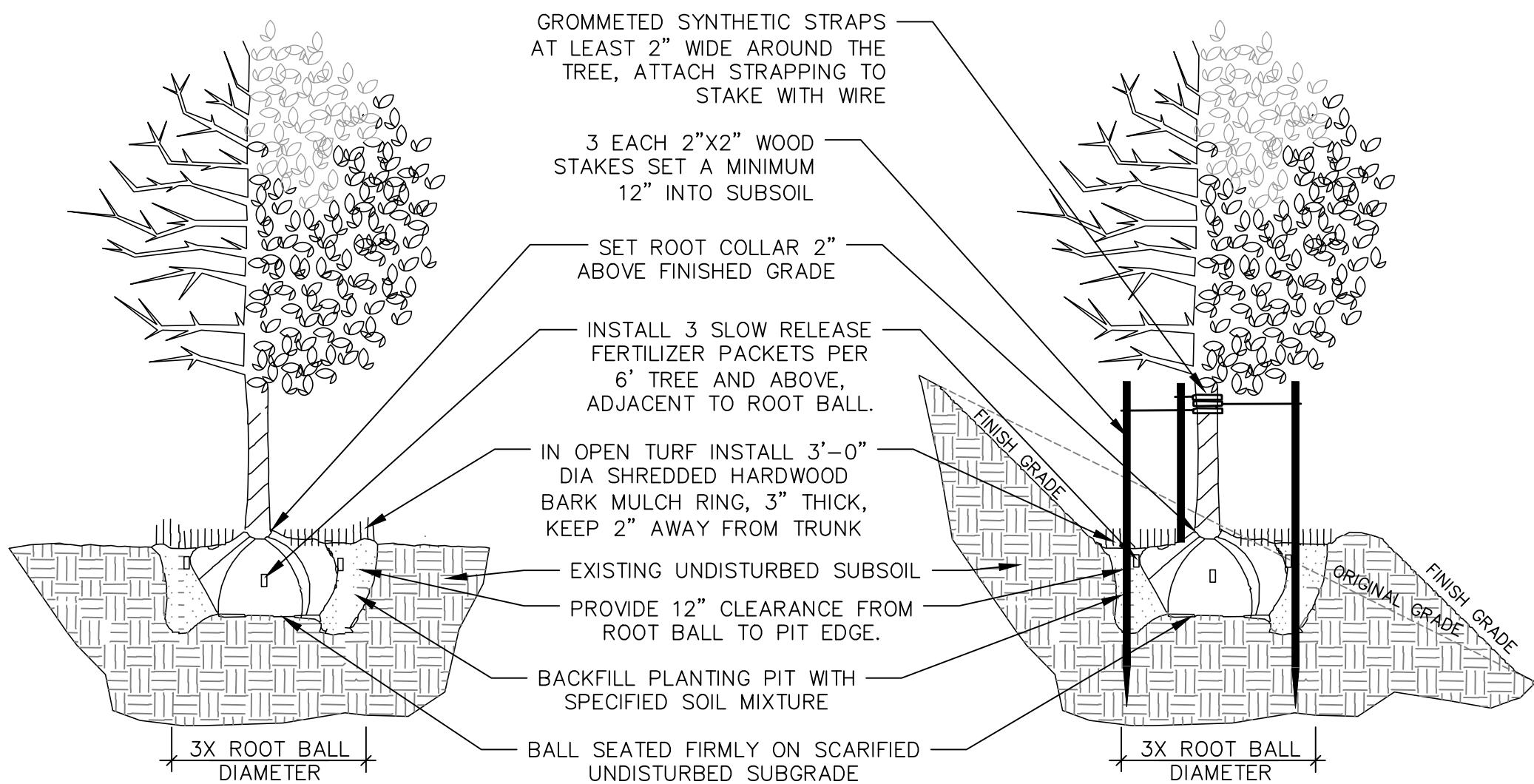
Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size / Root Type	Mature Size (Height/Spread)
Canopy Trees: (Install in accordance with detail 3/L201)						
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	3	Per Plan	2.5" caliper / B&B	50'/40'
BENI	Betula nigra	River Birch	2	Per Plan	12" multi-stem / B&B	40'-70'/35'-50'
QURRP	Quercus robur x bicolor 'Long' PP12,673	Regal Prince Oak	1	Per Plan	2.5" caliper / B&B	45'/18'
Deciduous Shrubs: (Install in accordance with detail 4/L201)						
ARMEM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	6	Per Plan	18" tall / pot	2'-3'/4'-5'
DILO	Diervilla lonicera	Dwarf Bush Honeysuckle	17	Per Plan	18" tall / pot	3'-4'/4'-5'
HYPAI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	7	Per Plan	18" tall / pot	3'/3'-4'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	31	Per Plan	18" spread / pot	2'-3'/6'-8'
Perennials: (Install in accordance with detail 5/L201)						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	28	Per Plan	#1 container	8"-12"/18"-24"
ASOB	Aster oblongifolius	Aromatic Aster	18	Per Plan	#1 container	12"-30"/18"-30"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	17	Per Plan	#1 container	4'-5'/18"-24"
ECPU	Echinacea purpurea	Purple Coneflower	47	Per Plan	#1 container	36"-48"/15"-18"
GETR	Geum triflorum	Prairie Smoke	22	Per Plan	#1 container	12"-16"/22"
HEHR	Heemerocalis 'Happy Returns'	Happy Returns Daylily	25	Per Plan	#1 container	12"-18"/16"-24"
NECP	Nepeta 'Cat's Pajamas' PP31,127	Cat's Pajamas Catmint	12	Per Plan	#1 container	12"-14"/18"-20"
PAVI	Panicum virgatum	Switch Grass	19	Per Plan	#1 container	3'-6'/2'-36"
RUFEBG	Rudbeckia fulgida 'Early Bird Gold'	F. Early Bird Gold Black-eyed Susan	118	Per Plan	#1 container	20"-24"/18"-24"
SCSC	Scizachyrium scoparium	Little Bluestem Grass	28	Per Plan	#1 container	24"-48"/12"-18"
SEAF	Sedum x 'Autumn Fire'	Autumn Fire Sedum	10	Per Plan	#1 container	18"-24"/24"
SPHE	Sporobolus heterolepis	Prairie Dropseed	8	Per Plan	#1 container	30"-36"/12"-15"
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	4	Per Plan	#1 container	18"-24"/18"-24"
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.						

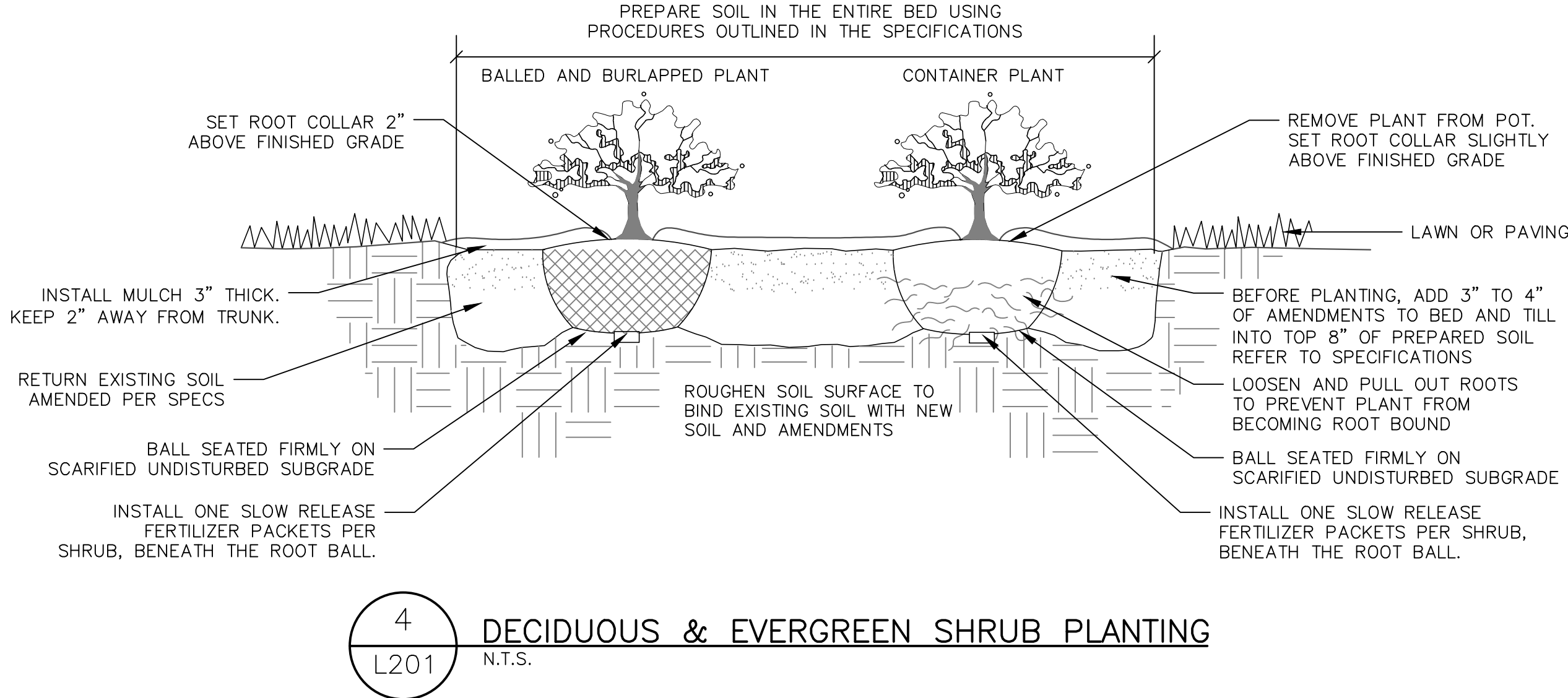
1 PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- SHRUB PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. NO TYPAR PROFESSIONAL WEED BARRIER FABRIC IN PERENNIAL AREAS, RAIN GARDENS, BUTTERFLY GARDENS AND BIORETENTION BASINS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED HARDWOOD BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE. ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHALL BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

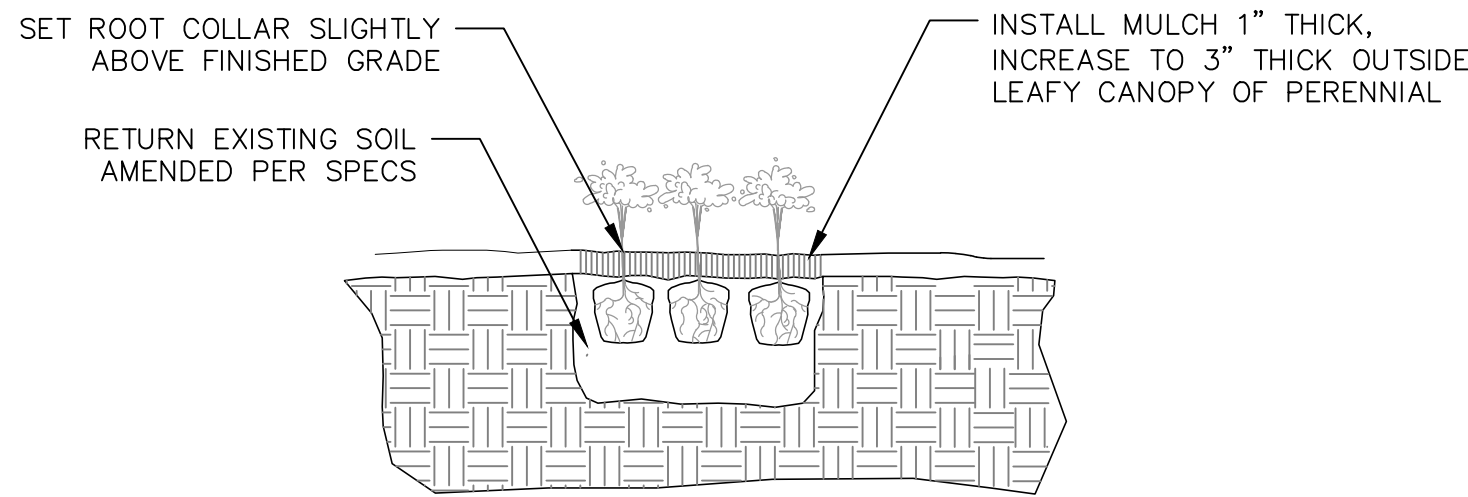
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



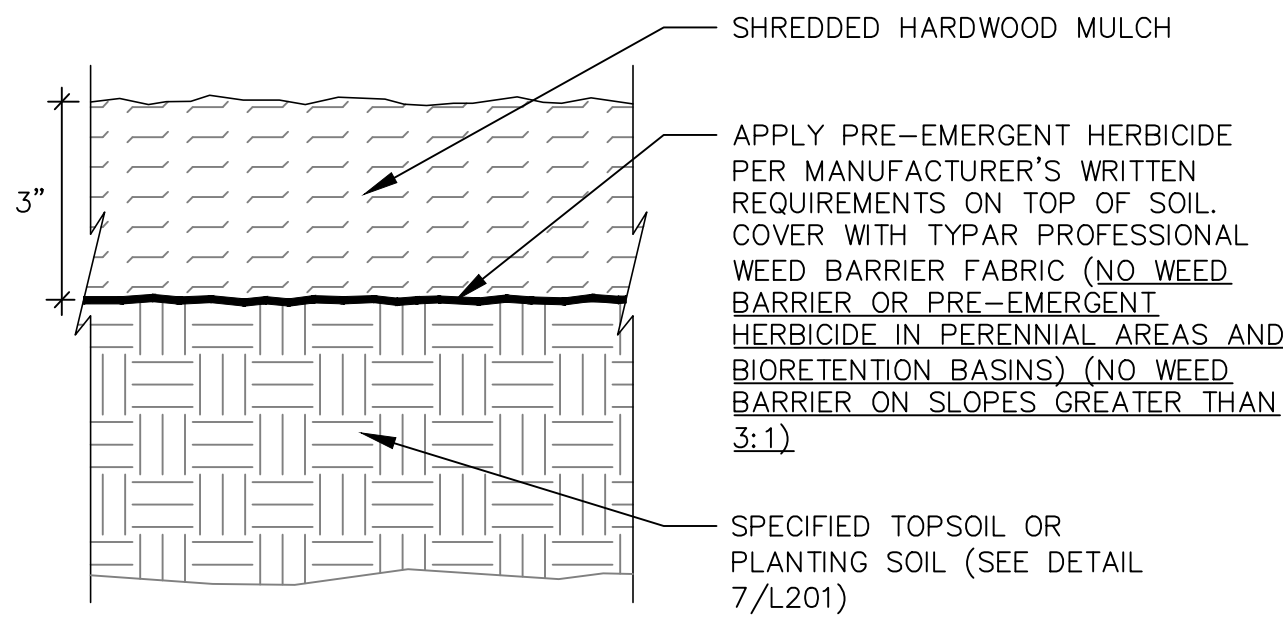
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



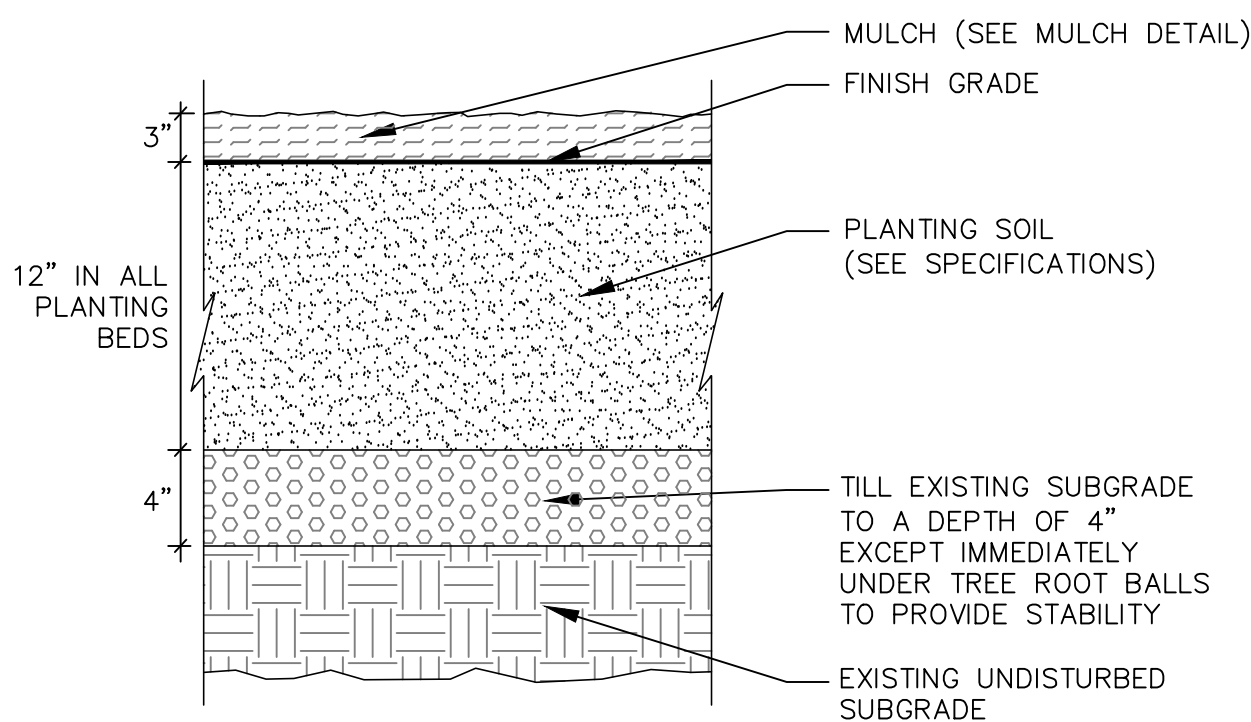
4 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



