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# Reed Street Yards Office Building

## Global Water Technology Park, Milwaukee, WI.

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epstein uhen : architects

KLEIN DEVELOPMENT



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## CITY DEVELOPMENT SUBMITTAL

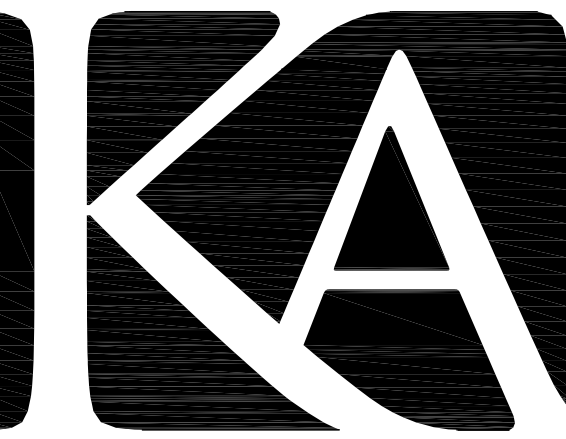
05/18/15

214417

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# PLAT OF SURVEY WITH TOPOGRAPHY

LOT 3 OF CERTIFIED SURVEY MAP No. 8533 IN THE NW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



**KAPUR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
7711 N. PORT WASHINGTON ROAD  
MILWAUKEE, WISCONSIN 53217  
Phone: 414.351.6668 Fax: 414.351.4117  
www.kapurengineers.com

PROJECT:

**REED STREET  
YARDS - OFFICE  
BUILDING**

LOCATION:

425 W. FRESHWATER  
WAY,  
MILWAUKEE, WI 53204

CLIENT:

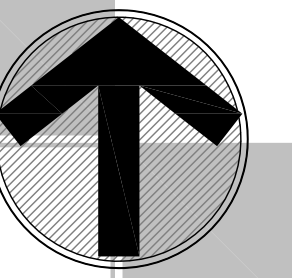
**EPPSTEIN UHEN  
ARCHITECTS**

RELEASE:

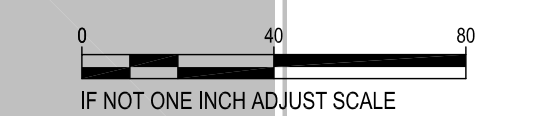
REVISIONS:

#	DATE	DESCRIPTION
1	1-8-2015	EASEMENT NOTES
2	1-14-15	EASEMENT NOTES
3	3-20-15	ADDED ELEC LINE
4	5-14-15	ADDED WATERMAIN SW

NORTH ARROW:



SCALE:



SEAL:



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

SHEET:

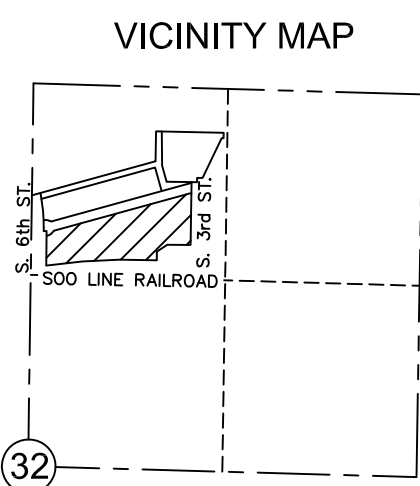
**PLAT OF SURVEY  
WITH TOPOGRAPHY  
SHEET 1 OF 1**

PROJECT MANAGER: TP  
PROJECT NUMBER: 15.0071.01  
DATE: MARCH 30, 2015

SHEET NUMBER:

**S100**

NORTH 1/4 CORNER  
SECTION 32 T7N R22E  
CONCRETE MONUMENT  
SEWRPC BRASS CAP



NE 1/4 OF  
SEC. 32, T. 7 N., R. 22 E.

HORIZONTAL DATUM IS THE WISCONSIN COUNTY  
COORDINATE SYSTEM MILWAUKEE COUNTY ZONE  
NAD83 (2011). NORTH IS REFERENCED TO THE W  
LINE OF THE NE 1/4 OF SECTION 32-7-22  
MEASURED AS N00°22'03"E.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM  
N. 1/4 CORNER OF 32-7-22 ELEV = 5.306'  
(COMPUTED APPLYING CONVERSION FACTOR OF  
580.603' TO THE SEWRPC ELEVATION OF  
585.909')

## LEGEND

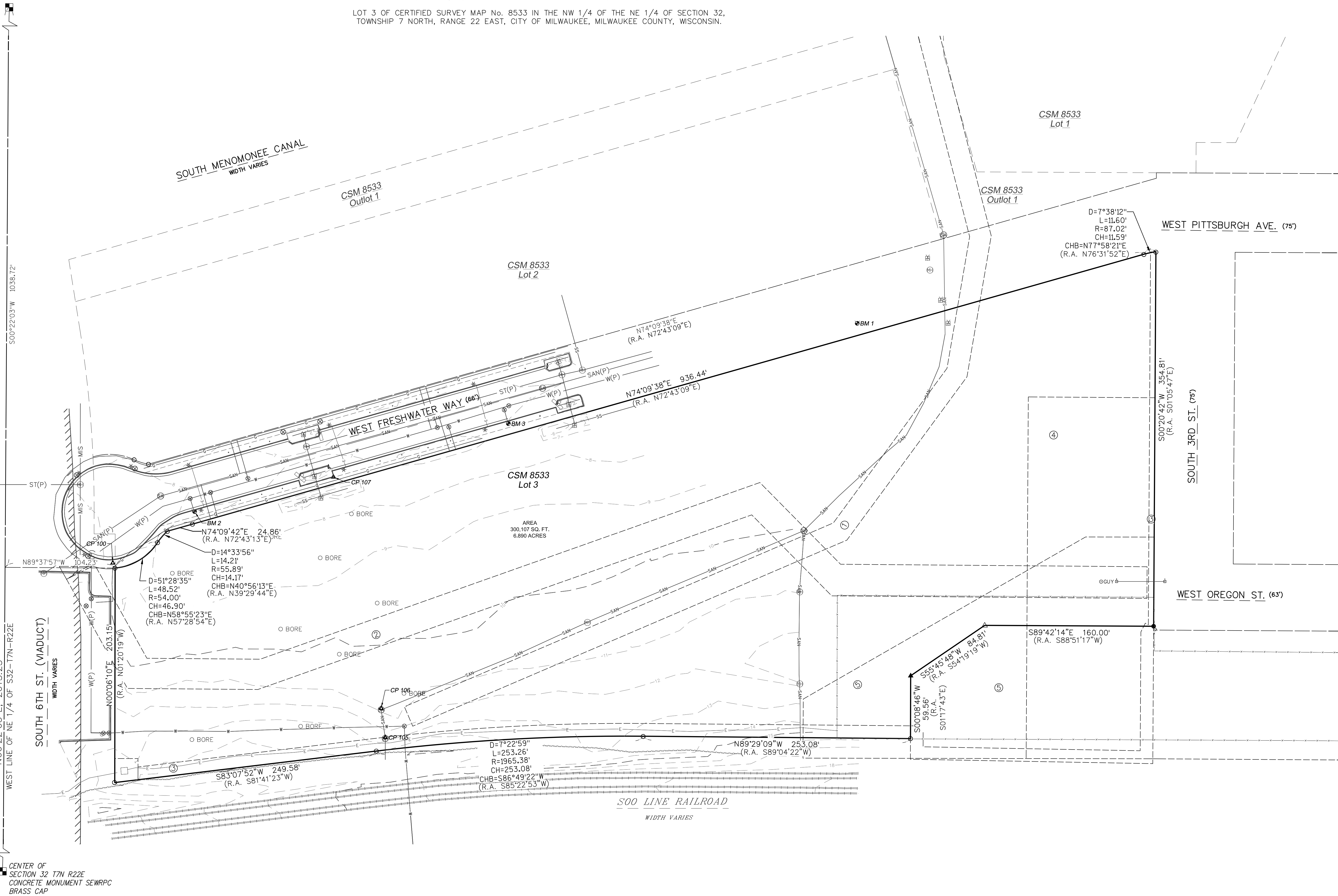
- = BENCH MARK
- ▲ = CONTROL POINT
- ⊗ = CHISELED MARK FOUND
- ✕ = CUT CROSS SET
- = REBAR FOUND (UNLESS NOTED)
- = 1-1/4" O.D. x 24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- ▲ = FOUND MAG./PK
- ▲ = SET MAG. NAIL
- (R.A.) = RECORDED AS
- ⊙ = WATER VALVE
- ⊙ = MANHOLE TYPE NOTED
- ⊙ = FIRE HYDRANT
- ⊙ = SOIL BORING
- 970.90 = SPOT ELEVATION
- ⊙ = BUSH, SHRUB
- ⊙ = POLE/POST/BOLLARD
- ⊙ = BOULDER
- WMO = WINDMILL
- ⊙ = TELEPHONE MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = UTILITY METER
- † = SPRINKLER
- ⊙ = GUY WIRE POLE
- ⊙ = LIGHT POLE
- ⊙ = PEDESTAL
- ⊙ = POWER POLE
- ⊙ = POWER/LIGHT POLE
- ⊙ = TRAFFIC SIGNAL
- ⊙ = CURB STOP
- ⊙ = CATCH BASIN OR INLET
- ⊙ = GAS VALVE
- ⊙ = LIGHT POLE WITH MAST
- ⊙ = TREE STUMP
- ⊙ = CLEANOUT
- ⊙ = FLAG POLE
- ⊙ = WELL
- ⊙ = MONITORING WELL
- ⊙ = SIGN ON POST
- ⊙ = PARKING METER
- ⊙ = UTILITY CONTROL BOX
- ⊙ = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = MINOR CONTOUR
- = 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
- (P) IN LIFESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS
- ⊙ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊙ = TREE (DECIDUOUS) DRIP LINE SCALABLE