5 PERENNIAL AND ORNAMENTAL GRASSES PLANTING
N.T.S.

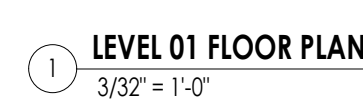


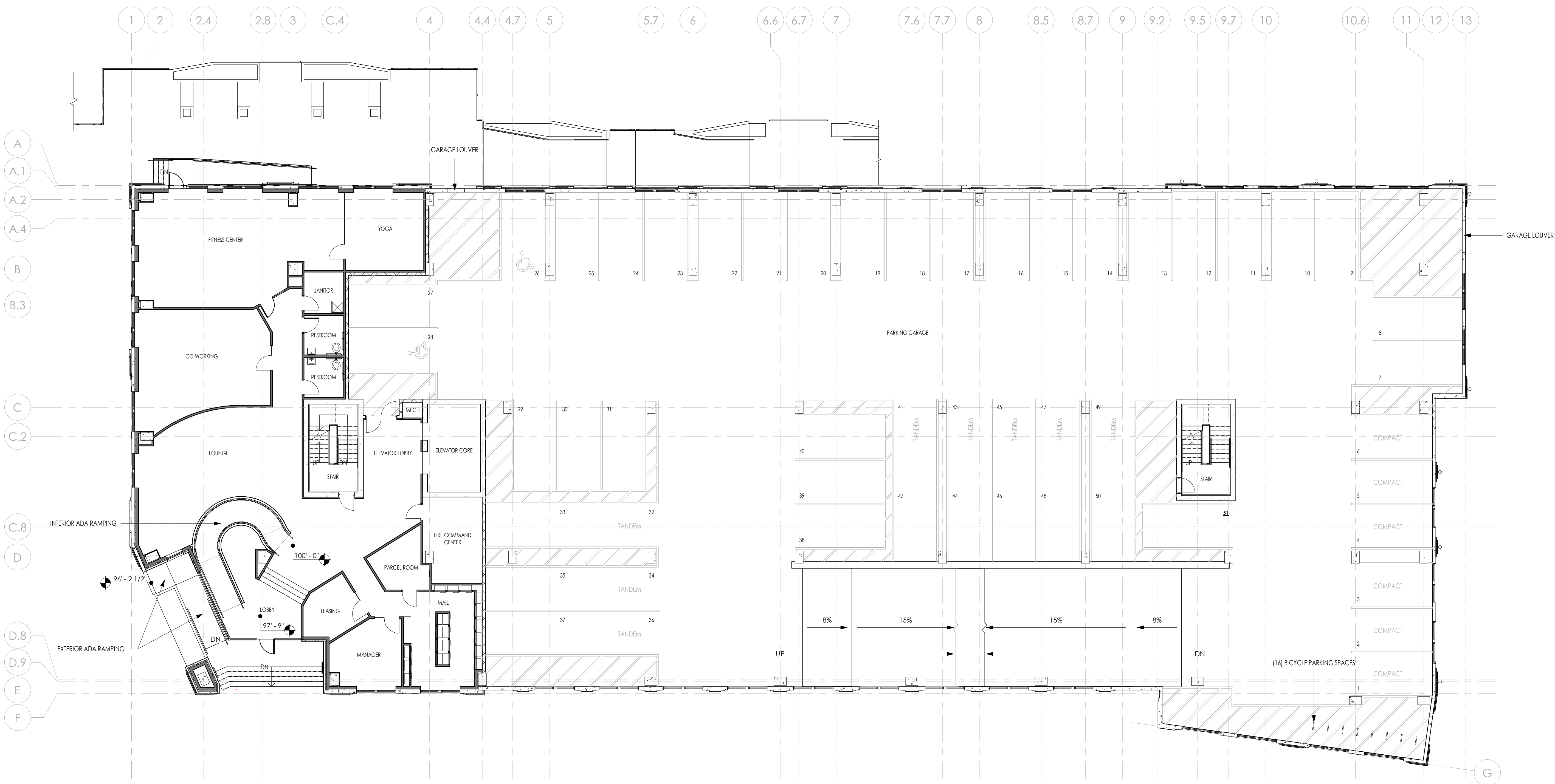
6 SHREDDED HARDWOOD MULCH SECTION
N.T.S.



- NOTE:
- PLACE ROOT BALL ON TOP OF COMPACTED SPECIFIED PLANTING SOIL OR EXISTING UNDISTURBED SUBGRADE.

7 SOIL FOR PLANTING BED AREAS SECTION
N.T.S.





1 LEVEL 02 FLOOR PLAN
3/32" = 1'-0"



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PROJECT NUMBER	8250079
PROJECT DATE	2/14/2026
DRAWN BY	BG, BM
CHECKED BY	BG

OVERALL SECOND
FLOOR PLAN

A1.02



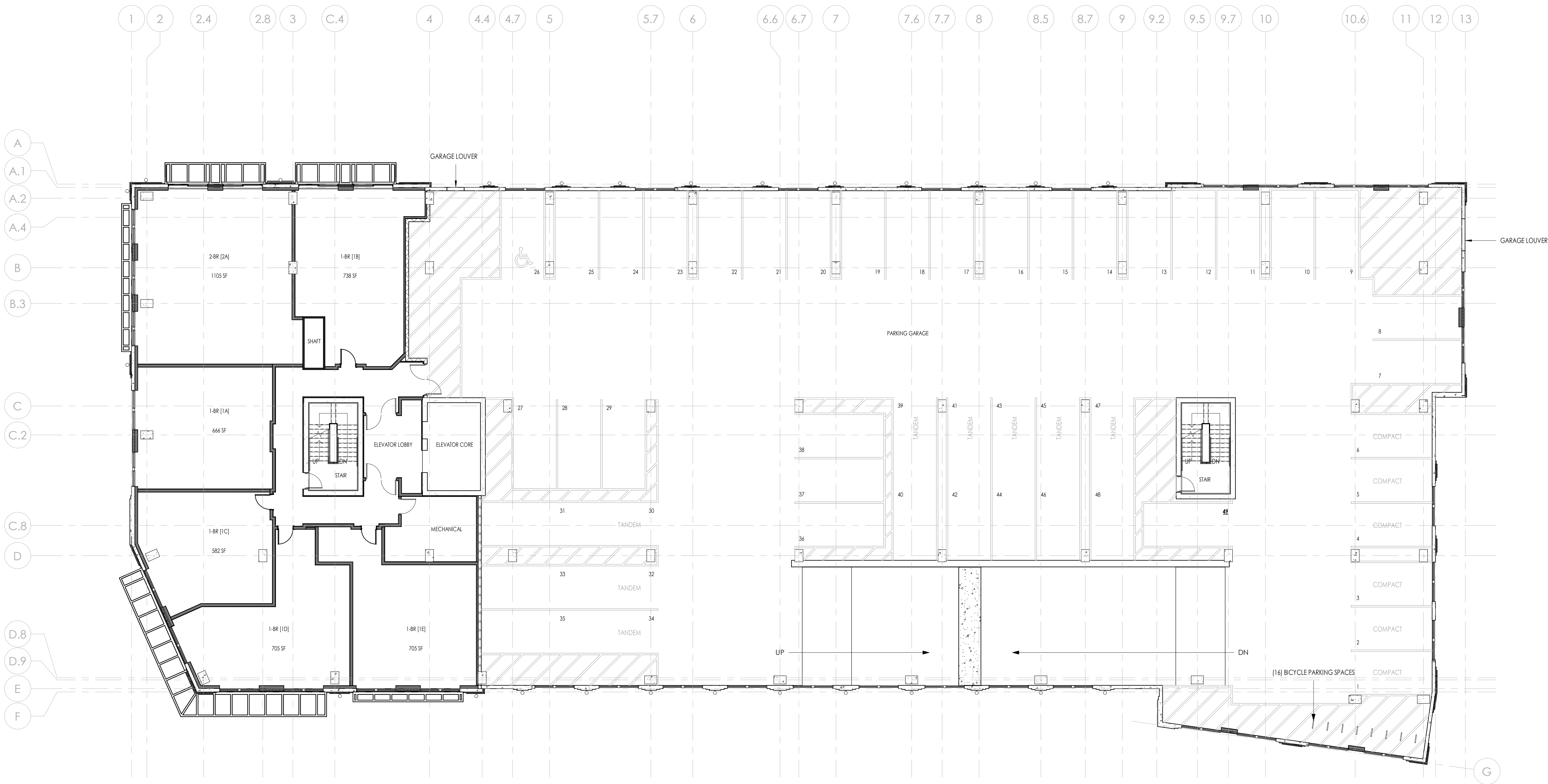
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SUBMIT & REVISION

KAEDING DEVELOPMENT GROUP
THE EVERETT - MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204



1 LEVEL 03 FLOOR PLAN
3/32" = 1'-0"



NOT FOR CONSTRUCTION

PROJECT NUMBER	8250079
PROJECT DATE	2/16/2026
DRAWN BY	BG, SH
CHECKED BY	BG

OVERALL THIRD FLOOR
PLAN

A1.03



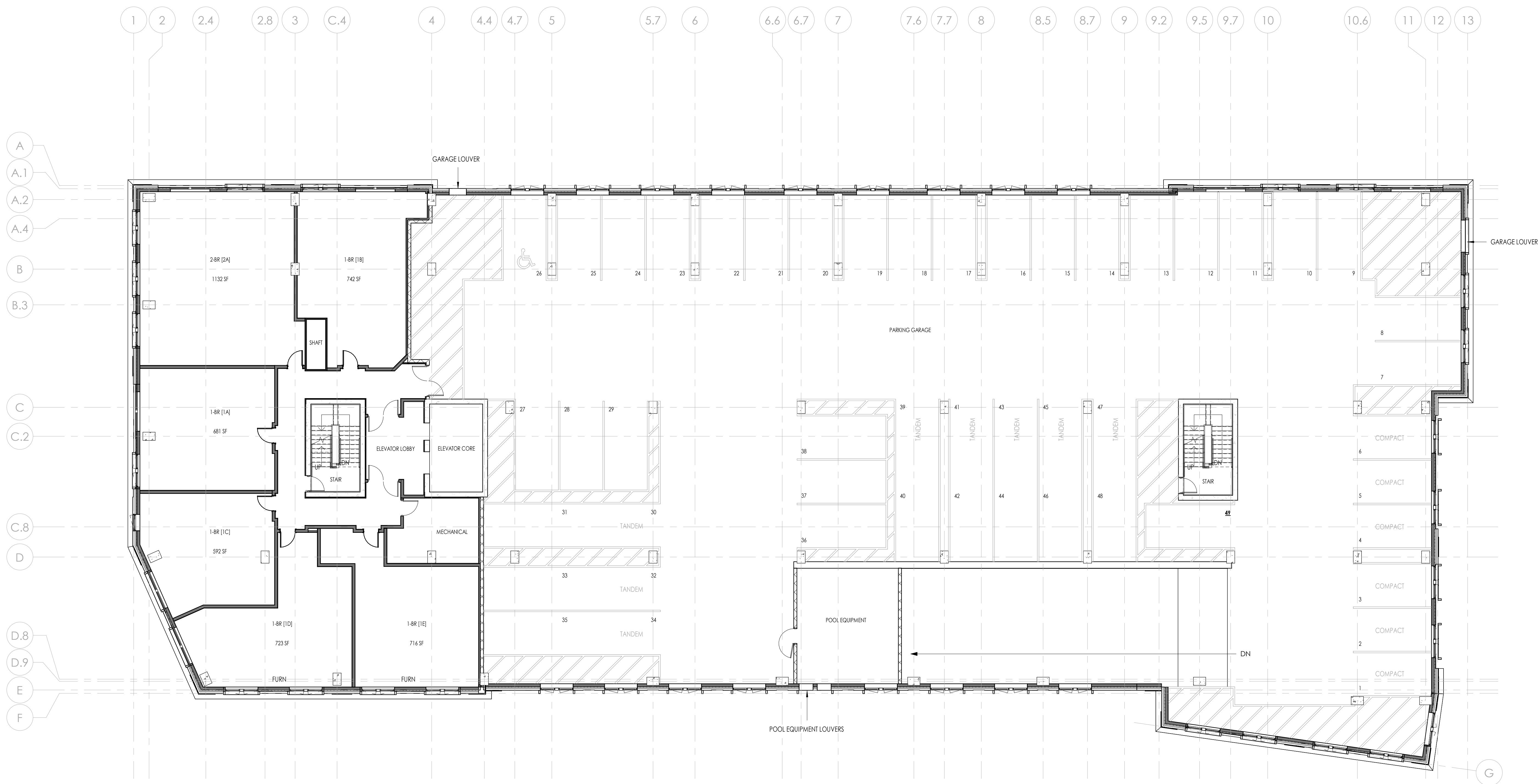
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KAEDING DEVELOPMENT GROUP
THE EVERETT - MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204



1 LEVEL 04 FLOOR PLAN
3/32" = 1'-0"



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PROJECT DATE	2/16/2026
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OVERALL FOURTH FLOOR
PLAN

A1.04



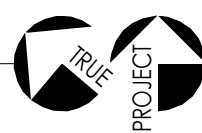
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KAEDING DEVELOPMENT GROUP
THE EVERETT - MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204



1 LEVEL 05 FLOOR PLAN
3/32" = 1'-0"



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PROJECT SIZED	2/16/2026
DRAWN BY	BG, SH
CHECKED BY	BG

OVERALL FIFTH FLOOR
PLAN

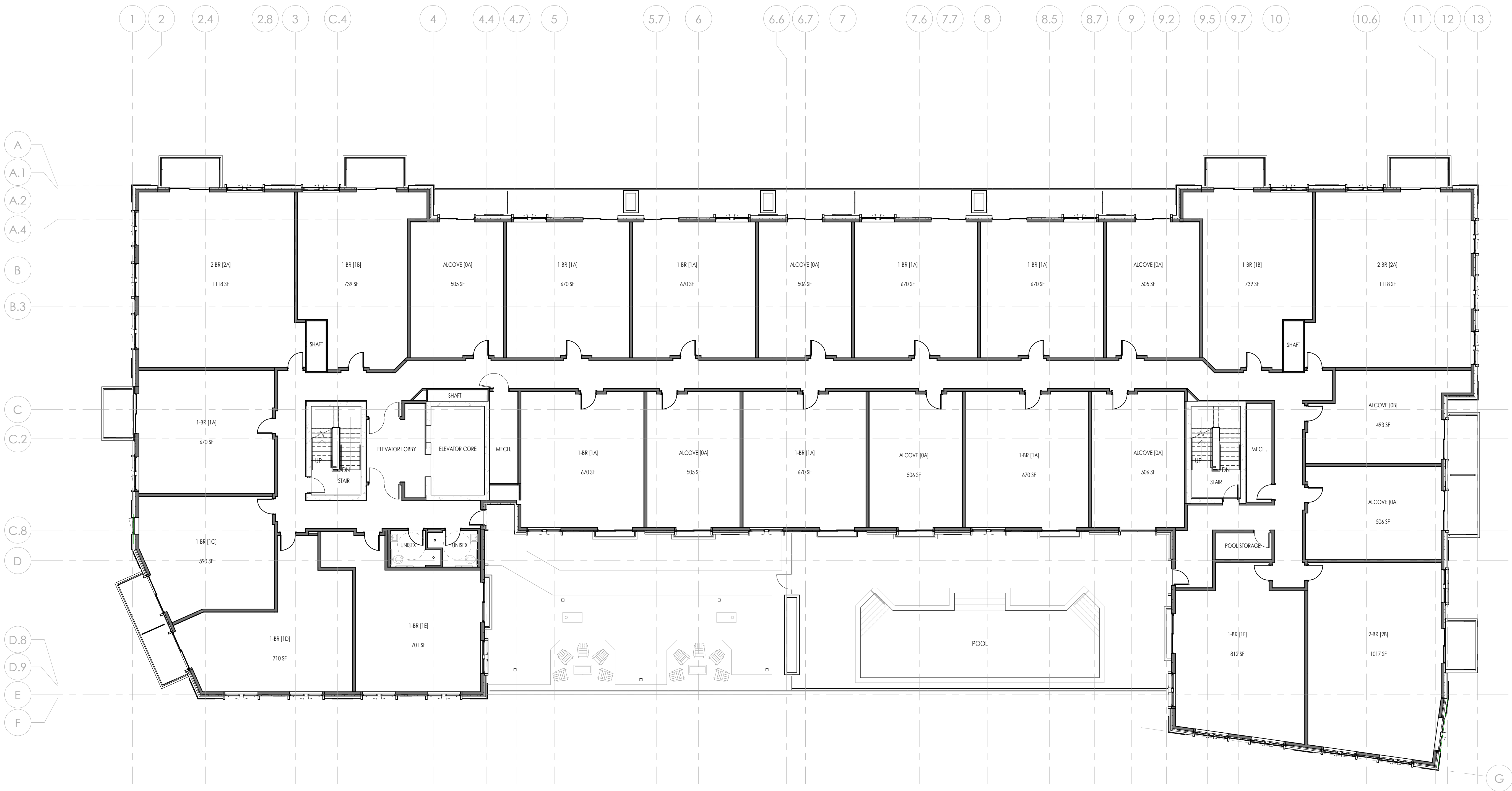
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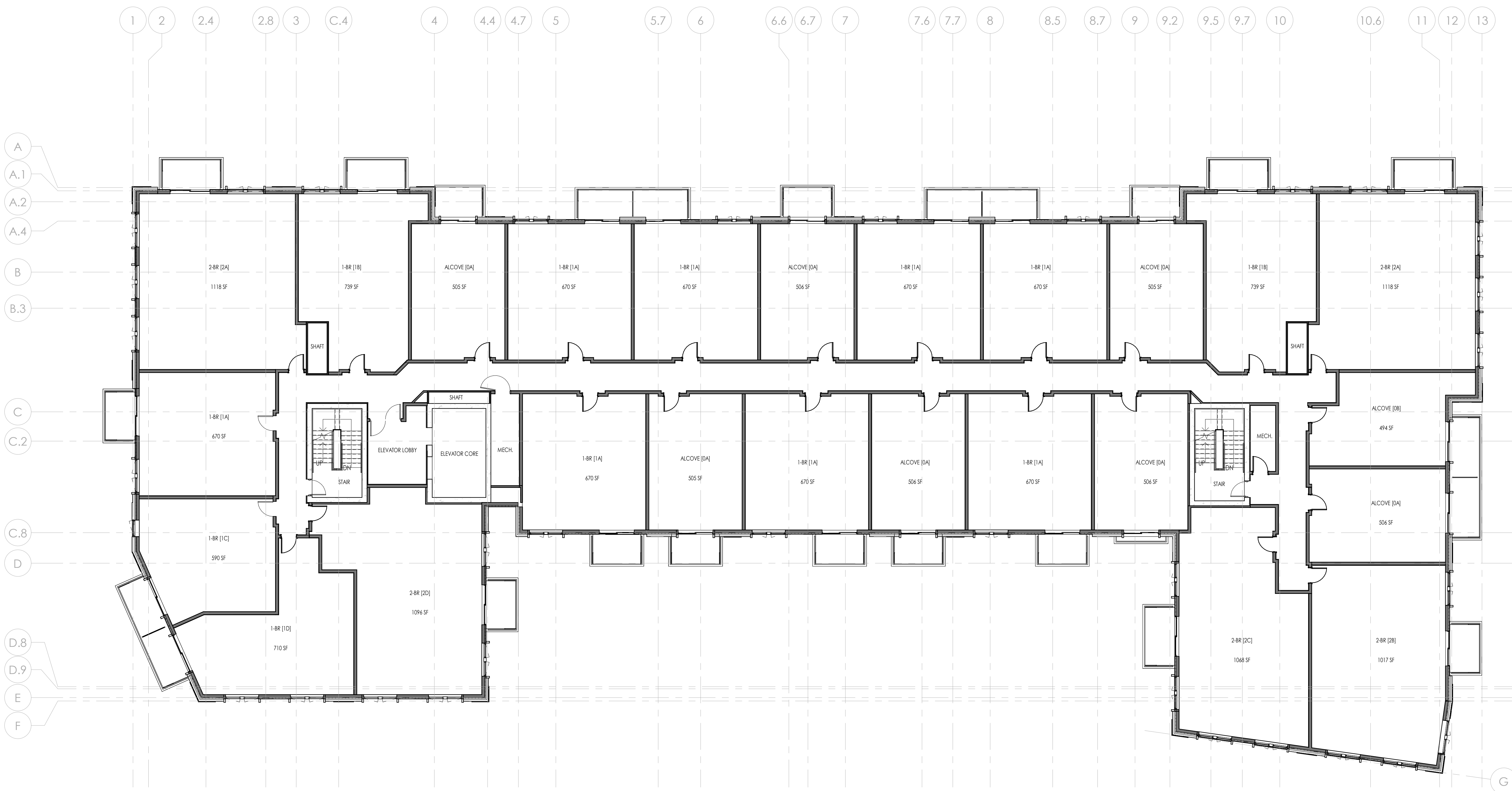
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ISSUED & REVISED

KAEDING DEVELOPMENT GROUP
THE EVERETT - MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204

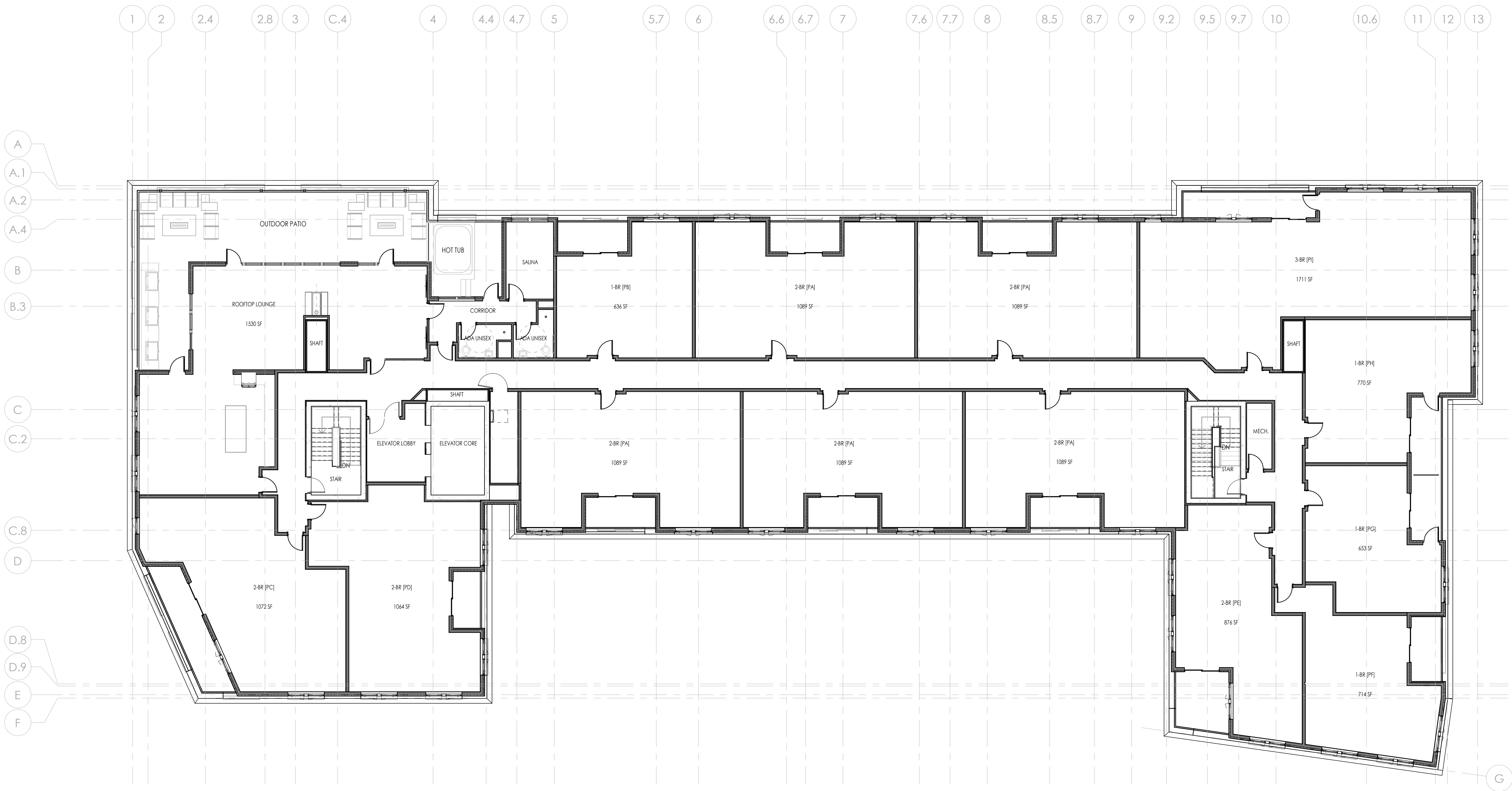


NOT FOR CONSTRUCTION



1 LEVEL 06-11 FLOOR PLAN
3/32" = 1'-0"

1 LEVEL 12 FLOOR PLAN
3/32" = 1'-0"



NOT FOR CONSTRUCTION

PROJECT NUMBER	8250079
PROJECT ISSUED	2/14/2026
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CHECKED BY	BG

OVERALL TWELFTH FLOOR
PLAN

A1.07



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ISSUED & REVISED

KAEDING DEVELOPMENT GROUP
THE EVERETT - MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204





NOT FOR CONSTRUCTION

PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2026
DRAWN BY	SH
CHECKED BY	BG

ROOF PLAN

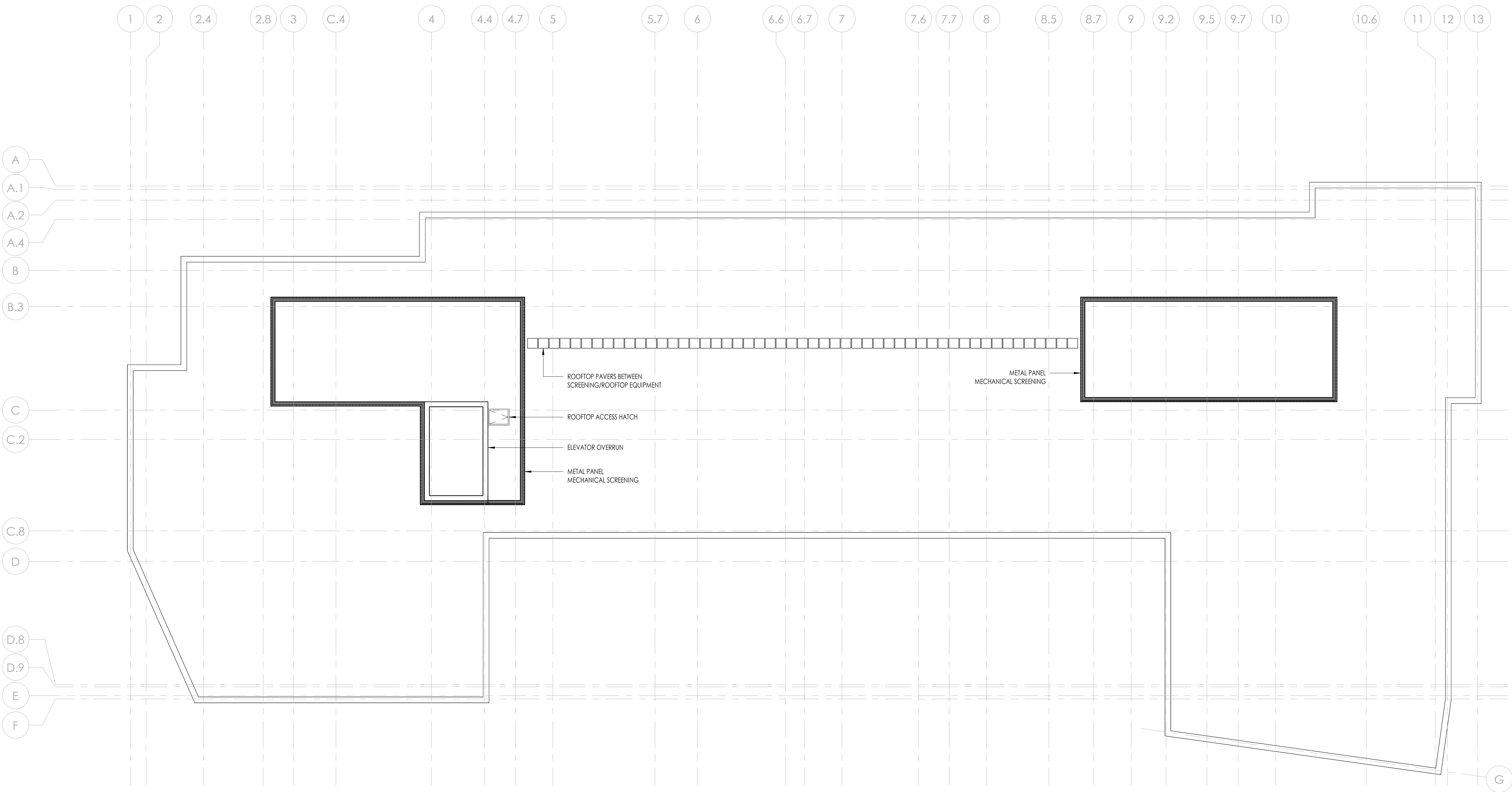
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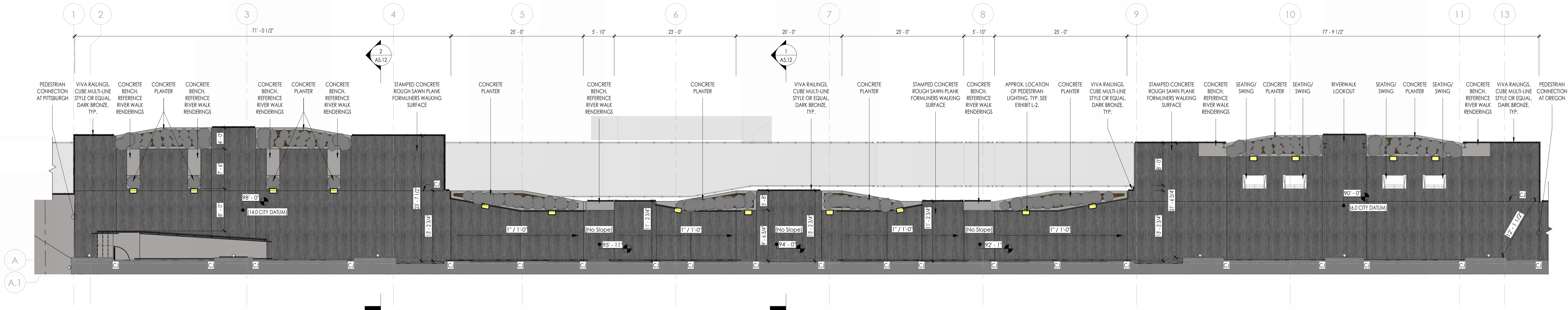
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SUBMIT & REVISION

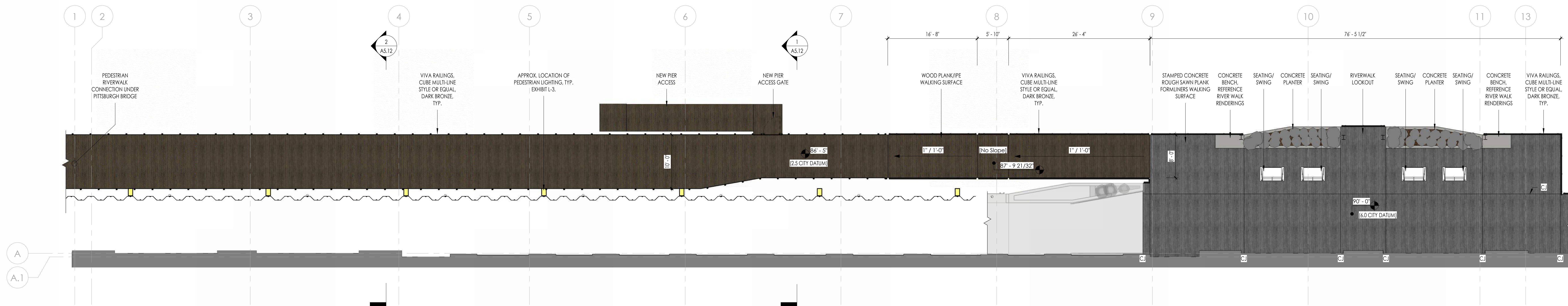
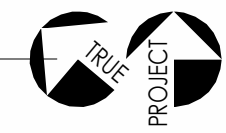


KAEDING DEVELOPMENT GROUP
THE EVERETT - MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204

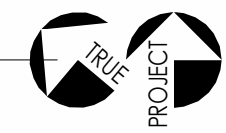




1 UPPER RIVERWALK PLAN
1/8" = 1'-0"



2 LOWER RIVERWALK PLAN
1/8" = 1'-0"



EXTERIOR FINISHES LEGEND	
	UTILITY BRICK - ASHBERRY VELOUR
	7/8" HWP METAL PANEL - DARK BRONZE
	HARDIE PANEL FIBER CEMENT PANELING - RICH EXPRESSO
	ARCHITECTURAL PRECAST PANEL - FEDERAL WHITE, ACID ETCH



1 WATER STREET ELEVATION
3/32" = 1'-0"

EXTERIOR FINISHES LEGEND	
	UTILITY BRICK - ASHBERRY VELOUR
	7/8" HWP METAL PANEL - DARK BRONZE
	HARDIE PANEL FIBER CEMENT PANELING - RICH EXPRESSO
	ARCHITECTURAL PRECAST PANEL - FEDERAL WHITE, ACID ETCH