Note:  
Underground Utilities Located by



Toll Free (800)242-8511  
Milwaukee Area (414)259-181  
Hearing Impaired TDD (800)542-2289  
www.DiggersHotline.com  
REGISTERS HOTLINE TICKETS:  
20144901082, 20144901087

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. CONSULT WITH SURVEYOR TO DETERMINE WHICH UTILITIES HAVE BEEN LOCATED PER FIELD MARKS PROVIDED BY DIGGERS' HOTLINE.



### DESCRIPTION PROVIDED PER LAND TITLE SERVICES FILE # 14308746M

Lot Three (3), of Certified Survey Map No. 8533, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on June 10, 2013, as Document No. 10257583, in Reel B144 being a part of all of Blocks 12, 38, 39, 40, 45 and 46, part of Blocks 4, 13, 14, 15, 41, 43, 44, vacated streets and alleys, filled in channel, all in Walker's Point in the Northwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Thirty-two (32), Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No.: 428-1023-000  
Property Address: 425 West Freshwater Way, Milwaukee, WI 53204

### HORIZONTAL/VERTICAL CONTROL POINT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	295880.68	603746.11	0	CP CC FOUND
105	295715.49	604004.15	12.7	CP X N MH RIM
106	295743.01	604000.27	10.9	CP X N MH RIM
107	295962.15	603955.03	0	CP CC FOUND
BM 1	296107.68	604451.07	9.79	BM HYD ENE BOLT
BM 2	295929.34	603823.56	10.36	BM HYD ENE BOLT
BM 3	296012.67	604120.73	9.76	BM HYD ESE BOLT

The Horizontal control in this table was set on December 15, 2014. Kapur and Associates is not responsible for the perpetuation of these monuments.

### NOTES:

- THE LETTER REPORT OBTAINED BY LAND TITLE SERVICES CONTAINS A 60 YEAR SEARCH FOR EASEMENTS OF RECORD. EASEMENTS HAVE BEEN PLOTTED BASED ON DIMENSIONS THAT APPEAR IN THE DOCUMENTS PER FILE NO. 14308746M
- OWNER OF RECORD:  
BUILDING 41 LLC,  
600 W. VIRGINIA ST. #202  
MILWAUKEE, WI 53204
- ALL DISTANCES SHOWN ARE GROUND MEASURED DISTANCES.
- MILWAUKEE METROPOLITAN SEWERAGE DISTRICT AFFIDAVIT PER DOCUMENT NO. 10311282, GRANTS PERMISSION TO BUILD OVER DISTRICT SEWERAGE FACILITIES IN REED STREET YARDS. EASEMENTS REFERENCED TO IN THIS DOCUMENT ARE NOS. 5899549, 7791796, 5797608, 4153543 AND ANY FUTURE 20' MILWAUKEE METROPOLITAN SEWERAGE DISTRICT ACCESS EASEMENTS, DATED NOVEMBER 8, 2013.
- ① LICENSE AGREEMENT, DOCUMENT NO. 4153543, FOR A 20' WIDE SEWER EASEMENT WAS GRANTED BY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY TO THE CITY OF MILWAUKEE ON JANUARY 8, 1965.
- ② PERMANENT ACCESS EASEMENT, DOCUMENT NO. 7791794, WAS GRANTED BY CMC HARTLAND PARTNERS TO THE MILWAUKEE METROPOLITAN SEWERAGE DISTRICT ON AUGUST 20, 1999. THIS EASEMENT DOCUMENT IS "SUBJECT TO" THE FOLLOWING SPECIAL CONDITIONS:  
THE PERMANENT ACCESS EASEMENT CAN (AT THE REQUEST OF EITHER PARTY) BE REALIGNED OR RELOCATED SO AS NOT TO INTERFERE WITH THE EXISTING OR FUTURE POTENTIAL USES OF THE PROPERTY AND SO AS TO STILL PROVIDE ADEQUATE ACCESS TO MMSD'S FACILITIES. THE COST OF REALIGNMENT OR RELOCATION (IF ANY) WILL BE THE RESPONSIBILITY OF THE REQUESTOR.
- ③ UNDERGROUND DISTRIBUTION EASEMENT, DOCUMENT NO. 10309201, FOR AN EASEMENT OF VARYING WIDTH WAS GRANTED BY BUILDING 41 LLC TO WISCONSIN ELECTRIC POWER COMPANY DOING BUSINESS AS WE ENERGIES ON JUNE 19, 2014.
- ④ MEMORANDUM OF PARKING LOT LEASE, DOCUMENT NO. 10094179, FOR A 150 SPACE PARKING LOT WAS GRANTED BY BUILDING 41 LLC TO WATER ACCELERATOR LLC ON MARCH 15, 2012. THE AMENDMENT TO PARKING LOT LEASE, DOCUMENT NO. 10139758, PROVIDES A LEGAL DESCRIPTION OF THE PARKING LOT.
- ⑤ DECLARATION OF ACCESS AND PARKING EASEMENT, DOCUMENT NO. 10310427, BY BUILDING 41 LLC ON NOVEMBER 6, 2013, DESCRIBES LANDS THAT THE OWNER DESIRED TO GRANT EASEMENTS FOR ACCESS AND PARKING.

### SURVEYOR'S CERTIFICATE:

I hereby certify that I have made a survey of the land shown and described hereon and that this plat of survey is a correct representation of the boundaries of the land surveyed and the location of buildings and improvements on said land, to the best of my knowledge and belief. This survey is made for the exclusive use of the present owner.

Dated this 20 day of MARCH, 2015.  
*Matthew T. O'Rourke*  
Matthew T. O'Rourke S-2771



eppstein uhen : architects

milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
telephone 414.271.5350  
madison 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
telephone 608.462.2550

KLEIN DEVELOPMENT



PROJECT INFORMATION

Reed Street Yards  
Office Building

Global Water  
Technology Park,  
Milwaukee, WI.