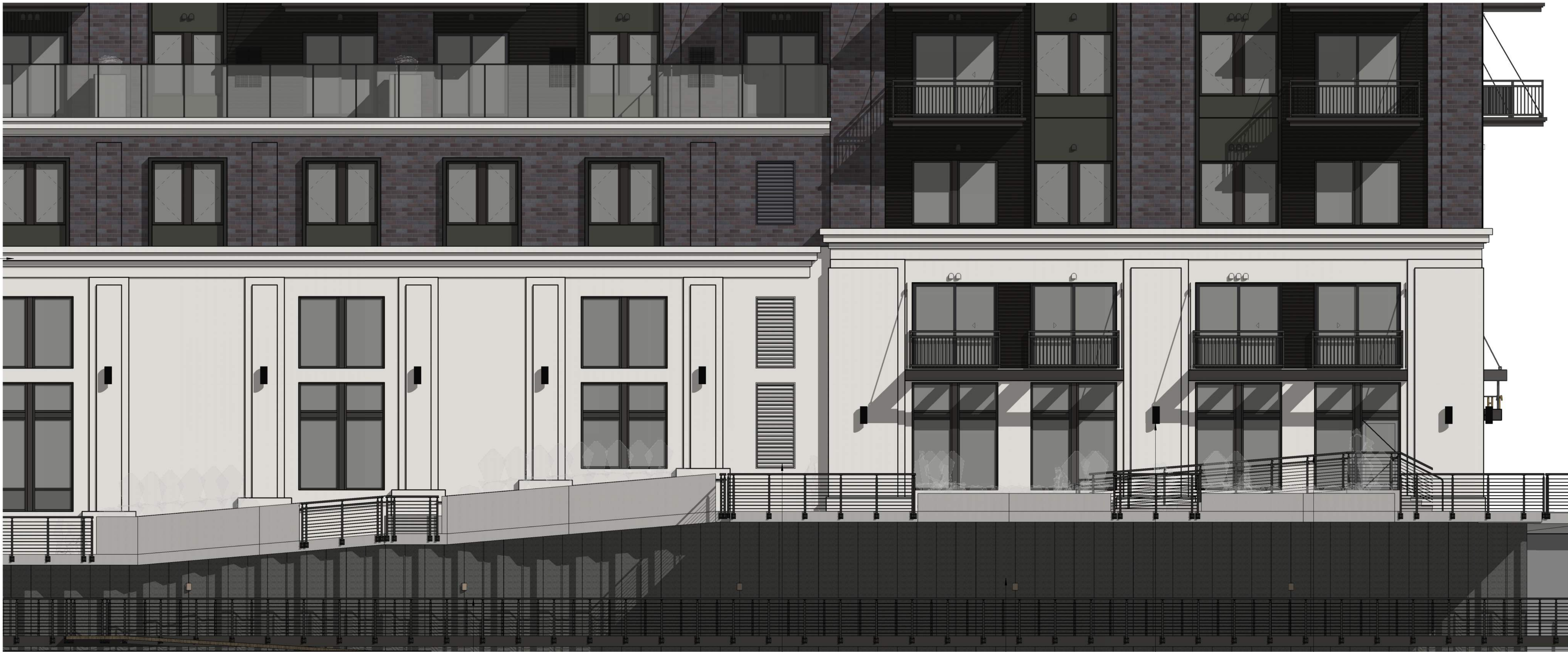


2 RIVER ELEVATION
3/32" = 1'-0"

EXTERIOR FINISHES LEGEND	
	UTILITY BRICK - ASHBERRY VELOUR
	7/8" HWP METAL PANEL - DARK BRONZE
	HARDIE PANEL FIBER CEMENT PANELING - RICH EXPRESSO
	ARCHITECTURAL PRECAST PANEL - FEDERAL WHITE, ACID ETCH



① RIVER ELEVATION -SOUTH BAY
3/16" = 1'-0"



PIYPON CORNICE TO MATCH PRECAST

VIVA RAILINGS, CUBE MULTI-LINE STYLE OR
EQUAL, DARK BRONZE, TYP.

MECHANICAL LOUVERS TO MATCH ADJACENT
MATERIAL, TYP.

SEAWALL LIGHT FIXTURES, DARK
BRONZE, TYP. SEE EXHIBIT L-3.

UP/DOWN LIGHT FIXTURES, DARK BRONZE, TYP.
SEE EXHIBIT L-1.

VIVA RAILINGS, CUBE MULTI-LINE STYLE OR
EQUAL, DARK BRONZE, TYP.

① RIVER ELEVATION - CENTRAL BAY
3/16" = 1'-0"

EXTERIOR FINISHES LEGEND	
	UTILITY BRICK - ASHBERRY VELOUR
	7/8" HWP METAL PANEL - DARK BRONZE
	HARDIE PANEL FIBER CEMENT PANELING - RICH EXPRESSO
	ARCHITECTURAL PRECAST PANEL - FEDERAL WHITE, ACID ETCH



KAEDING DEVELOPMENT GROUP
THE EVERETT - MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204



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ISSUANCE & REVISION

PROJECT NUMBER	8250079
PROJECT ISSUED	4/22/2024
DRAWN BY	BG, SH
CHECKED BY	BG

EXTERIOR ELEVATIONS -
RIVER CENTRAL BAY

A2.04



③ INNER COURTYARD ELEVATION
3/32" = 1'-0"



② ANGLED PITTSBURGH FACADE ELEVATION
3/32" = 1'-0"



① PITTSBURGH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISHES LEGEND	
	UTILITY BRICK - ASHBERRY VELOUR
	7/8" HWP METAL PANEL - DARK BRONZE
	HARDIE PANEL FIBER CEMENT PANELING - RICH EXPRESSO
	ARCHITECTURAL PRECAST PANEL - FEDERAL WHITE, ACID ETCH

—	T.O. RTU SCREEN 231' - 2"	
—	T.O. ROOF 223' - 2"	
—	LEVEL 12 209' - 4"	
—	LEVEL 11 198' - 8"	
—	LEVEL 10 188' - 0"	
—	LEVEL 09 177' - 4"	
—	LEVEL 08 166' - 8"	
—	LEVEL 07 156' - 0"	
—	LEVEL 06 145' - 4"	
—	LEVEL 05 134' - 8"	
—	LEVEL 04 122' - 8"	
—	LEVEL 03 111' - 4"	
—	LEVEL 02 100' - 0"	
—	AVG GRADE 93' - 2"	

NOT FOR CONSTRUCTION



KAEDING DEVELOPMENT GROUP
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234 S WATER STREET
MILWAUKEE, WI 53204



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ISSUANCE & REVISIONS

PROJECT NUMBER	8250079
PROJECT ISSUED	4/22/2026
DRAWN BY	BG, SH
CHECKED BY	BG

EXTERIOR ELEVATIONS -
PITTSBURGH, ANGLED
PITTSBURGH & WEST
COURTYARD

A2.05

3 INNER COURTYARD ELEVATION 02
3/32" = 1'-0"



2 S WATER STREET ANGLED FACADE TRUE ELEVATION
3/32" = 1'-0"



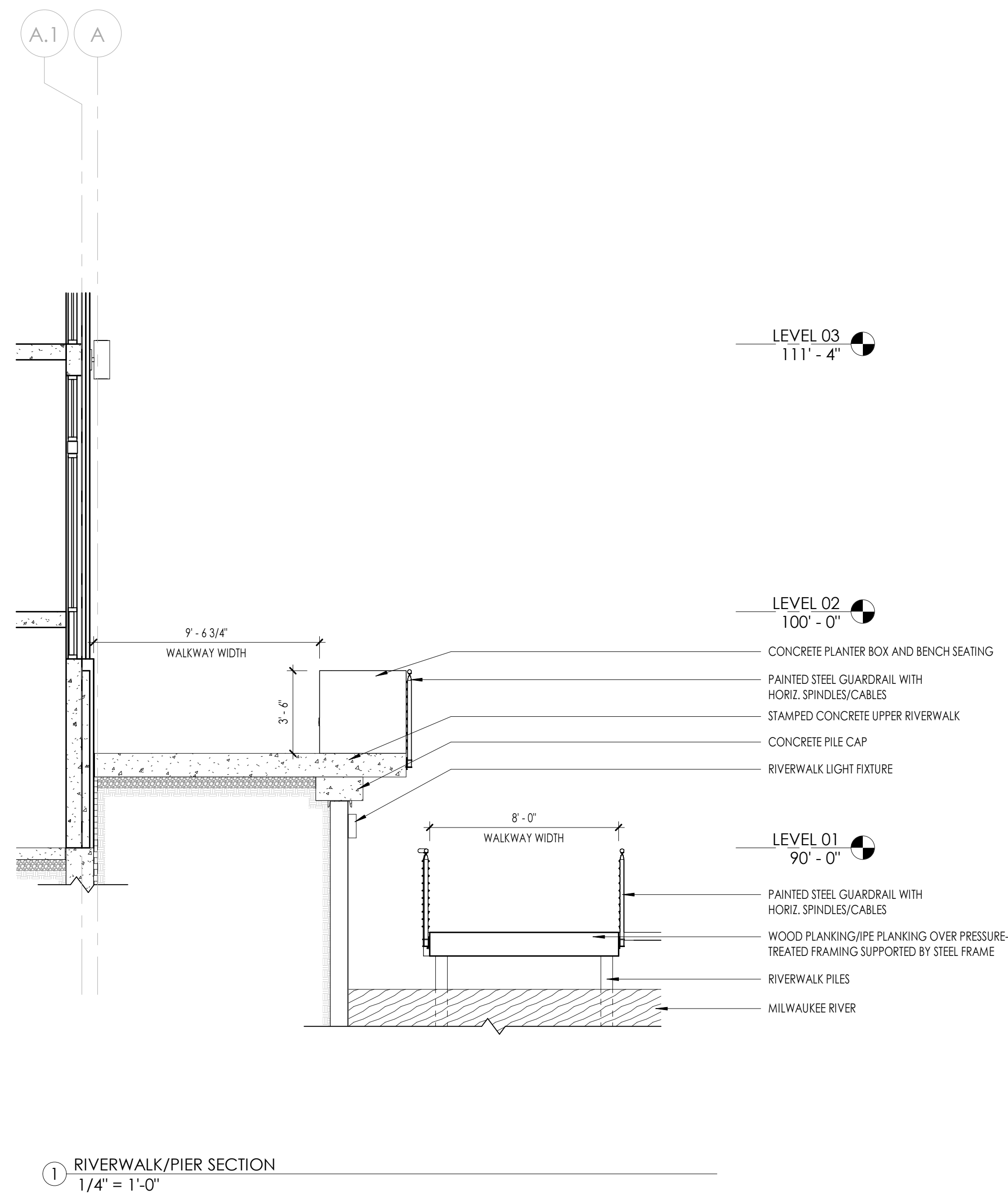
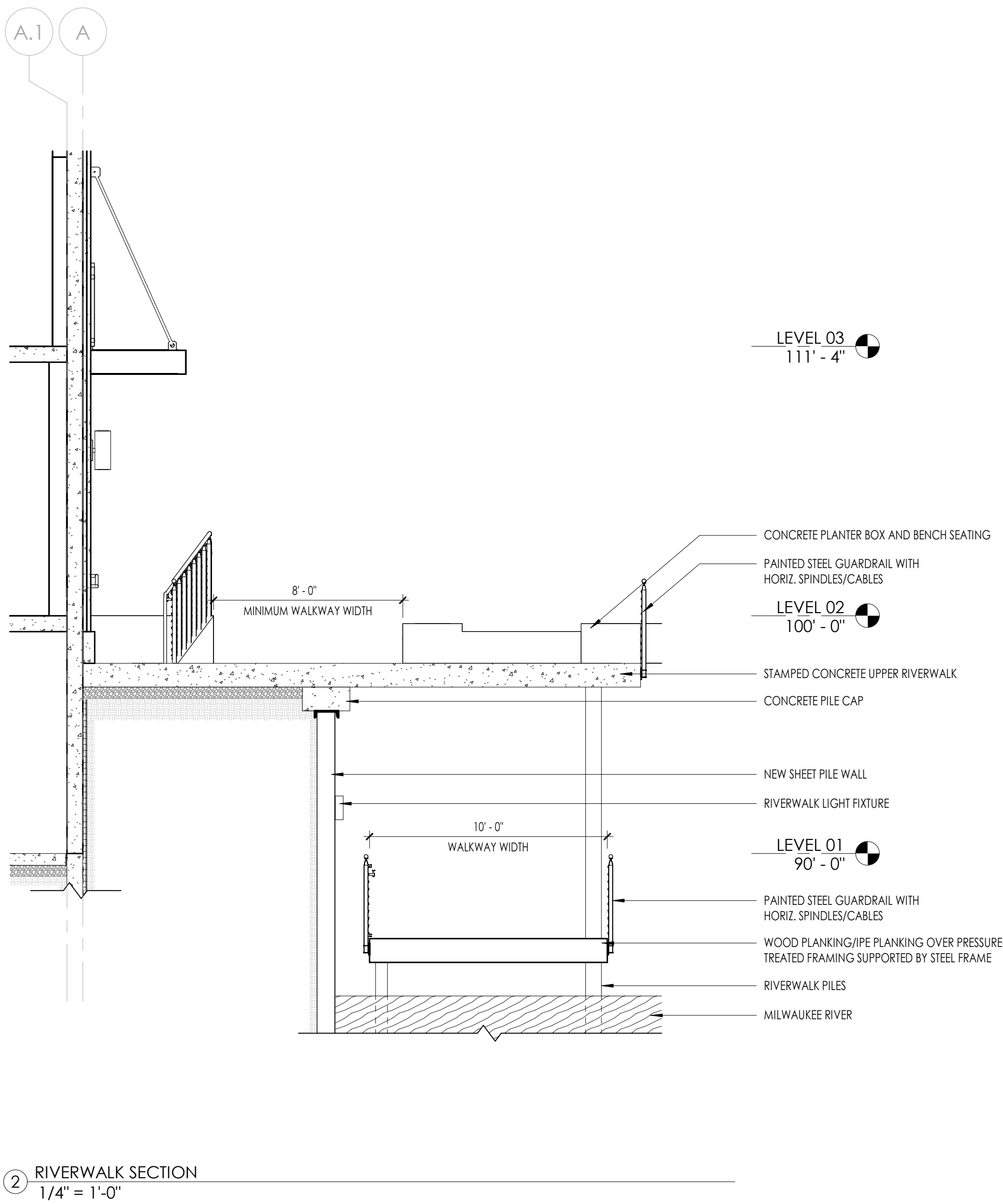
1 OREGON ELEVATION
3/32" = 1'-0"



EXTERIOR FINISHES LEGEND	
	UTILITY BRICK - ASHBERRY VELOUR
	7/8" HWP METAL PANEL - DARK BRONZE
	HARDIE PANEL FIBER CEMENT PANELING - RICH EXPRESSO
	ARCHITECTURAL PRECAST PANEL - FEDERAL WHITE, ACID ETCH

NOT FOR CONSTRUCTION

5/1/2026 11:55:27 AM



NOT FOR CONSTRUCTION

PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2026
DRAWN BY	SH
CHECKED BY	BGG

RIVERWALK SECTION

A5.12

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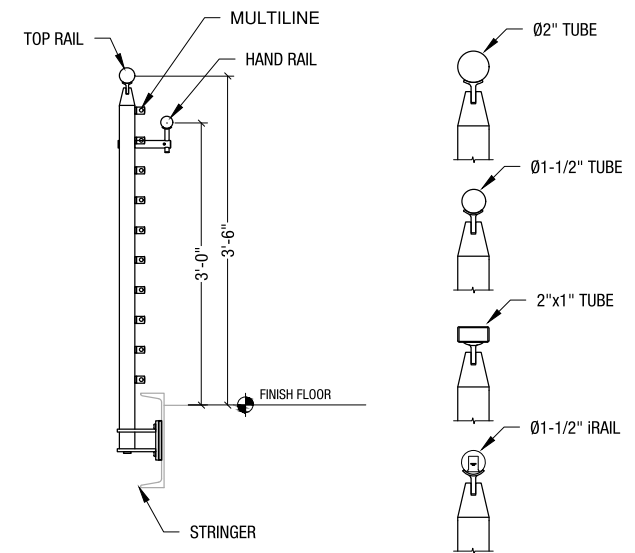
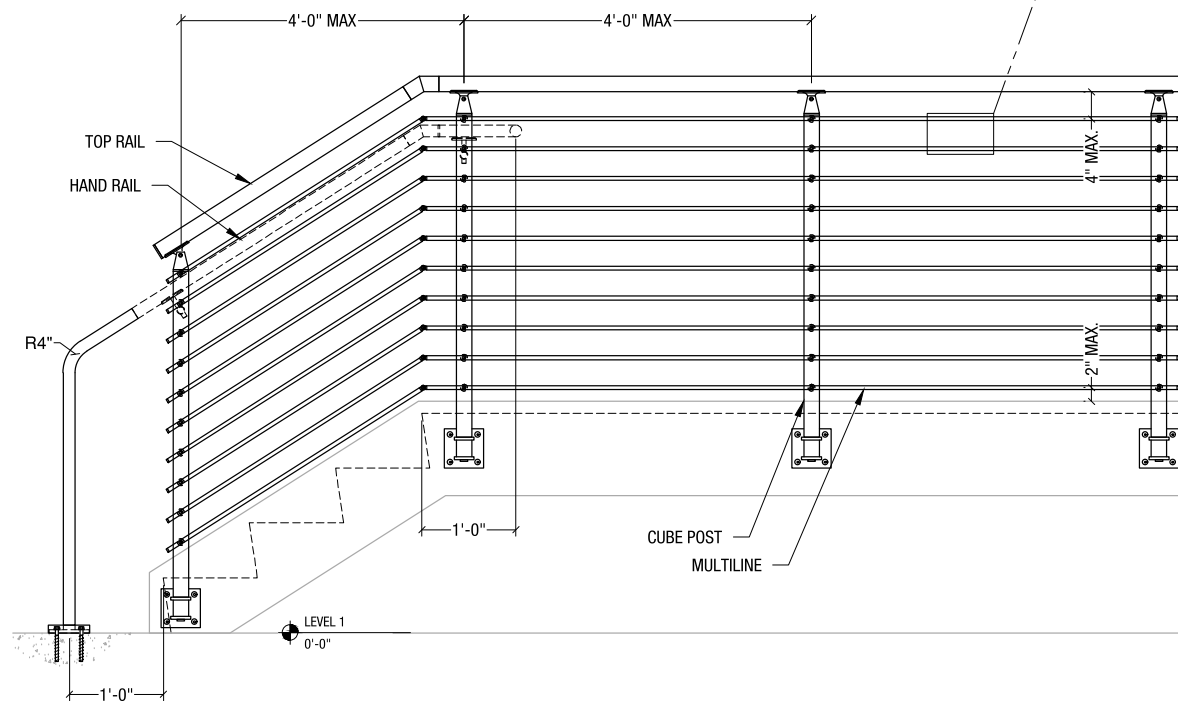
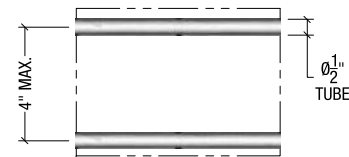
SUBMIT & REVISIONS

PIERCE ENGINEERS, INC.
222 West Washington Ave, Suite 650
Madison, WI 53703
608.256.7504
www.pierceengineers.com
PE Project: 240239

KAEDING DEVELOPMENT GROUP
THE EVERETT - MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204



CUBE RAILING SYSTEM MULTILINE INFILL



TOP RAIL OPTIONS

VIVA RAILINGS IS NOT RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF ANY BUILDING SYSTEMS OR OTHER MATERIALS NOT FURNISHED BY VIVA RAILINGS. VIVA RAILINGS HAS NO WAY OF KNOWING AND SPECIFICALLY DISCLAIMS WHETHER OR NOT THE BUILDING SYSTEMS TO WHICH VIVA RAILINGS' PRODUCTS ARE TO BE ATTACHED ARE STRUCTURALLY SOUND OR DESIGNED TO PROPERLY SUPPORT VIVA RAILINGS' MATERIALS. ANY SUCH DESIGN RESPONSIBILITY BELONGS TO OTHERS FOR WHOM VIVA RAILINGS IS NOT RESPONSIBLE. THESE DRAWINGS ARE INTENDED FOR THE SOLE USE OF VIVA RAILINGS' CUSTOMER AND THEIR AGENTS FOR THE INSTALLATION OF PRODUCTS FURNISHED BY VIVA RAILINGS. VIVA RAILINGS REMAINS THE SOLE OWNER OF ALL DESIGNS AND INTELLECTUAL PROPERTY CONTAINED WITHIN, REPRODUCTION AND USE OF THESE DESIGNS FOR ANY OTHER PURPOSE IS FORBIDDEN. SCALES ARE PROVIDED FOR REFERENCE ONLY. FOR PRODUCT INFORMATION AND TECHNICAL SUPPORT, PLEASE CONTACT VIVA RAILINGS.