ISSUANCE AND REVISIONS

CITY DEVELOPMENT  
SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER PK

PROJECT NUMBER 214417

DATE 05/18/15

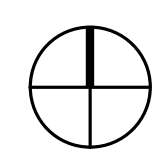
Masterplan

C100

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PROPOSED DEVOLVEMENT



E

D

C

B

A

1

2

3

4

5

6

7

1

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1 2 3 4 5 6 7

E

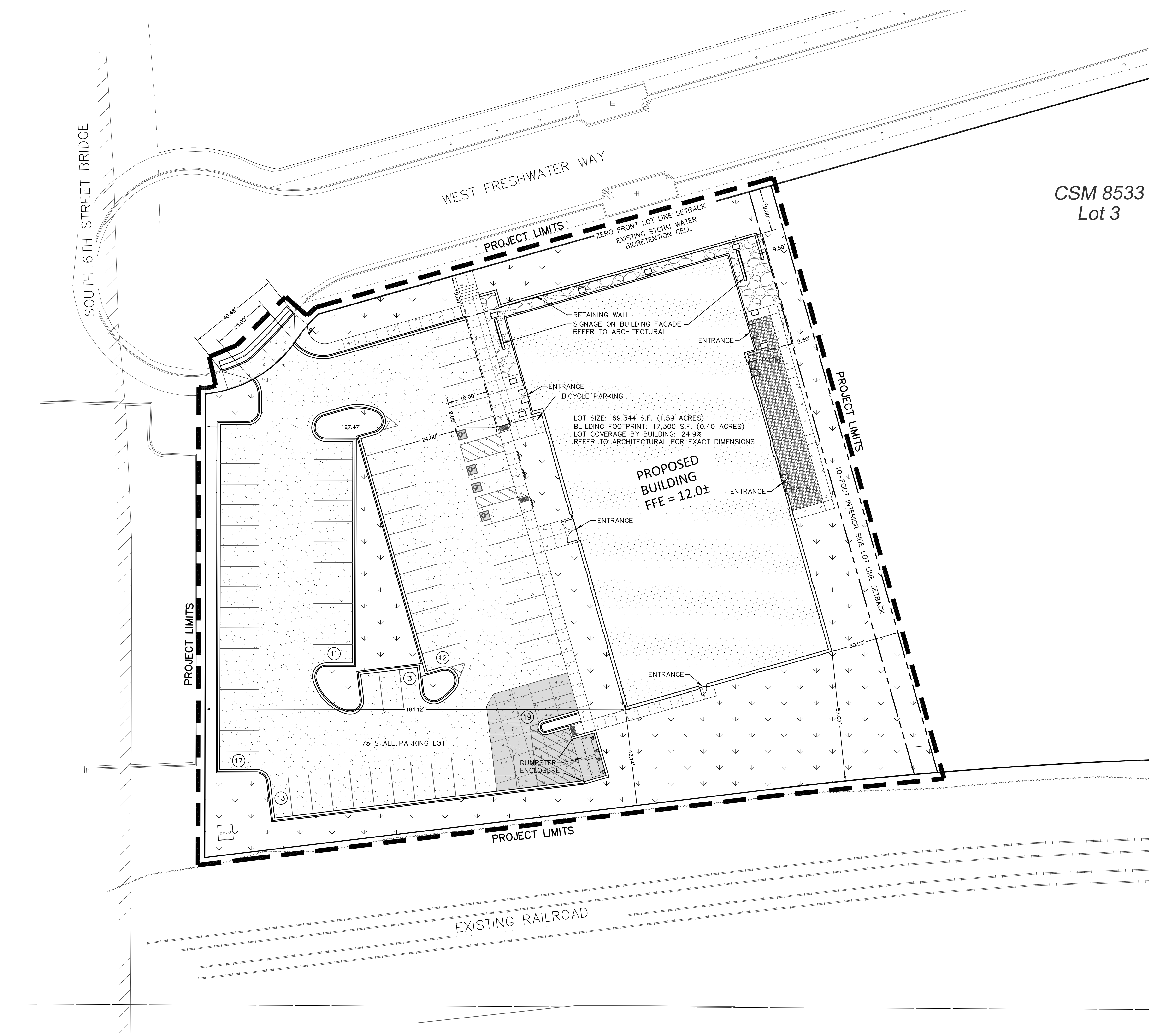
D

C

B

A

1 2 3 4 5 6 7



CSM 8533  
Lot 3



eppstein uhen : architects

milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
telephone 414.271.3300  
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KLEIN DEVELOPMENT



PROJECT INFORMATION

Reed Street Yards  
Office Building

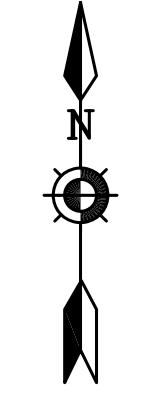
Global Water  
Technology Park,  
Milwaukee, WI.

ISSUANCE AND REVISIONS

CITY DEVELOPMENT  
SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN



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



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

**HATCH LEGEND**

	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE
	NEW CONCRETE SLAB
	NEW CURB & GUTTER

REFER TO C102 SITE GRADING & UTILITY PLAN & L101 SITE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION

SHEET INFORMATION

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PROJECT MANAGER PK  
PROJECT NUMBER 214417  
DATE 05/18/15

SITE PLAN

C101

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epstein uhen : architects

Milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Telephone 414.271.5350  
Madison 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
Telephone 608.442.5350

KLEIN DEVELOPMENT



PROJECT INFORMATION

Reed Street Yards  
Office Building

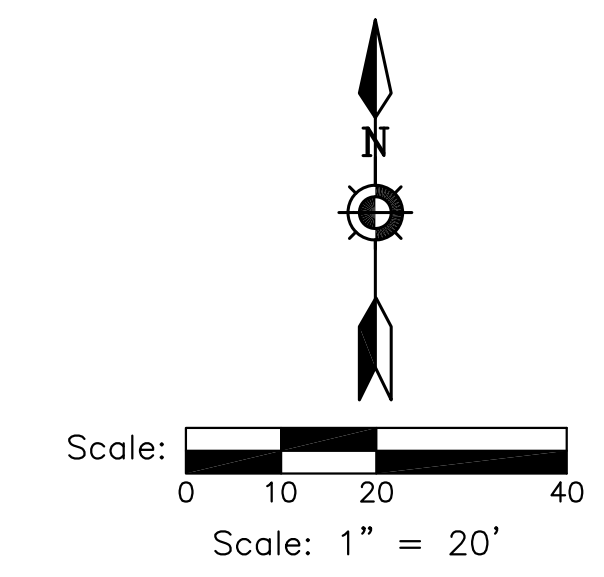
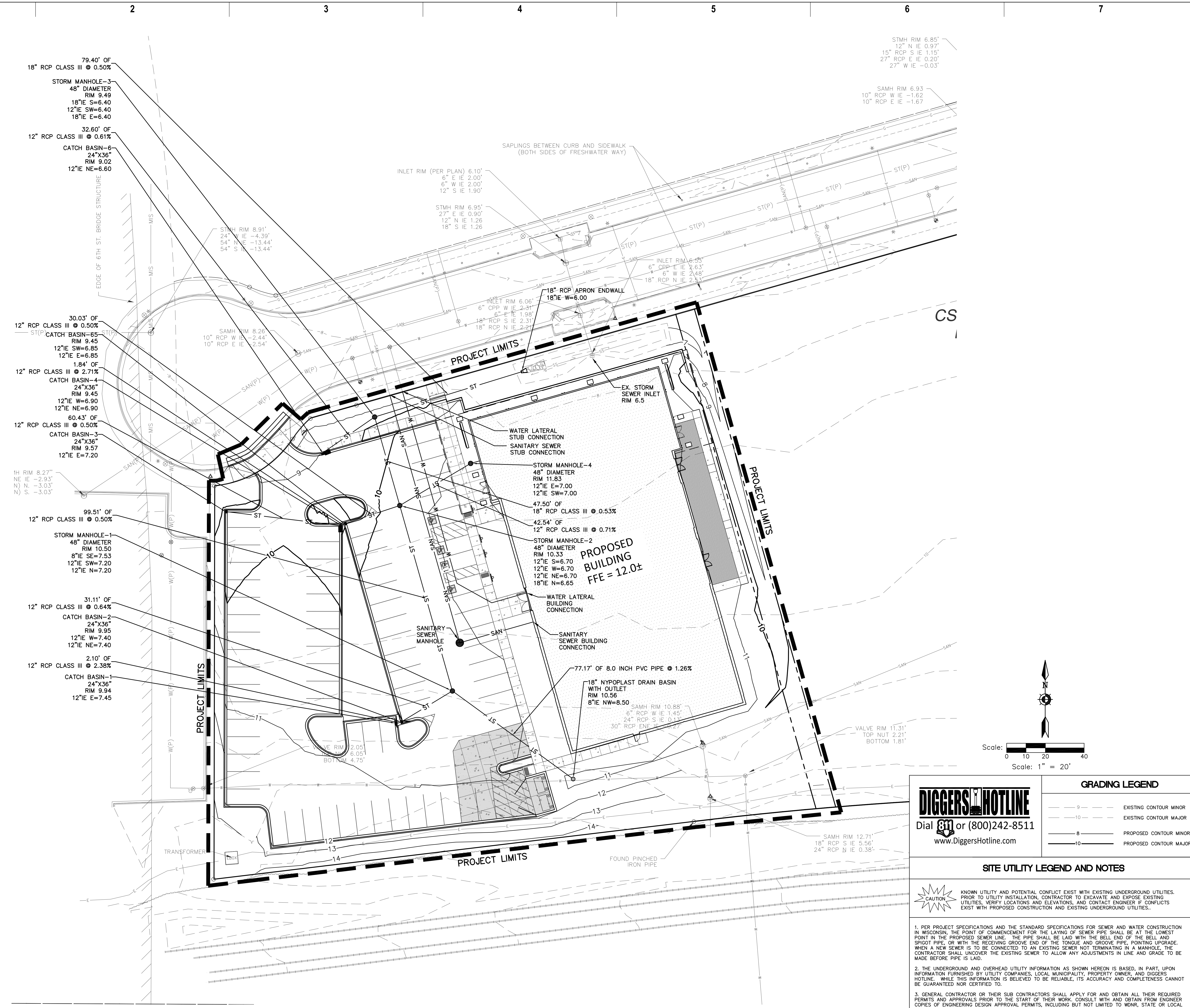
Global Water  
Technology Park,  
Milwaukee, WI.

ISSUANCE AND REVISIONS

CITY DEVELOPMENT  
SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN



GRADING LEGEND	
— 9 —	EXISTING CONTOUR MINOR
— 10 —	EXISTING CONTOUR MAJOR
— 8 —	PROPOSED CONTOUR MINOR
— 10 —	PROPOSED CONTOUR MAJOR

**SITE UTILITY LEGEND AND 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 SPOUT 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.
- 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 WDNR, STATE OR LOCAL PLUMBING, WOOD, 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.

SHEET INFORMATION

**PROGRESS DOCUMENTS**

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PROJECT MANAGER PK

PROJECT NUMBER 214417

DATE 05/18/15

**SITE GRADING & UTILITY PLAN**

**C102**

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# Plant Schedule

	Scientific Name	Common Name	Quantity	Spacing	Size	Size
					Install	Maturity in ft. (Height/Spread)
<b>Deciduous Trees</b>						
ABM	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6	Per Plan	2.5" caliper B&B	40-50'/40'
ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	Per Plan	7' tall B&B	20-25'/15-20'
BO	Quercus macrocarpa	Bur Oak	7	Per Plan	2.5" caliper B&B	60-80'/60-80'
CE	Ulmus x 'Cathedral' PP8683	Cathedral Elm	9	Per Plan	2.5" caliper B&B	45'/40-60'
ECT	Gymnocladus dioicus 'Espresso'	Espresso Coffeetree (male cultivar)	4	Per Plan	2.5" caliper B&B	50'/35'
QA	Populus tremeloides	Quaking Aspen: multi-stem	8	Per Plan	#20 cont.	40-50'/20'
SWO	Quercus bicolor	Swamp Oak	8	Per Plan	2.5" caliper B&B	75'/60'
<b>Deciduous Shrubs</b>						
GBC	Aronia melanocarpa var. elata	Glossy Black Chokeberry	30	Per Plan	#5 cont.	5-6'/4-5'
GLS	Rhus aromatica 'Gro-low'	Gro-low Sumac	54	Per Plan	#2 cont.	3'/6-8'
SS	Rhus glabra	Smooth Sumac	4	Per Plan	#2 cont.	10-15'/10-15'
<b>Perennials</b>						
LBS	Schizachyrium scoriparium	Little Bluestem Grass	124	Per Plan	4.5" pots	
MPC	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	43	Per Plan	4.5" pots	
NWS	Panicum virgatum 'Northwind'	Northwind Switch Grass	92	Per Plan	4.5" pots	

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

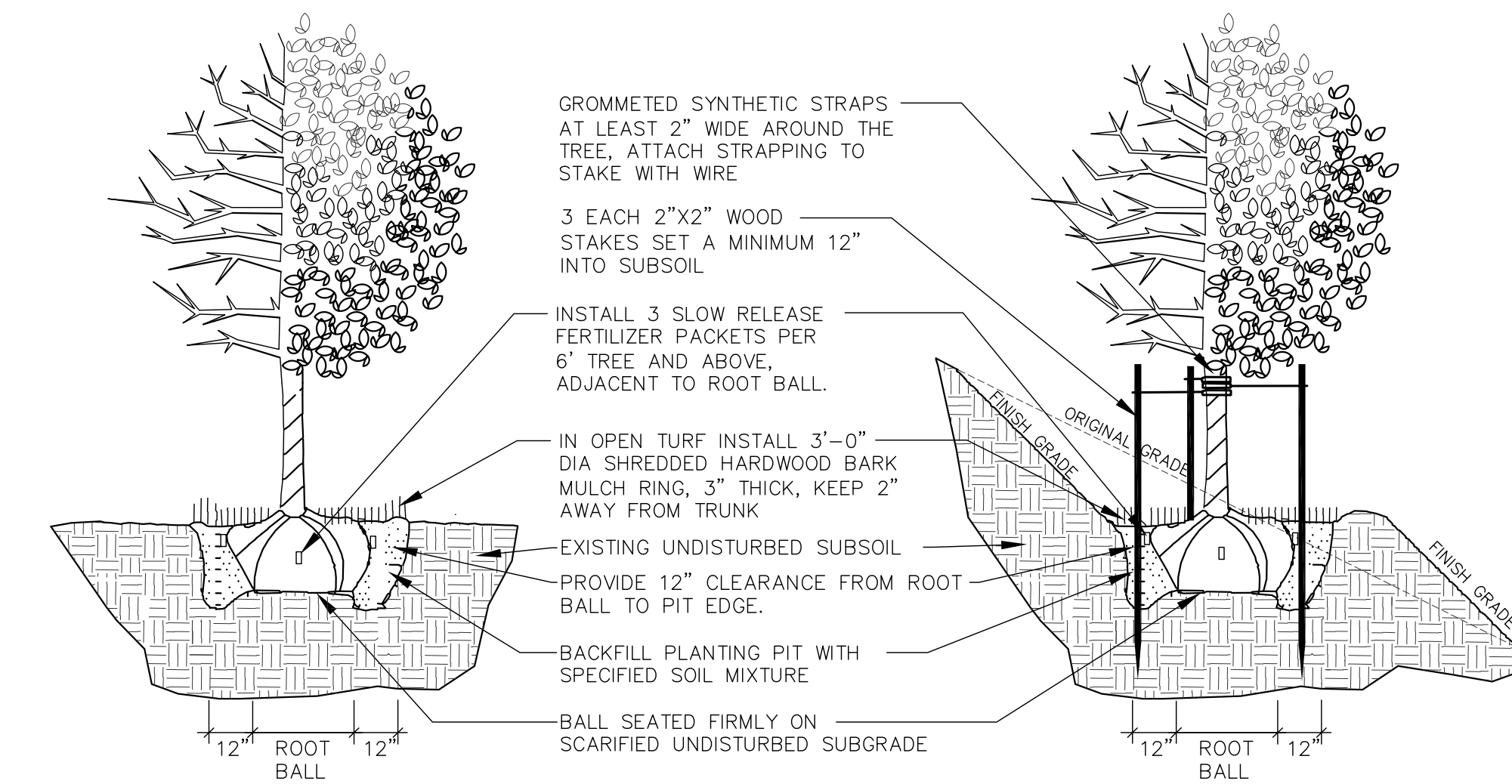
## 1 LANDSCAPE SCHEDULE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