CUBE[™] MULTILINE RAILING SYSTEM

PRODUCT DATA

CUBE - AVAILABLE INFILLS

Glass

Perforated Metal

Wire Mesh

Picket Panel

CableNet

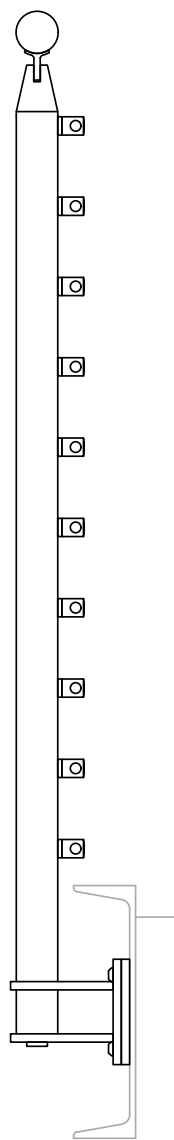
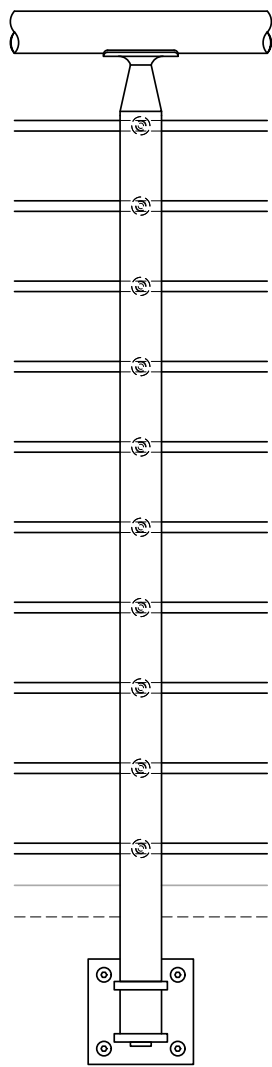
Multiline

Cable

Laser Cut Panel



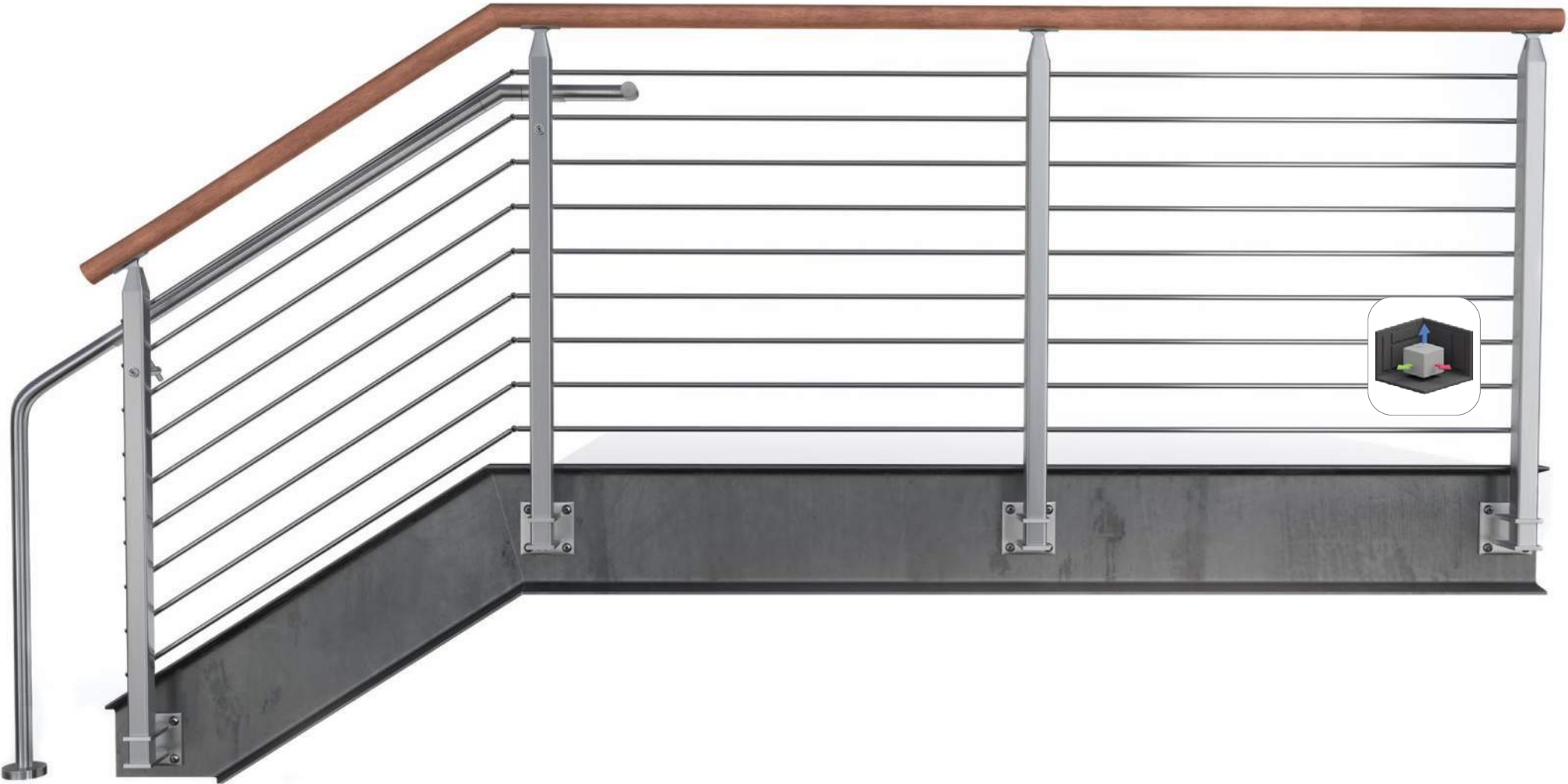
CUBE™ MULTILINE RAILING SYSTEM



- CUBE - AVAILABLE INFILLS
- Glass
 - Perforated Metal
 - Wire Mesh
 - Picket Panel
 - CableNet
 - Multiline**
 - Cable
 - Laser Cut Panel

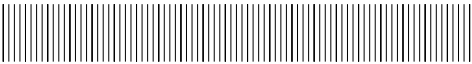
Other mounting options available.

Our CUBE Stainless Steel Railing System has a robust contemporary look. The system is made of 2"x 2" square posts, with monolithic pyramid top caps creating continuous clean lines throughout the components. The railing in-fill between the posts is mounted via fixed point holders and can accommodate any in-fill of your choice.



CUBE™

GLASS & METAL SYSTEM - TECHNICAL DATA



	MATERIAL	FINISH	SIZE/SPACING
POST	Stainless Steel (304 or 316) Stainless Steel (201)	#6 Satin CeraShield (Recommended) Powder Coat PVDF VIVA Standard: All brackets, spiders, and accessories are satin finish stainless steel and are not coated. A coated finish is available upon request.	2X2" @ 5'-0" max. O.C. 4'-6" max. for perforated and wire mesh infill. 4'-0" max. for Multiline and cable infill. Fascia, Top or Core mount.
INFILL OPTIONS	Glass	Clear, Digitally Printed, Tinted, Colored Interlayer	Min. 3/8" laminated glass with PVB or SGP interlayer ¹ Glass standard thickness: 3/8", 1/2", 5/8", 3/4" Interlayer standard thickness: SGP: 0.035" , 0.06" PVB: 0.035"
	Picket	#6 Satin CeraShield (Recommended) Powder Coat PVDF	Ø1/2" picket
	Perforated Metal		1" wide frame
	Laser Cut	CeraShield (Recommended) Powder Coat PVDF	1/4" thick aluminum
	Steel Wire Mesh Weld Applies for WM-38ST and WM-50ST wire mesh options.		
	Stainless Steel Wire Mesh Weld Applies for WM-38SS and WM-50SS wire mesh options.		1" wide frame
	Stainless Steel Wire Mesh Woven Applies for WM-10SS, WM-11SS, WM-13SS and WM-14SS wire mesh options.	#6 Satin	Ø1/2" multiline Ø3/16" cable Ø1" frame, Ø1/16" (1.5mm) cable mesh
	Multiline		
	Cable		
	Cablenet		
TOP RAIL/HAND RAIL	Stainless Steel Tube Stainless Steel Tube with LED ² Wood (Red Oak, Cherry or Maple) ³ Wood (Red Oak, Cherry or Maple) with LED	#6 Satin (Recommended) CeraShield Powder Coat PVDF Unstained	Ø1-1/2" or Ø2" for Hand Rail Ø1-1/2", Ø2" or 2"x1" Rectangular Tube for Top Rail Ø1-1/2" with LED LINEAR, Ø1-1/2" or Ø2" with LED POD Ø2" Ø2" with LED LINEAR

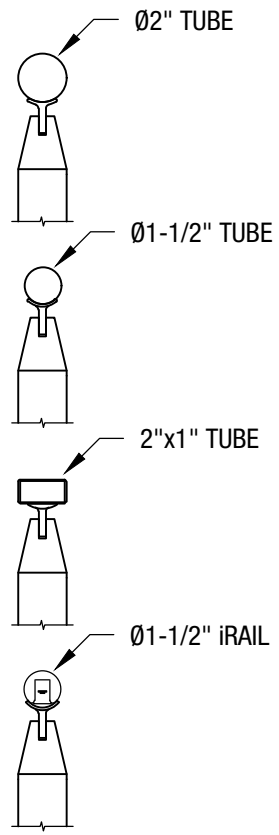
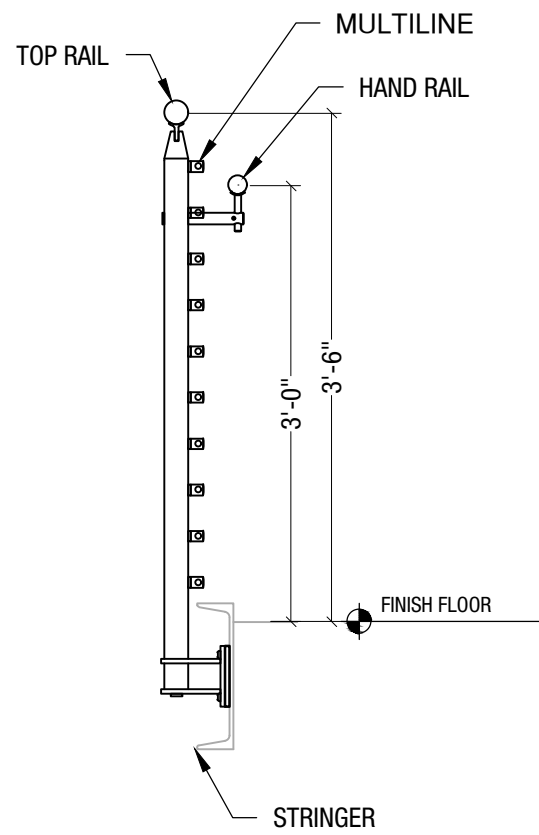
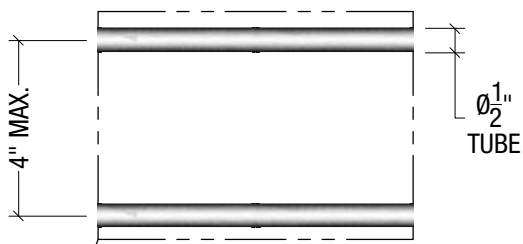
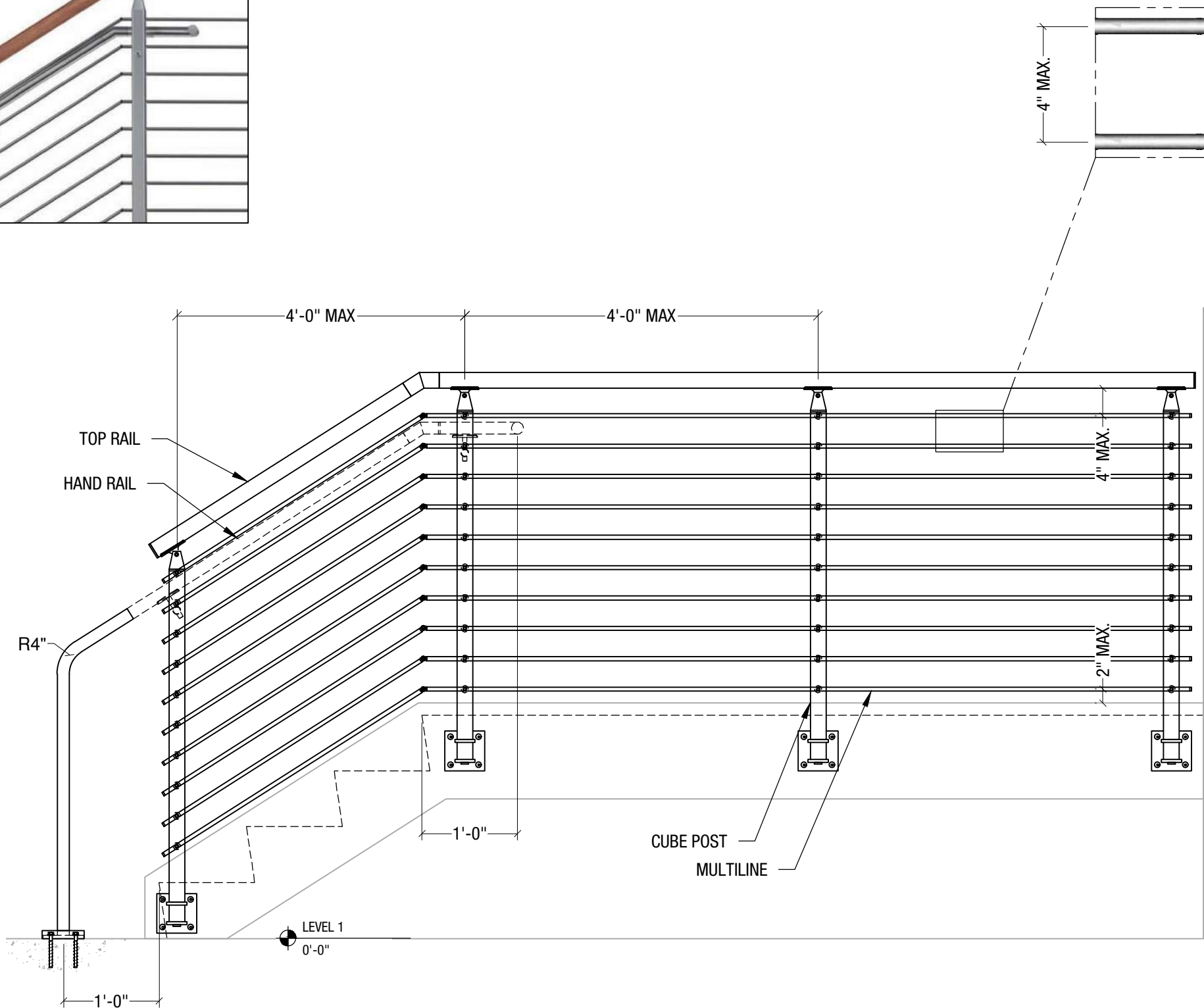
1. IBC 2015 & newer requires railing glass to be laminated. VIVA recommends SGP for exterior applications.