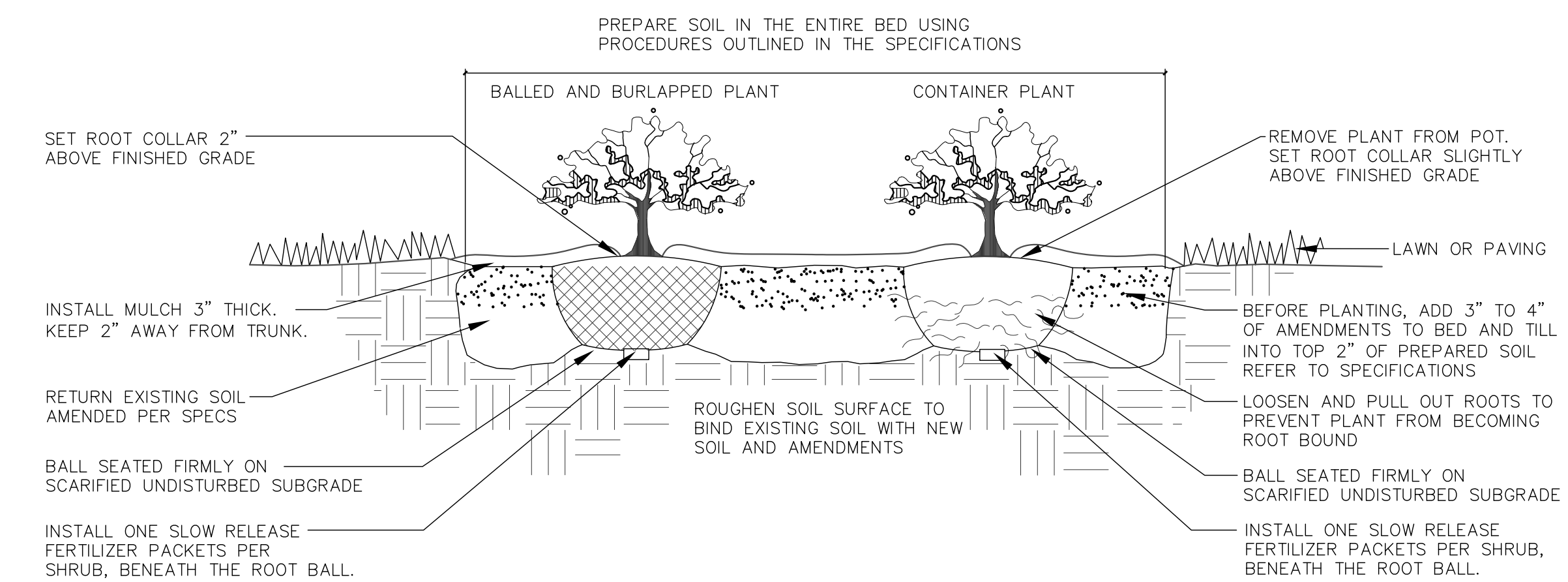
- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE 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.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PERENNIAL AND SHRUB PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. 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.
- DO NOT INSTALL WEED FABRIC IN MIX 1 PLANTING AREAS, SOUTHWEST OF PROPOSED BUILDING. REFER TO THE HATCH LEGEND AND L101 SITE LANDSCAPE PLAN FOR AREAS.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT HARDWOOD SHREDDED 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 90 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 SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CORP FROM PRAIRIE NURSERY, INC. PO BOX 306 WESTFIELD, WI 53964 TELEPHONE: 1-800-476-9453 FAX: 1-608-296-2741.
- SHORTGRASS PRAIRIE FOR DRY SOILS SEED MIX FROM AGRECOL,LLC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 53536 TELEPHONE: 608-223-3571 FAX: 608-884-4640 EMAIL: ECOSOLUTIONS@AGRECOL.COM. REFER TO THE HATCH LEGEND AND L101 SITE LANDSCAPE PLAN FOR AREAS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- BIORETENTION SEED MIX TO BE RAINWATER RENEWAL SEED MIX FROM AGRECOL,LLC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 53536 TELEPHONE: 608-223-3571 FAX: 608-884-4640 EMAIL: ECOSOLUTIONS@AGRECOL.COM. REFER TO THE HATCH LEGEND AND L101 SITE LANDSCAPE PLAN FOR AREAS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 24-INCH MAINTENANCE STRIP AND STONE MULCH TO BE MIDNITE BLUE GRANITE. INSTALL 3-INCHES DEEP OVER WEED FABRIC WITH EDGING BETWEEN PLANTING AREAS/NO MOW/SEED MIX. CONTRACTOR TO CONTACT KAFKA GRANITE, LLC FOR STONE MULCH, 850 EAST HIGHWAY 153 MOSINEE, WI 54455 TELEPHONE: 800-852-7415 FAX: 715-687-2395 EMAIL: KAFKA@KAFKAGRANITE.COM. REFER TO SPECIFICATIONS.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

## 2 LANDSCAPE NOTES

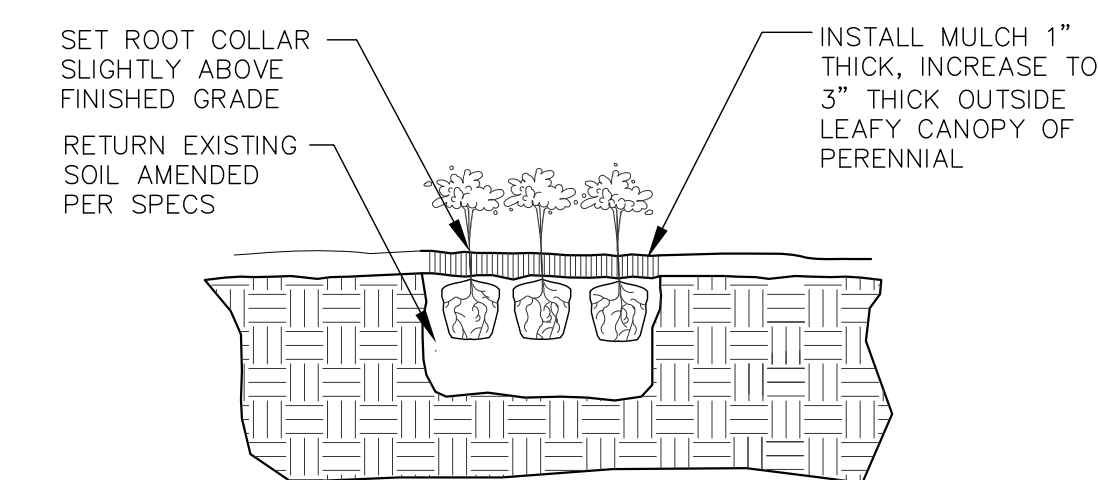
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



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



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



5 PERENNIAL PLANTING  
N.T.S.



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KLEIN DEVELOPMENT



PROJECT INFORMATION

Reed Street Yards  
Office Building

Global Water  
Technology Park,  
Milwaukee, WI.

ISSUANCE AND REVISIONS

CITY DEVELOPMENT  
SUBMITTAL

#	DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

### PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER	PK
PROJECT NUMBER	214417
DATE	05/18/15

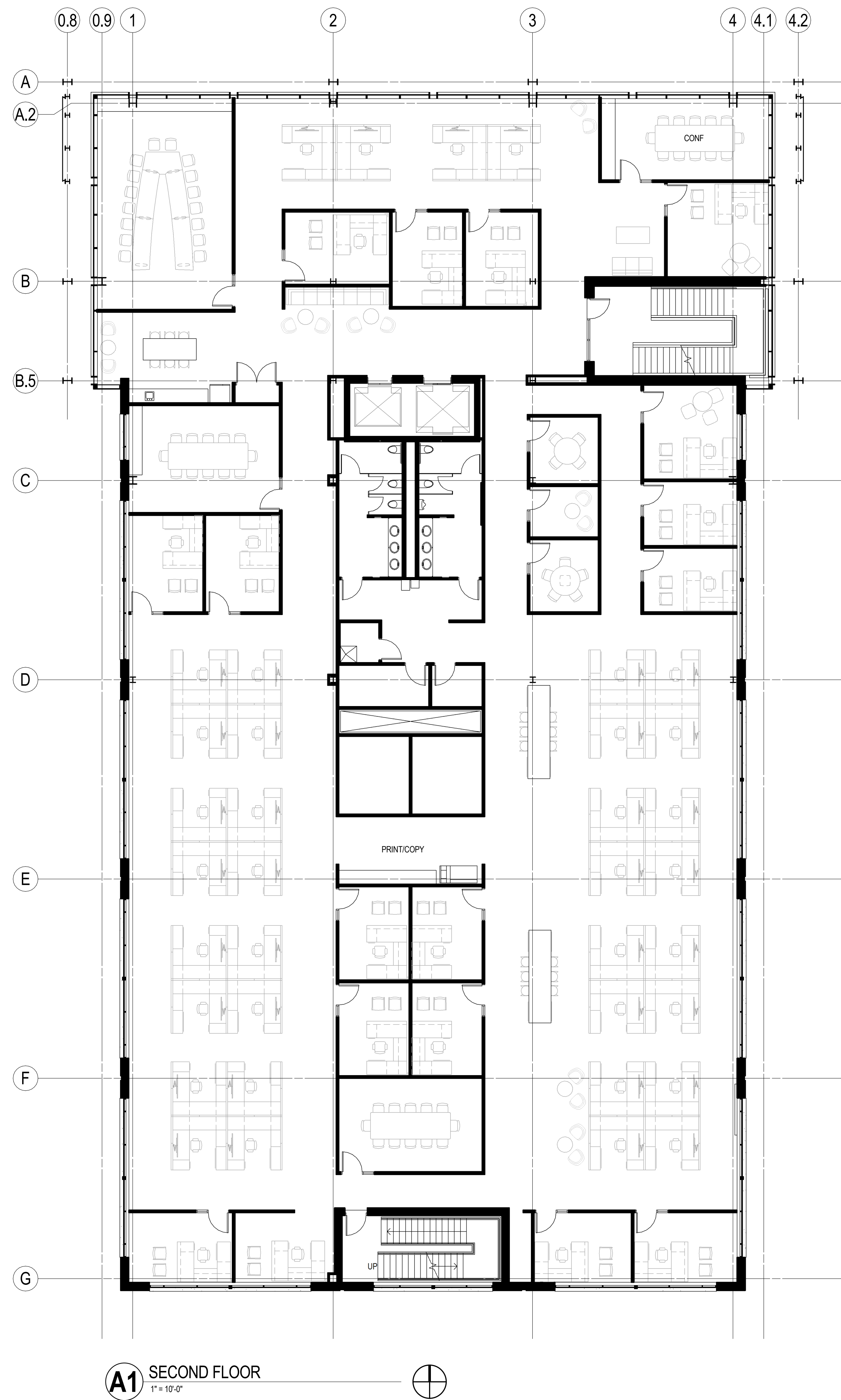
SITE LANDSCAPE  
DETAILS

L102

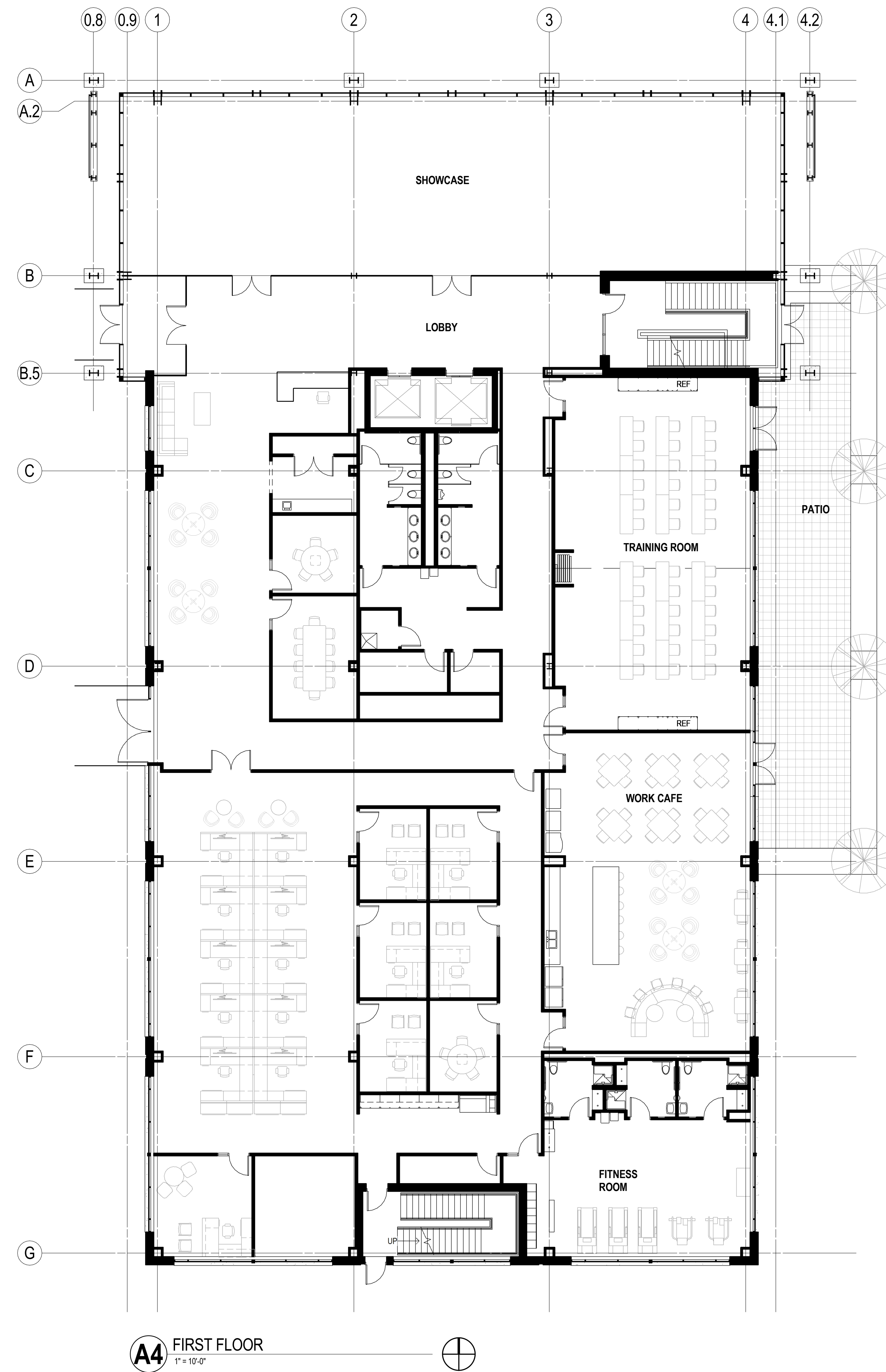
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**A1** SECOND FLOOR  
1" = 10'-0"