2. All LED LINEAR products are ETL certified; ETL mark is proof of product compliance to North American safety standard.

3. Other species available upon request.



CUBE RAILING SYSTEM MULTILINE INFILL



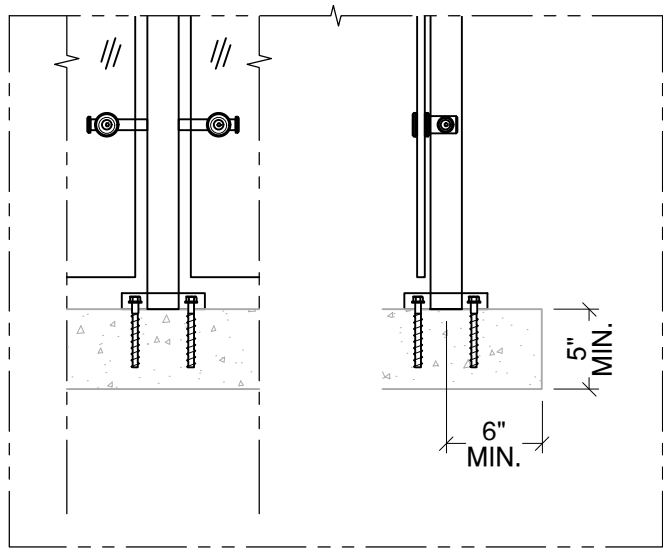
TOP RAIL OPTIONS

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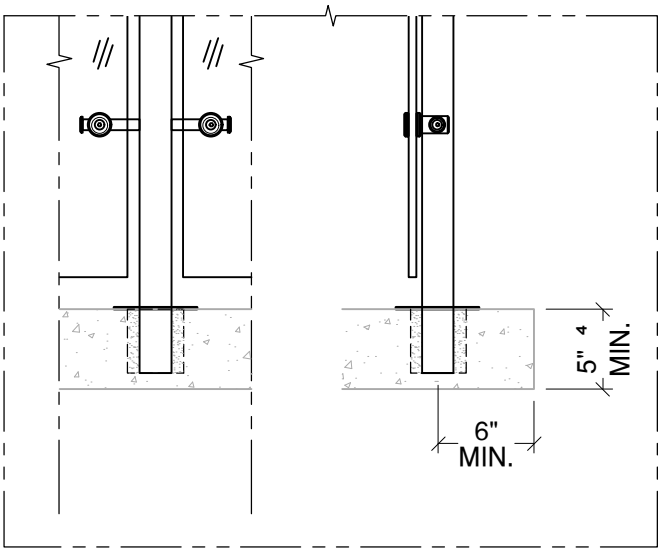
CUBE RAILING SYSTEM

MOUNTING CONDITION, TOP MOUNTED POST



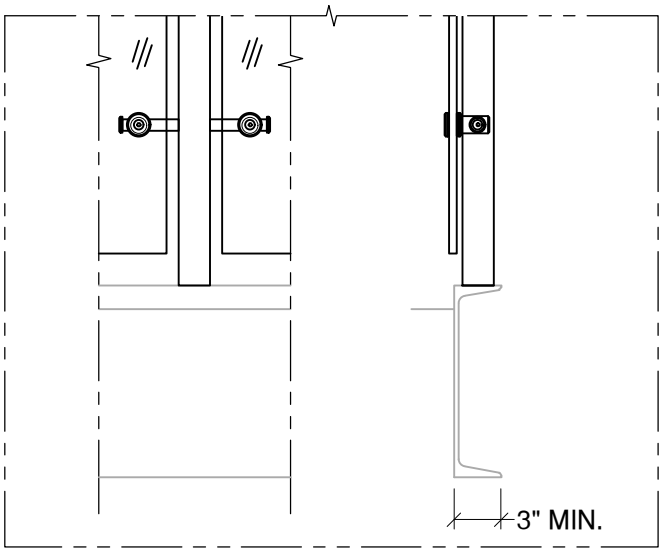
Anchored to Concrete ¹ - \$ ²

Detail# CU-T01 ³



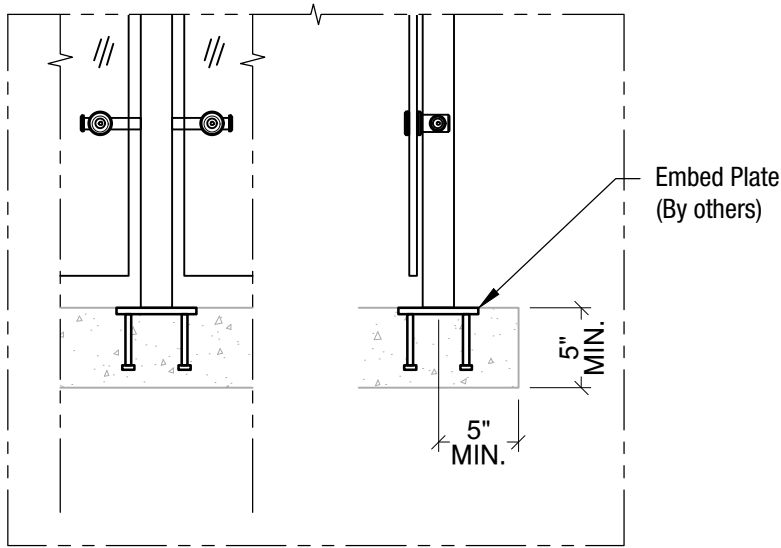
Cored into Concrete - \$\$

Detail# CU-T02



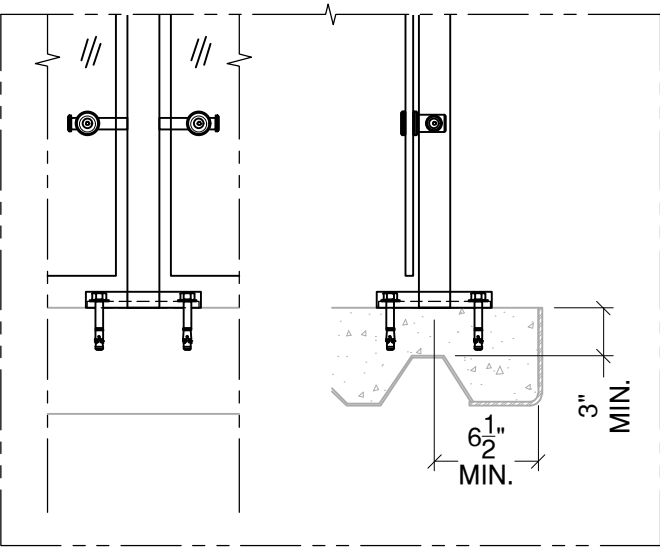
Welded @ Steel Channel - \$

Detail# CU-T03



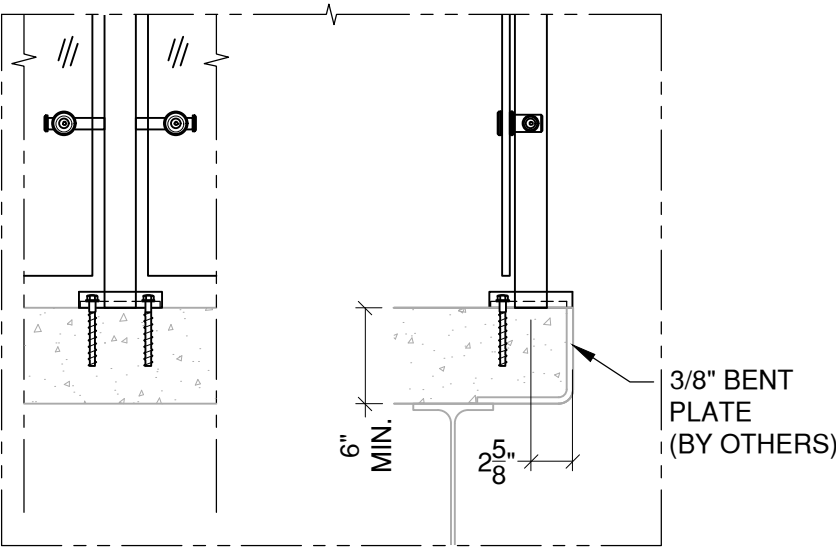
Welded @ Embed Plate - \$

Detail# CU-T04



Anchored to Concrete Slab on Deck - \$\$

Detail# CU-T05



Anchored to Concrete
Welded to Steel Plate - \$

Detail# CU-T06

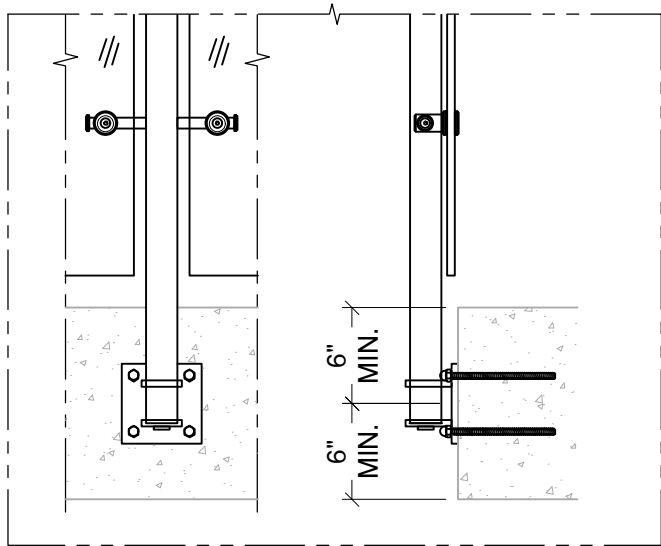
- (1) Min. 4000 PSI concrete, Typ.
(2) \$ to \$\$\$: Indicates mounting type comparative cost
(3) Anchoring is not an available option for top mount with cable infill
(4) 6 1/2" Min. for end post with cable infill

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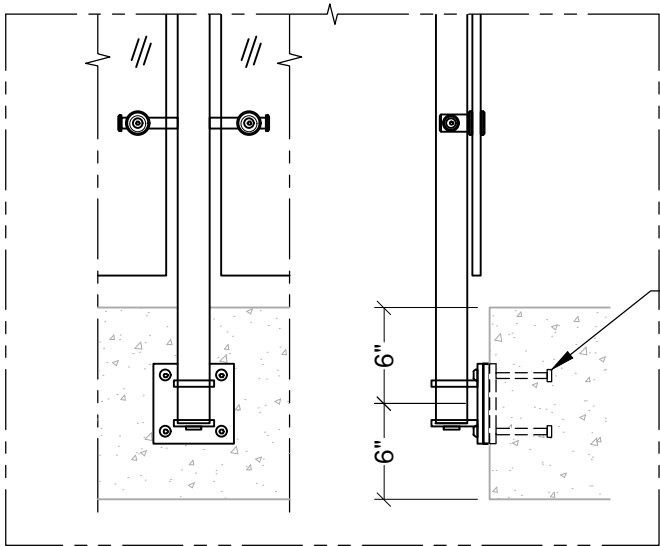
CUBE RAILING SYSTEM

MOUNTING CONDITION, FASCIA MOUNTED POST



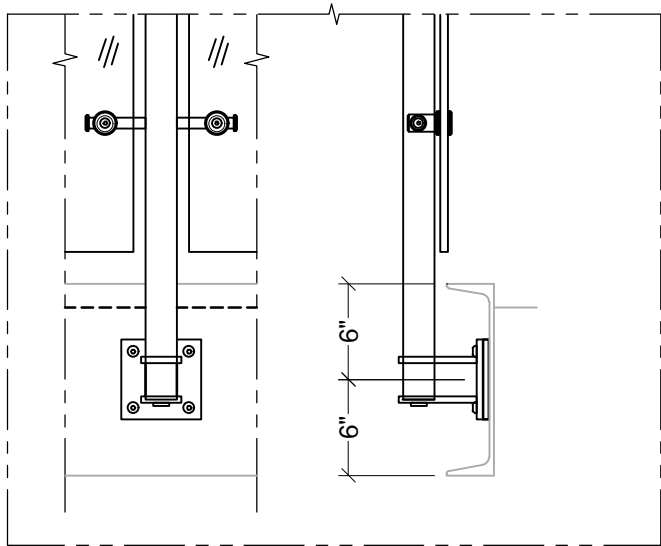
Anchored to Concrete ¹ - \$\$\$

Detail# CU-F01 ²



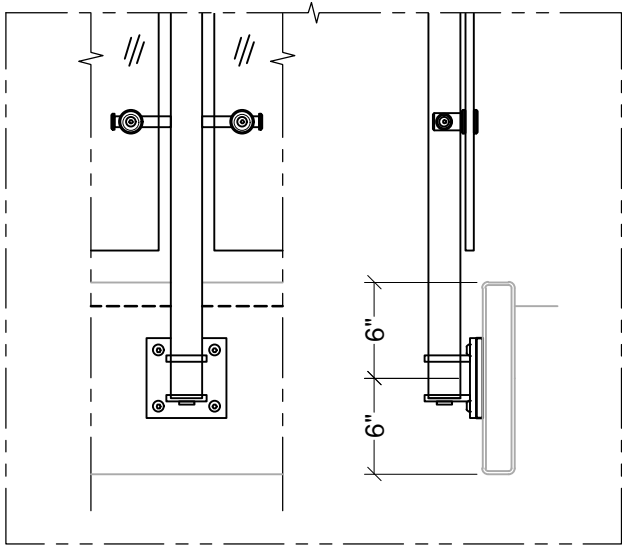
Welded @ Embed Plate - \$\$

Detail# CU-F02



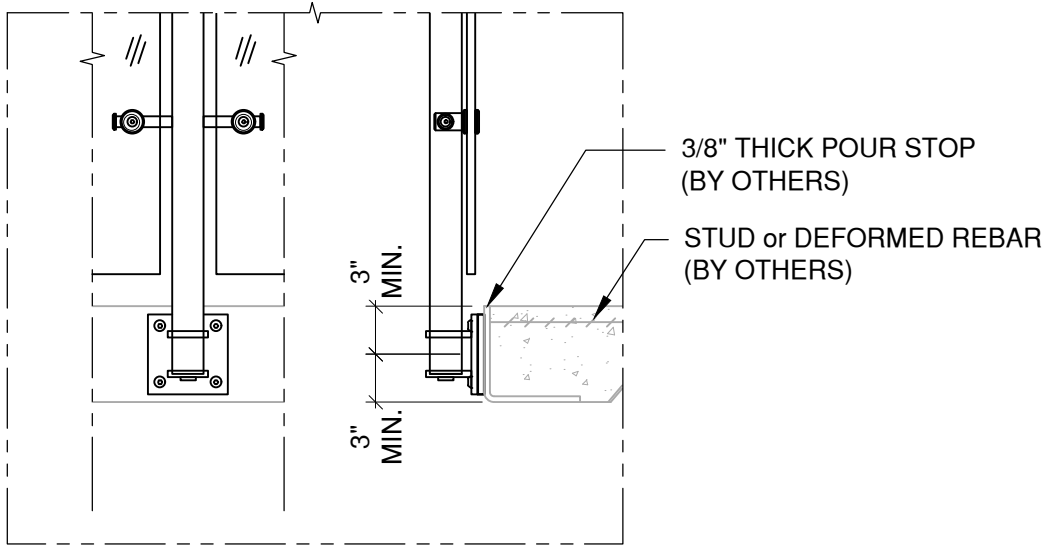
Welded @ Steel Channel - \$\$

Detail# CU-F03



Welded @ Steel Tube - \$\$

Detail# CU-F04



Welded @ Pour Stop - \$\$

Detail# CU-F05

(1) Min. 4000 PSI concrete, Typ.
(2) Anchoring is not a recommended option for cable infill



#6 Satin



CeraShield* Ceramic Coating



Powder Coat



Enhanced durability and superior protection.
Available in a wide range of colors.
(Replaces traditional powder coat finish options.)*

VIVA Railings now proudly offers CeraShield Ceramic Coating (powered by CERAKOTE Technology) as our premium finishing option, providing enhanced durability and superior protection for interior and exterior applications. While CeraShield offers unparalleled advantages in hardness, corrosion resistance, UV stability, and chemical resistance, we will continue to offer standard Powder Coat finishes to meet a variety of aesthetic preferences.

Powder coating is an environmentally-friendly option because it doesn't rely on solvents or chemical carriers. Instead, an electrostatic charge holds the paint to the steel, thus eliminating VOC emissions which will help in regards to LEED requirements. In addition, it meets AAMA specifications. Powder coating is durable and scratch resistant so it weathers and retains its original hue better than conventional liquid coatings.*



[POWDER COAT FINISHING OPTIONS](#)

[CERASHIELD FINISHING OPTIONS](#)

The digital swatches of our powder coat colors may not accurately represent the actual real-life samples. Factors such as monitor settings, lighting conditions, and individual perception can affect the colors you see on your screen. We suggest using the swatches as a general reference for color, shade, and hue, rather than expecting an exact match. For the most precise color selection, we recommend requesting physical samples or visiting our office in Lewisville, TX to evaluate the powder coat colors in person.

Please note that while we offer a diverse range of standard powder coat colors to complement our products, any selections outside of these standard options may incur additional costs. We encourage you to consult with our specialists to explore all available options and make the best decision for your project needs.



CUBE MULTILINE RAILING SYSTEM TX DOT BP5 OFFICE GARAGE



TX DOT OFFICE CUP GARAGE - AUSTIN, TX

General Contractor: Vaughn Construction

Architect: MarmonMok





Properties

Base Construction	Die Cast Aluminum
Lens	Glass
Application	Sconce
Location	Wet
CRI	80
Life Hours	50,000
Light Source	Integrated LED
Light Direction	Up/Down

Standard Selection

Voltage	120V-277V (non dimming)
Finish	Bronze
CCT	3000K

Finish Options

- ☐ Black
 ☐ Gold/Brass
- ☐ Bronze
 ☐ ORB
- ☐ Brushed Nickel
 ☐ White

CCT Options

CCT	2700K/3000K/3500k/4000K/5000K
-----	-------------------------------

Options

Size	Dimensions	Wattage	Voltage	Lumens
CTHB-12	W:4.5" H:12"	18	ND (120V (non dimming)) / TD (120V Triac dimming) / DV (120V-277V (non dimming)) / DVD (120V-277V 0-10 dimming)	2340

Options

- EMG - Emergency
- PC - Photo Control

Not seeing what you're looking for?