**A4** FIRST FLOOR  
1" = 10'-0"

1

2

3

4

5

6

7

E

D

C

B

A

0.8 0.9 1

2

3

4 4.1 4.2

A

A.2

B

B.5

C

D

E

F

G

0.8 0.9 1

2

3

4 4.1 4.2

A

A.2

B

B.5

C

D

E

F

G

SHOWCASE

LOBBY

TRAINING ROOM

WORK CAFE

FITNESS ROOM

PATIO

REF

REF

**A1**

SECOND FLOOR  
1" = 10'-0"



**A4**

FIRST FLOOR  
1" = 10'-0"







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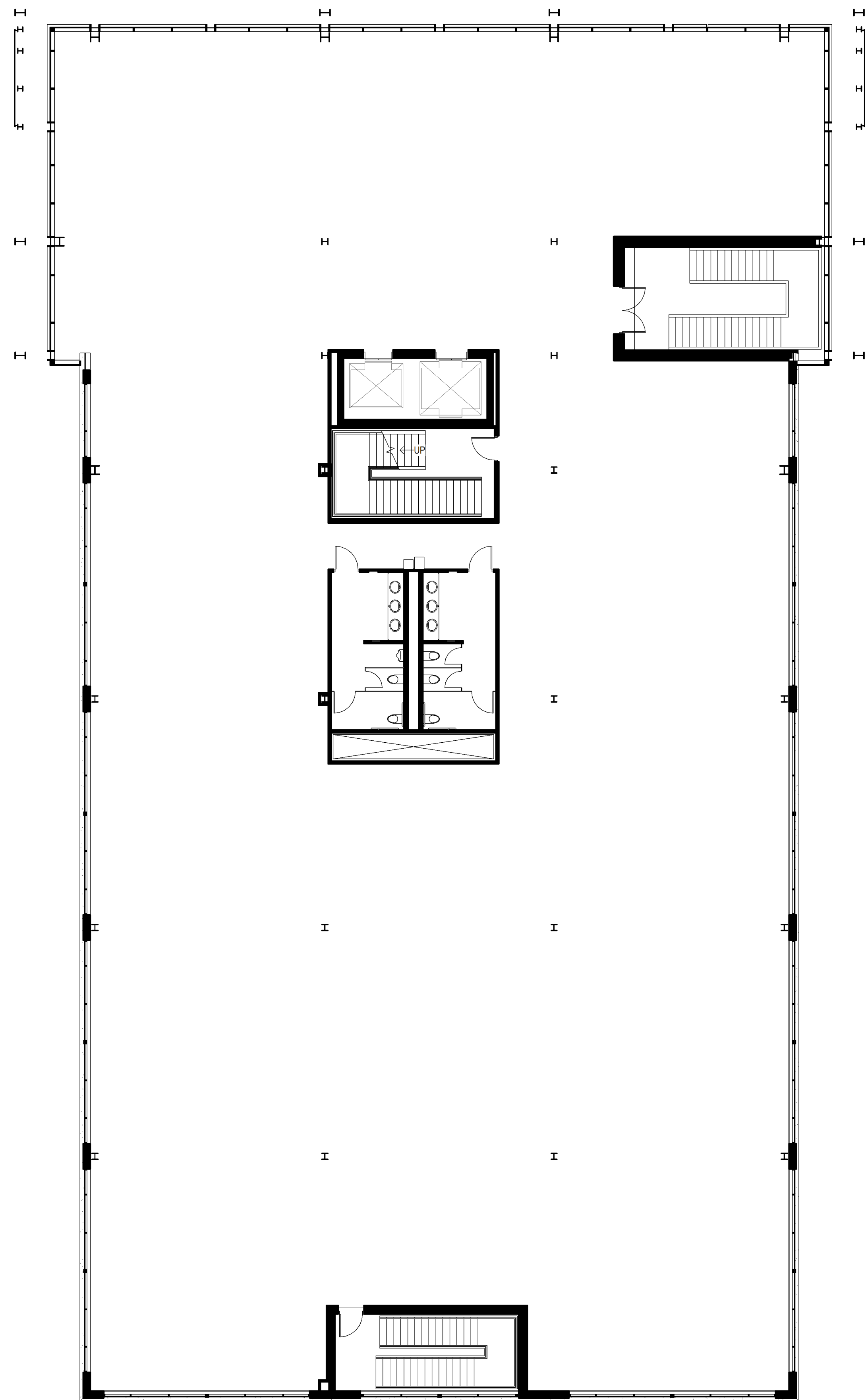
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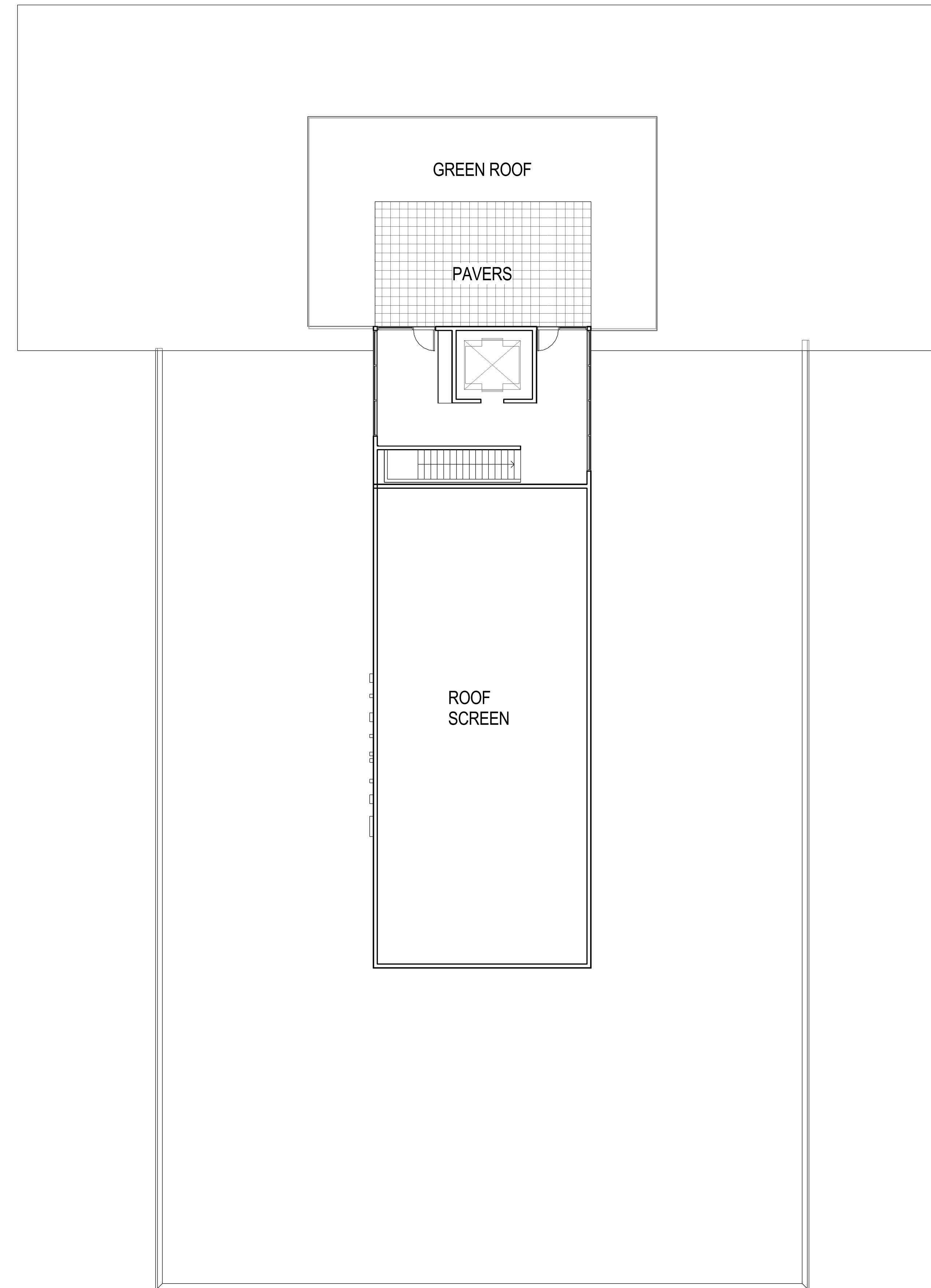
THIRD FLOOR PLAN

A103

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1 Third Floor Plan  
1" = 10'-0"



2 Roof Plan  
1" = 10'-0"



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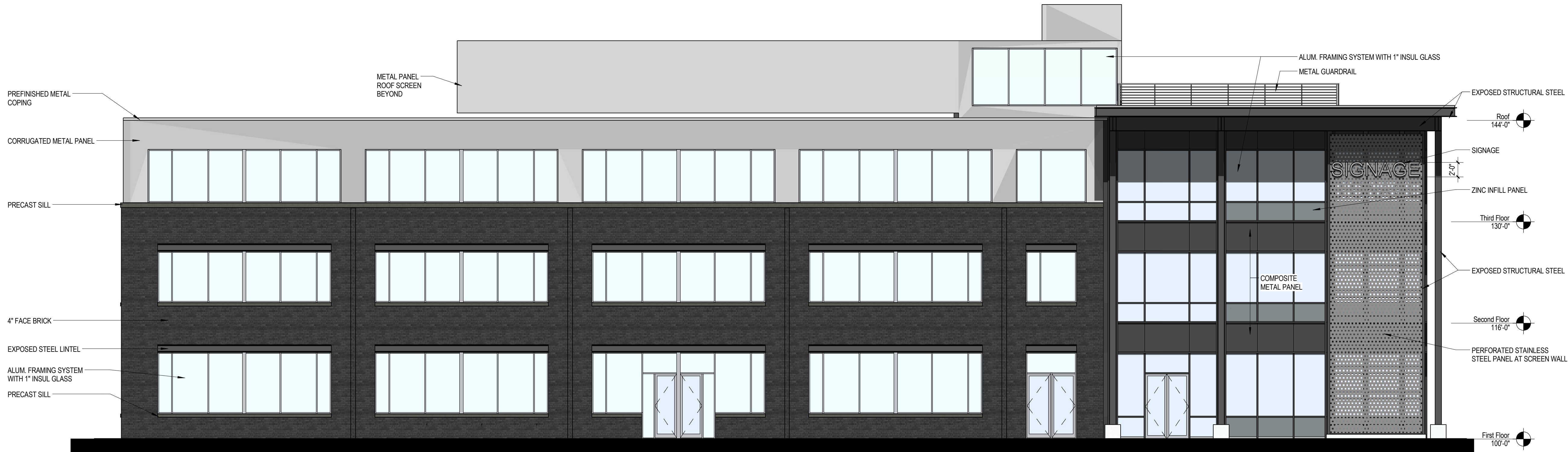
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DATE 05/18/15

EXTERIOR  
ELEVATIONS

A200

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C1 East Elevation  
1/8" = 1'-0"



A1 West Elevation  
1/8" = 1'-0"



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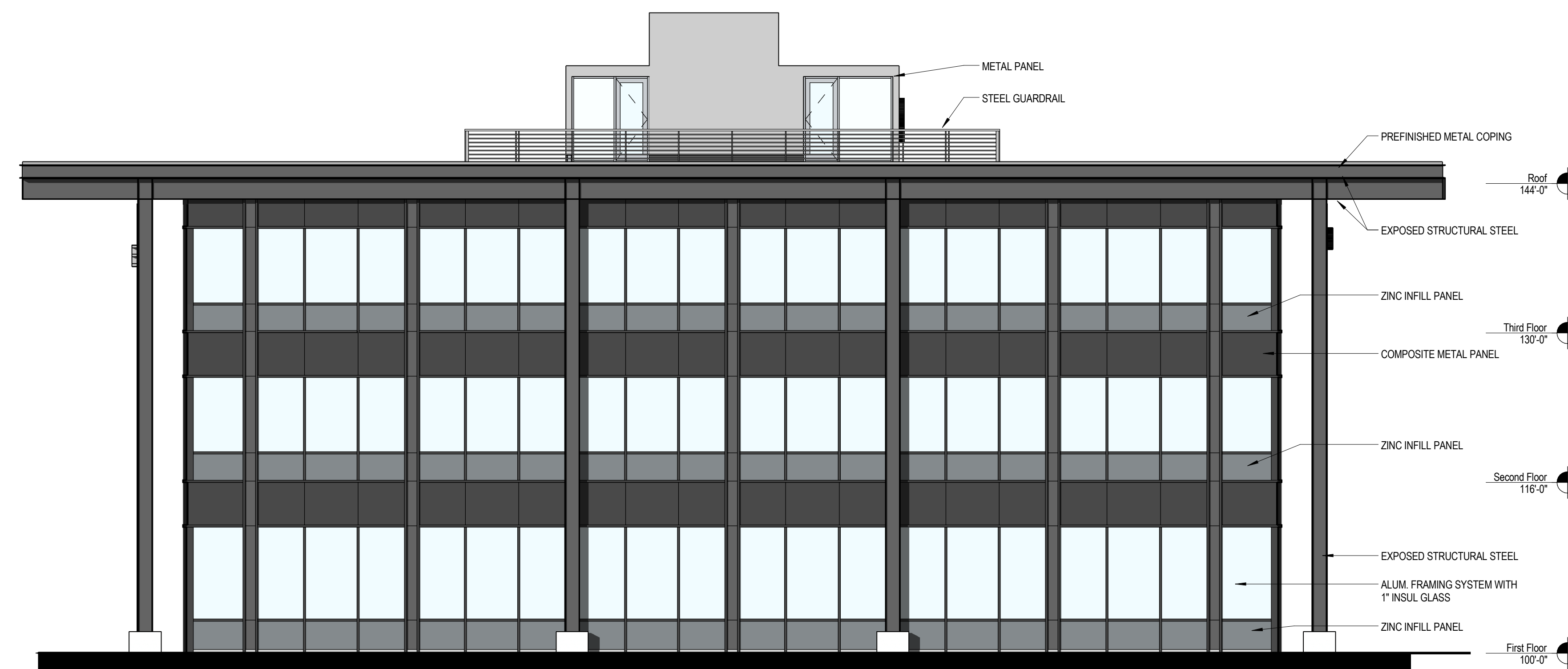
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EXTERIOR  
ELEVATIONS

A201

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C3 North Elevation  
1/8" = 1'-0"



A3 South Elevation  
1/8" = 1'-0"



Rendering Looking East



Rendering Looking West



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KEY PLAN

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PROJECT MANAGER PK

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DATE 05/18/15

Exterior Renderings

**A202**

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#	DATE	DESCRIPTION

E



View to the North



View to the East

C



View to the South



View to the West

A

C

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER PK

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DATE 05/18/15

Context Photos

A203

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1

2

3

4

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6

7