Contact us!
info@asllighting.com

WAC LIGHTING

Endurance™ Brick Lights

Opal Step And Wall Light

Model & Voltage	Color Temp & CRI	Lumens	Finish
○ WL-5105 120 VAC	○ 3000K 90	110	☐ ABK Architectural Black ☐ ABZ Architectural Bronze ☐ AGH Architectural Graphite ☐ AWT Architectural White

Fixture Type:

Catalog Number:

Project:

Location:

Example: **WL-5105-30-ABK**

DESCRIPTION

Designed for integration into brick walls or vertical risers. The energy-efficient Endurance™ LED Brick Light features a die-cast aluminum housing and integrated LED light engine with a heat resistant opal glass diffuser for a glare-free even spread of light, making outdoor areas safer and more secure.

FEATURES

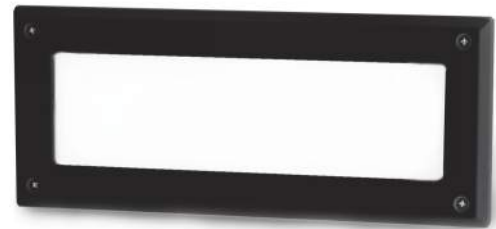
- Frosted tempered glass lens for even illumination
- Factory sealed LED light engine
- 5 year warranty

SPECIFICATIONS

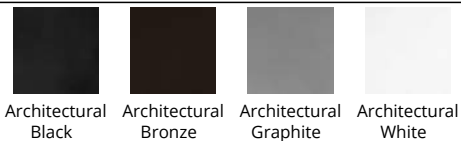
Construction	Die-cast aluminum (K-Alloy)
Power:	5.5W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Rated Life:	80,000 Hours
Mounting:	Mortar into masonry, screw into wood walls, or retrofit into existing brick light installations. Can be mounted on wall vertically or horizontally
Cut Out:	3 1/4" x 8"
Finish:	Electrostatically Powder Coated: Architectural Black, Architectural Bronze, Architectural Graphite, Architectural White
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA

REPLACEMENT PARTS

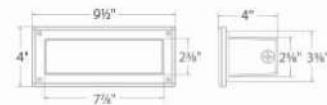
5005-30 - Replacement Light Engine 3000K
 5005-PLATE - Light Engine Mounting Plate
 5105-COV-ABK - Opal Cover Plate ABK
 5105-COV-ABZ - Opal Cover Plate ABZ
 5105-COV-AGH - Opal Cover Plate AGH
 5105-COV-AWT - Opal Cover Plate AWT



FINISHES:



LINE DRAWING



Model No :: **20292-BL/FST**
 Name :: **Nauticus**



Project Name :: _____
 Location :: _____
 Type :: _____
 Quantity :: _____
 Notes :: _____

Product Information

Product ID :: 20292
 UPC Code :: 641594115697
 Mounting Type :: Ceiling or Wall
 Finish :: Black (BL)
 Diffuser :: Frosted (FST)
 Alt. Finishes :: Satin (SAT); White (WH)
 Alt. Diffusers :: N/A

Product Dimensions

Fixture		Canopy	
Length ::	N/A	Length ::	10.6"
Width ::	11"	Width ::	6.5"
Diameter ::	N/A	Diameter ::	N/A
Extension ::	5"	Height ::	1"
Height ::	6.5"		
Overall Height ::	N/A Max.		

Technical Specifications

Qualifications

Location Rating :: Wet
 Certification :: cULus
 IES File :: No
 JA8 Compliant :: No
 Title 20 Compliant :: N/A
 Energy Star :: No
 ADA Compliant :: No
 Marine Grade :: No
 Emergency Lighting :: No
 Warranty :: 1 Year Limited

Specifications

Frame Material :: Aluminum
 Diffuser Material :: Glass
 Voltage :: 120v
 Lamping Type :: Incandescent
 Lamping Base :: E-26
 Lamp Quantity :: 1
 Lamp Wattage :: 100 W
 Total Wattage :: 100 W
 Lamps Included :: No
 J-Box Type :: Standard

Photometrics

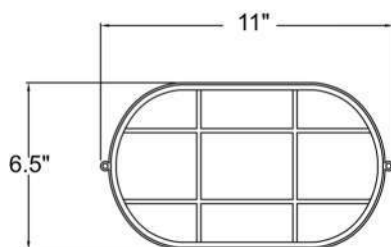
CCT :: 2700
 CRI :: N/A
 Wattage :: 100 W
 Nominal Lumens :: 1600
 Delivered Lumens :: N/A

Recommended Dimmers

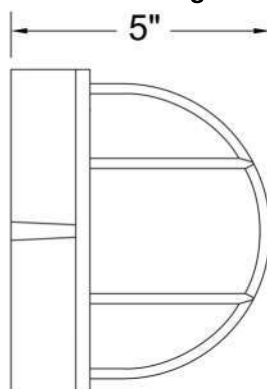
(TRIAC) Any Standard Dimmer

Custom Options :: N/A; Additional Items :: N/A

Line Drawing #1



Line Drawing #2



IES File

Image
Not Available

Toll Free 800-828-5483 or www.AccessLighting.com

14410 Myford Road, Irvine, CA 92606

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 Rev. 201901 Filename:: 20292-BL_FST.pdf

access
LIGHTING





PC# JEN
HYK
JOB: 234 D.57.00
12-20/20 Y. 12-20/20
1/4 SOLARON 601T SOLARON TP ST
12.7M MILL
1/4 CLEAR TP ST SX3527 CHARCOAL
STLBX
SLN 8 8 1/2

Oldcastle makes no warranty by
sample. Samples are for color
evaluation only and are not
intended to be samples of record.







1 2
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71 72
73 74
75 76
77 78
79 80
81 82
83 84
85 86
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89 90
91 92
93 94
95 96
97 98
99 100

SISTER BAY
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1-800-775-6327 • sisterbayfurniture.com
MADE IN MICHIGAN



1/4" SOLARON GUNT SOLARON TP ST
12 TH WILL
1/4 CLEAR TP ST EXHIBIT CHARCOAL
SILBK
SUN & R/W

Glazing guide makes no warranty for
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intended to be a guide of material.



Forming The Future™

PATTERN 16020 Rough Sawn Plank

Rough Grain Plank

Vac-U-Form™

Styrene - Single Use.
ABS Plastic - Up to 15 reuses.

Wooden Plank

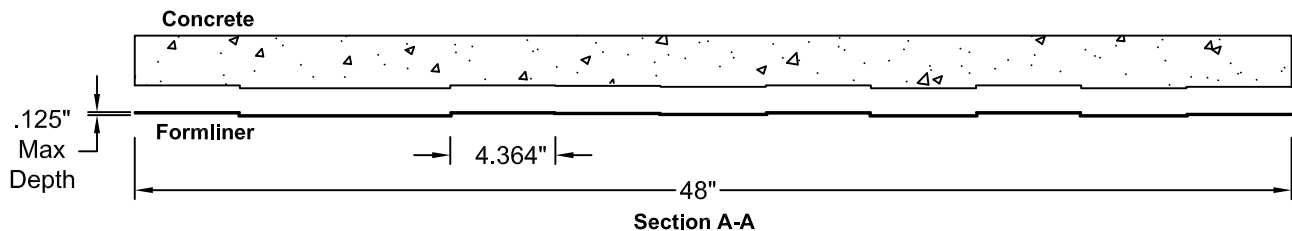
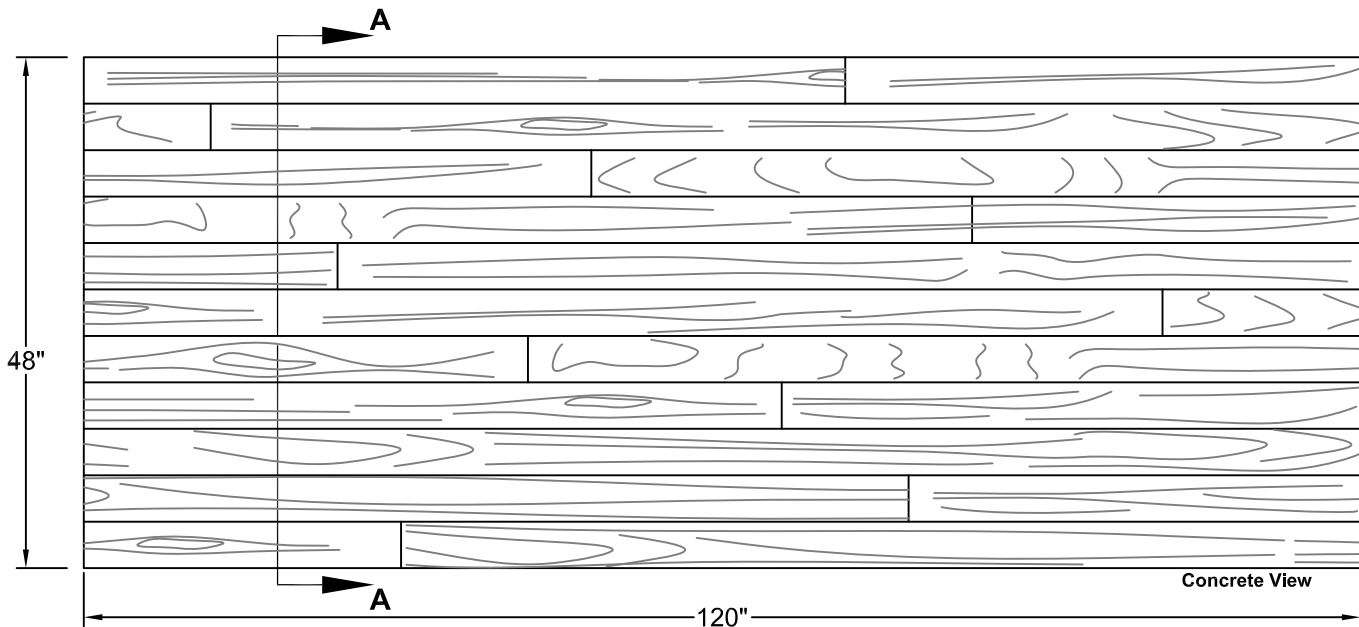
Part Size: 120" W x 48" H

Max Depth: 0.125"

Board Width: 4.364

Grain: Rough

STAMPED CONCRETE RIVERWALK PATTERN



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Pattern can be requested in AutoCad format.

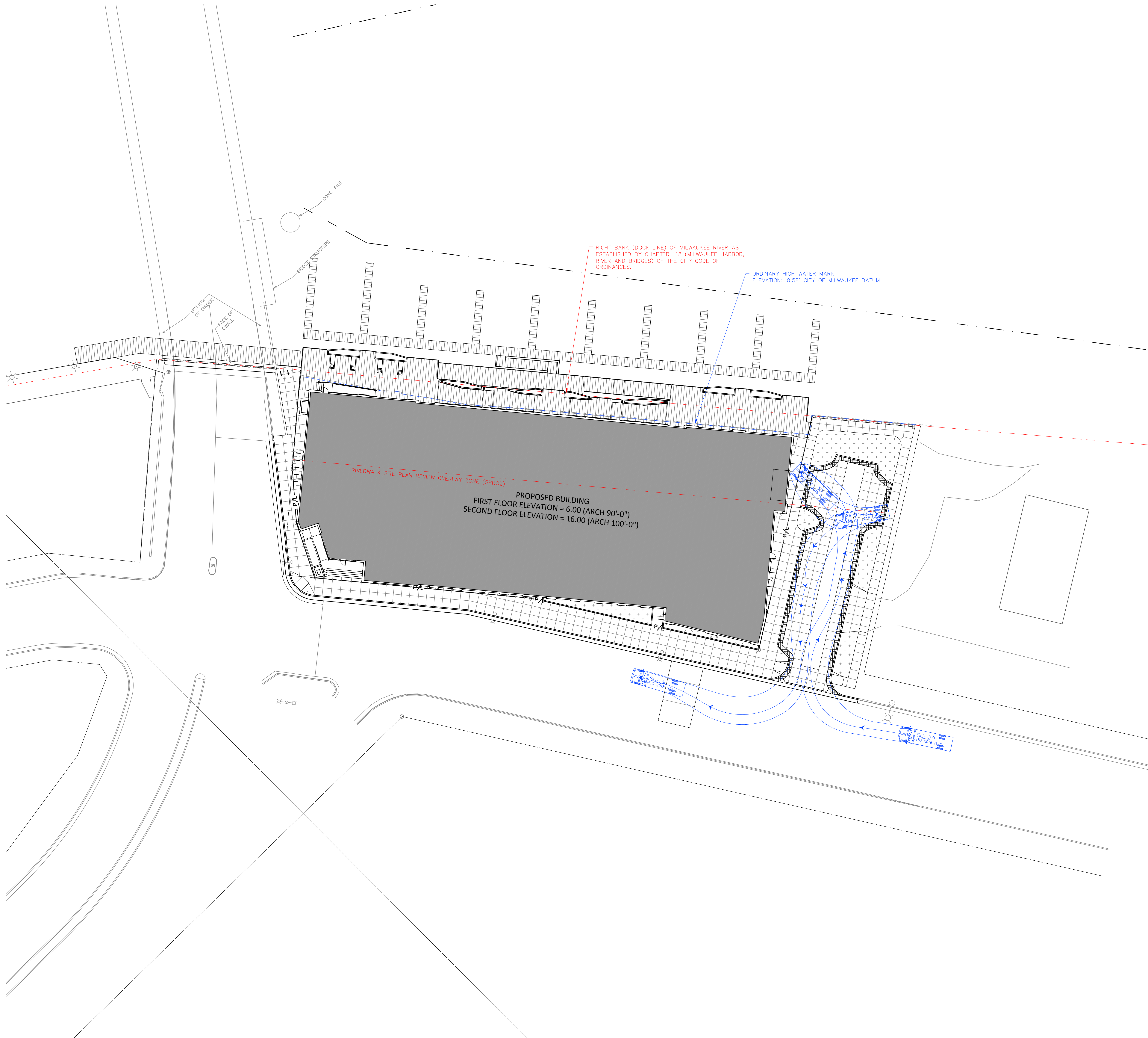
File Name: S-16020-VF-1-29-08

Page 1 of 1





4/30/2026 9:27:42 AM



Scale: 0 10 20 40
Scale: 1" = 20'

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Dial 811 or (800)242-8511
www.DiggersHotline.com

NOT FOR CONSTRUCTION



KAEDING DEVELOPMENT GROUP
234 MULTIFAMILY DEVELOPMENT
234 S WATER STREET
MILWAUKEE, WI 53204



PE
PIERCE ENGINEERS, INC.
222 West Washington Ave, Suite 650
Madison, WI 53703
608.256.7504
www.pierceengineers.com
PE Project: 240239

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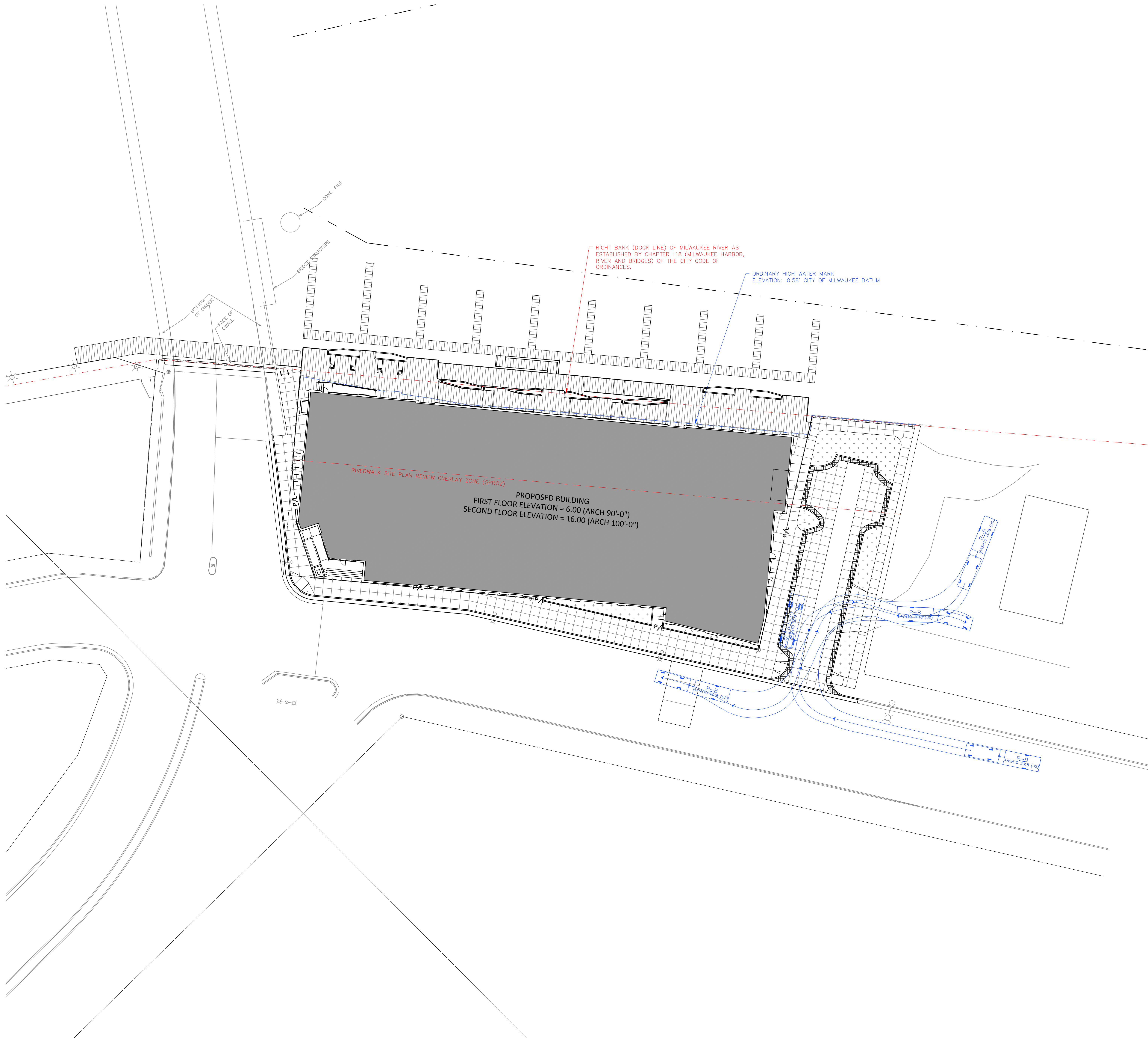
ISSUANCE & REVISIONS

PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2026
DRAWN BY	BG
CHECKED BY	BG

30' BOX TRUCK
VEHICLE MOVEMENTS

EX-1

4/30/2026 9:27:42 AM



Scale: 0 10 20 40
Scale: 1" = 20'

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ISSUANCE & REVISION

PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2026
DRAWN BY	BG
CHECKED BY	BG

TRUCK AND BOAT
VEHICLE MOVEMENTS

EX-2

5/1/2026 11:54:25 AM



1 WATER STREET ELEVATION
3/32" = 1'-0"

GLAZING EXHIBIT

CLEAR GLAZING

SOLARBAN/SOLAR GRAY GLAZING

SPANDREL GLAZING

- T.O. RTU SCREEN
231' - 2"
- T.O. ROOF
223' - 2"
- LEVEL 12
209' - 4"
- LEVEL 11
198' - 8"
- LEVEL 10
188' - 0"
- LEVEL 09
177' - 4"
- LEVEL 08
166' - 8"
- LEVEL 07
156' - 0"
- LEVEL 06
145' - 4"
- LEVEL 05
134' - 8"
- LEVEL 04
122' - 8"
- LEVEL 03
111' - 4"
- LEVEL 02
100' - 0"
- AVG GRADE
93' - 2"
- LEVEL 01
90' - 0"

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ISSUANCE & REVISION

PROJECT NUMBER 8250079
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CHECKED BY BG

GLAZING EXHIBIT
EXTERIOR ELEVATIONS

A4.01

GLAZING EXHIBIT

CLEAR GLAZING

SOLARBAN/SOLAR GRAY GLAZING

SPANDREL GLAZING



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THE EVERETT - MULTIFAMILY DEVELOPMENT

234 S WATER STREET
MILWAUKEE, WI 53204



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ISSUANCE & REVISION

PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2026
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GLAZING EXHIBIT
EXTERIOR ELEVATIONS

A4.02

NOT FOR CONSTRUCTION





③ INNER COURTYARD ELEVATION
3/32" = 1'-0"



② ANGLED PITTSBURGH FACADE ELEVATION
3/32" = 1'-0"



① PITTSBURGH ELEVATION
3/32" = 1'-0"

GLAZING EXHIBIT	
	CLEAR GLAZING
	SOLARBAN/SOLAR GRAY GLAZING
	SPANDREL GLAZING

	T.O. RTU SCREEN 231' - 2"
	T.O. ROOF 223' - 2"
	LEVEL 12 209' - 4"
	LEVEL 11 198' - 8"
	LEVEL 10 188' - 0"
	LEVEL 09 177' - 4"
	LEVEL 08 166' - 8"
	LEVEL 07 156' - 0"
	LEVEL 06 145' - 4"
	LEVEL 05 134' - 8"
	LEVEL 04 122' - 8"
	LEVEL 03 111' - 4"
	LEVEL 02 100' - 0"
	AVG GRADE 93' - 2"

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ISSUANCE & REVISION

PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2026
DRAWN BY	BG, SH
CHECKED BY	BG

GLAZING EXHIBIT
EXTERIOR ELEVATIONS

③ INNER COURTYARD ELEVATION 02
3/32" = 1'-0"



② S WATER STREET ANGLED FACADE TRUE ELEVATION
3/32" = 1'-0"



① OREGON ELEVATION
3/32" = 1'-0"



GLAZING EXHIBIT	
	CLEAR GLAZING
	SOLARBAN/SOLAR GRAY GLAZING
	SPANDREL GLAZING

	T.O. RTU SCREEN	231' - 2"
	T.O. ROOF	223' - 2"
	LEVEL 12	209' - 4"
	LEVEL 11	198' - 8"
	LEVEL 10	188' - 0"
	LEVEL 09	177' - 4"
	LEVEL 08	166' - 8"
	LEVEL 07	156' - 0"
	LEVEL 06	145' - 4"
	LEVEL 05	134' - 8"
	LEVEL 04	122' - 8"
	LEVEL 03	111' - 4"
	LEVEL 02	100' - 0"
	AVG GRADE	93' - 2"
	LEVEL 01	90' - 0"

NOT FOR CONSTRUCTION



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234 S WATER STREET
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ISSUANCE & REVISION

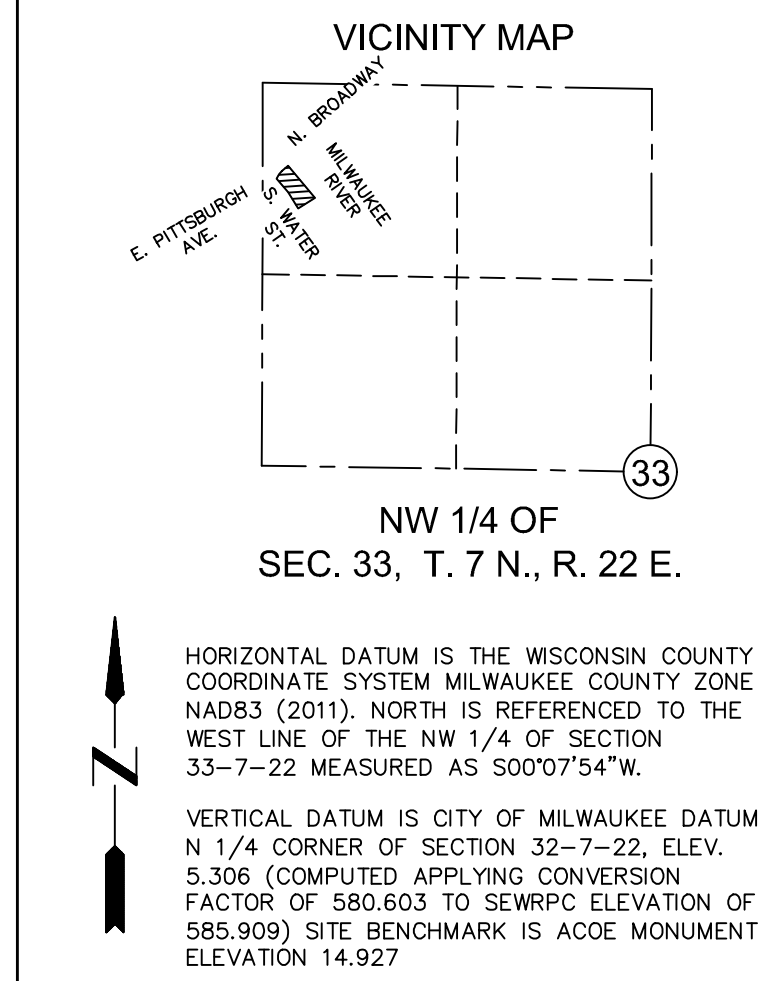
PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2026
DRAWN BY	BG, SH
CHECKED BY	BG

GLAZING EXHIBIT
EXTERIOR ELEVATIONS

A4.04

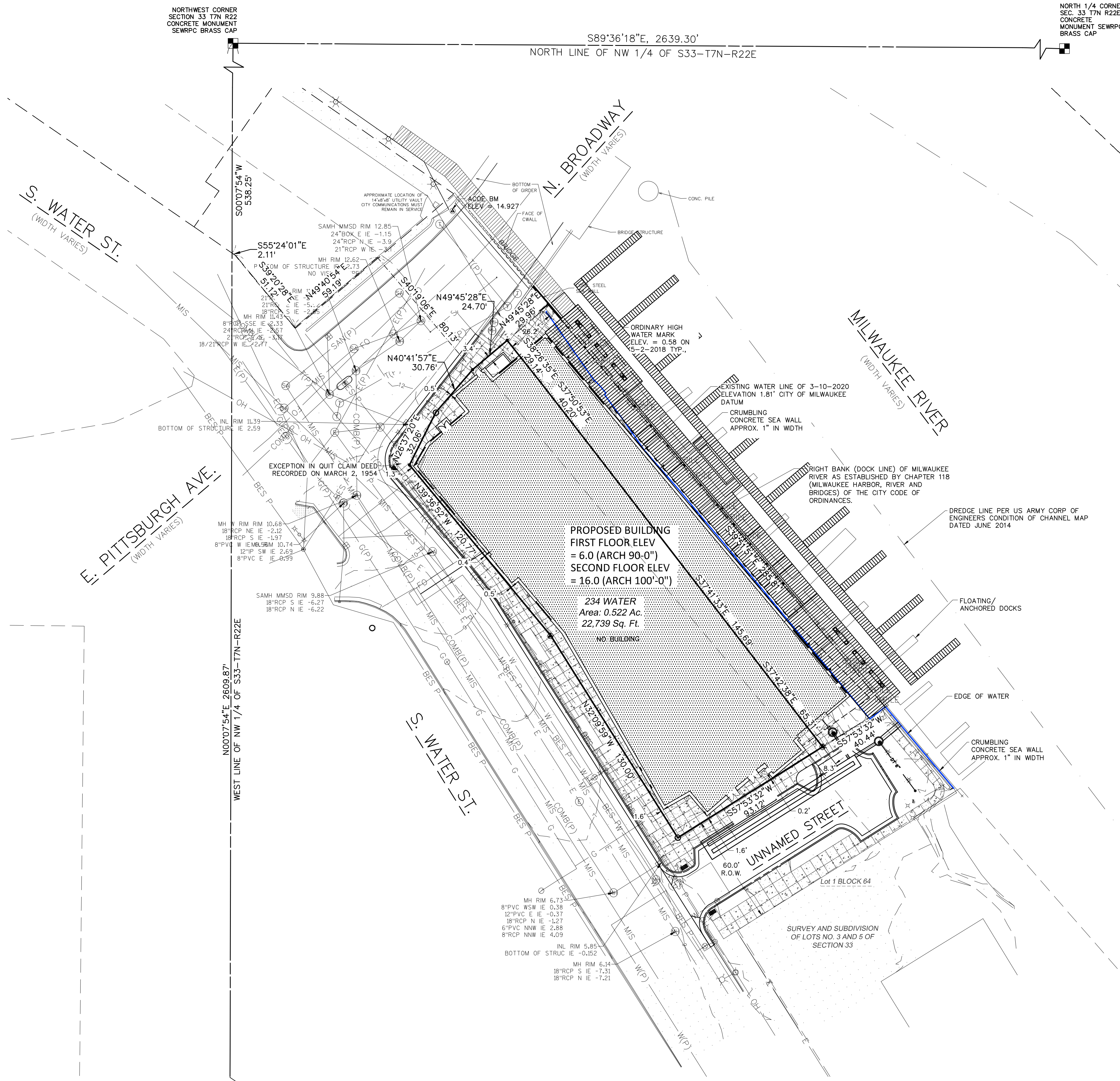
PLAT OF SURVEY

BEING THAT PART OF GOV'T LOT 3 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 7 NORTH,
RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



LEGEND

- = BENCH MARK
- = CONTROL POINT
- ⊗ = CHISELED MARK FOUND
- ✕ = CUT CROSS SET
- = FOUND 1" IP
OR MONUMENTATION AS NOTED
- = 1-1/4" O.D.x24" LONG.
IRON PIPE SET,
WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- △ = FOUND MAG/PAK
- ▲ = SET MAG NAIL
- (R.A.) = RECORDED AS
- ⊗ = WATER VALVE
- ⊗ = FIRE HYDRANT
- BORE = SOIL BORING
- 970.90 = SPOT ELEVATION
- ⊗ = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- WMO = WINDMILL
- = PULLBOX
- MA = MANHOLE TYPE NOTED
- SA = SANITARY SEWER MANHOLE
- ST = STORM SEWER MANHOLE
- E = ELECTRIC MANHOLE
- T = TELEPHONE MANHOLE
- W = WATER MANHOLE
- U = UTILITY METER
- † = SPRINKLER
- ⊗ = GUY WIRE POLE
- ⊗ = LIGHT POLE
- ⊗ = PEDESTAL
- ⊗ = POWER POLE
- ⊗ = POWER/LIGHT POLE
- ⊗ = TRAFFIC SIGNAL
- ⊗ = CURB STOP
- ⊗ = INLET
- ⊗ = CURB INLET
- ⊗ = GAS VALVE
- ⊗ = LIGHT POLE WITH MAST
- ⊗ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊗ = TREE STUMP
- ⊗ = FOUND REBAR
- ⊗ = CLEANOUT
- ⊗ FLAG = FLAG POLE
- ⊗ MP = UTILITY MARKER POST
- ⊗ WELL = WELL
- ⊗ MWELL = MONITORING WELL
- ⊗ = SIGN ON POST
- ⊗ = PARKING METER
- ⊗ = UTILITY CONTROL BOX
- ⊗ VLV = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- 3 — = MINOR CONTOUR
- 5 — = MAJOR CONTOUR
- — — = FENCE
- — — = BEAM GUARD
- — — = CHAINLINK FENCE
- — — = WOODED AREA/SHRUB EDGE
- — — = WATER MAIN
- — — = STORM SEWER
- — — = SANITARY SEWER
- — — = COMBINED SEWER
- — — = NATURAL GAS MAIN
- — — = UNDERGROUND TELEPHONE
- — — = UNDERGROUND ELECTRIC
- — — = OVERHEAD UTILITY LINES
- — — = UNDERGROUND FIBER OPTIC
- — — = UNDERGROUND CABLE TV
- — — = BUREAU OF ELEC. SERV. CI. MIL.
- — — = STEAM LINE
- — — = COMMUNICATION CONDUIT
- (P) IN LIFESTYLE INDICATES, DRAWN PER
EXISTING PLANS AND ARE APPROXIMATE
- — — = ASPHALT SURFACE
- — — = CONCRETE SURFACE
- — — = WETLANDS



LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY,
COMMITMENT NUMBER NCS-643054-MKE, REVISION NO. 6 DATED FEBRUARY 20, 2020

THAT PART OF LOT TWO (2) AND ALL OF LOTS THREE (3), FOUR (4), FIVE (5), SIX (6) AND SEVEN (7),
IN BLOCK FIFTY-FOUR (54), IN SUBDIVISION OF LOTS 3 AND 5 IN SECTION 33, IN TOWNSHIP 7 NORTH,
RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, LYING SOUTHEASTERLY OF THE
SOUTHEASTERLY LINE OF WEST PITTSBURGH AVENUE, EXCEPTING THEREFROM THAT PART DESCRIBED IN
THAT CERTAIN QUIT CLAIM DEED DATED MARCH 2, 1954 BETWEEN THE CHICAGO AND NORTHWESTERN
RAILWAY COMPANY AND THE STATE OF WISCONSIN.

ALSO THAT PORTION OF VACATED SOUTH WATER STREET LYING ADJACENT TO THE SOUTHWEST OF SAID
LOTS TWO (2), THREE (3), FOUR (4) AND FIVE (5) OF THE ABOVE-DESCRIBED PREMISES..

ADDRESS: 236 S. WATER STREET

TAX ID NO.: 429-0002-100

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the
the above described property was surveyed on 3/09/2020 in accordance with
AE-7 of the Wisconsin Administrative Code and is correct to the best of my
knowledge and belief.

Brian E. Sandberg
APRIL 27, 2020

S-2500

PROJECT:

234 WATER
STREET

LOCATION:

234 S. WATER ST.,
MILWAUKEE, WI
53204

CLIENT:

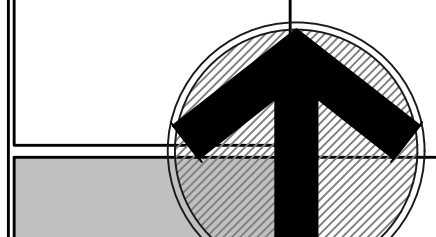
ADMIRALS WHARF
LLC

RELEASE:

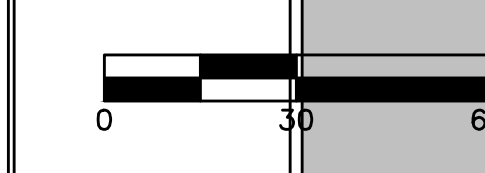
REVISIONS:

#	DATE	DESCRIPTION
1	5/4/18	WATER EDGE

NORTH ARROW:



SCALE:



SEAL:

we listen... we innovate.
we turn your vision into reality.

SHEET:

PROPOSED
SITE PLAN

DRAWN BY:	IM
CHECKED BY:	XX
APPROVED BY:	BS
PROJECT NUMBER:	190459.01

SHEET NUMBER:

1