

EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

06/28/2021

DPD SUBMITTAL



T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:

CAP PROJECT #: 210502

**OWNER:
RULE ENTERPRISES**

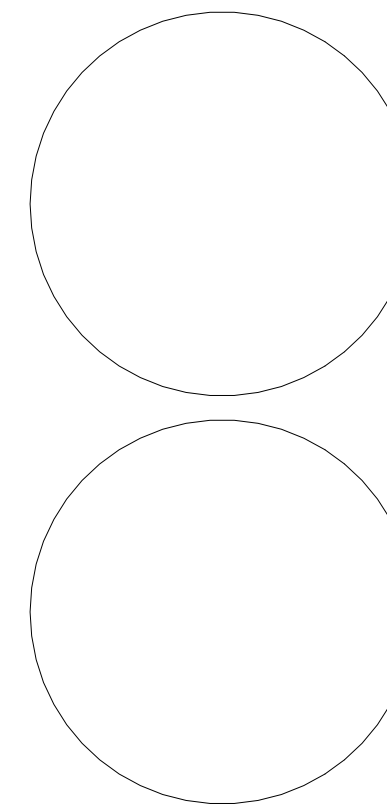
1023 SOUTH 26TH STREET
MILWAUKEE, WI 53204

**CONSULTING ARCHITECT:
CONTINUUM ARCHITECTS + PLANNERS, S.C.**

751 N JEFFERSON ST - SUITE 200
MILWAUKEE, WI 53202
TEL. (414) 220-9640

**CONSULTING CIVIL ENGINEER:
THE SIGMA GROUP**

1300 W. CANAL STREET
MILWAUKEE, WI 53233
TEL. (414) 643-4163



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- C001 SITE SURVEY
- C002 EROSION CONTROL
- C100 SITE PLAN
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- C400 DETAILS
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- A505 RIVERWALK PERSPECTIVES

continuum

ARCHITECTS + PLANNERS

Programming
Campus + Master Planning
Interior Design
Sustainable Design
Historic Preservation/
Renovation
Project Management

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THESE DRAWINGS ARE RELEASED FOR
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CONSTRUCTION PURPOSES.

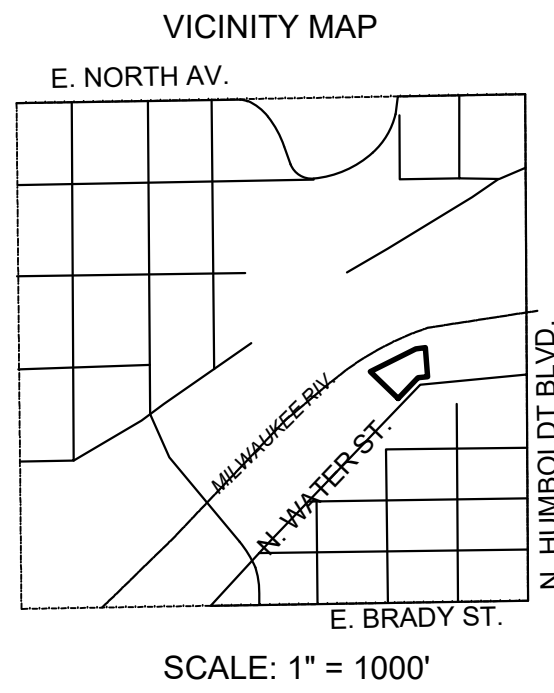
EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE
TITLE SHEET - DPD

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	06/28/2021
SHEET NUMBER	T000



Legal description per First American Title Insurance Company Commitment No. NCS-1070057-MAD, effective date of May 17, 2021:

Water Lots 10, 11, 12, and 13 in Hubbard and Pearson's Addition to Milwaukee, in the Northwest 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 354-0913-110-5

Address: 1887 N. Water Street

Per First American Title Insurance Company Commitment No. NCS-1070057-MAD, effective date of May 17, 2021, the following items appear in Schedule B II as exceptions:

9. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.

10. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, pond, lake or other public body of water. The policy will not insure the exact location of any portion of the land created by the gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to the land cut off by a change in course of the water body (avulsion); or ownership of artificially filled land. DOCK LINE SHOWN PER CH. 118-1 CITY OF MILWAUKEE ORDINANCE.

11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Plat of Hubbard and Pearson's Addition recorded December 27, 1838 as Document No. PL001009 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **BLANKET IN NATURE, NOT PLOTTABLE.**

12. Sewer Easement to City of Milwaukee, a municipal corporation, dated April 26, 1915, recorded/ filed January 18, 1963 in Reel 64, Image 908 as Document No. 4000144. **SHOWN ON MAP.**

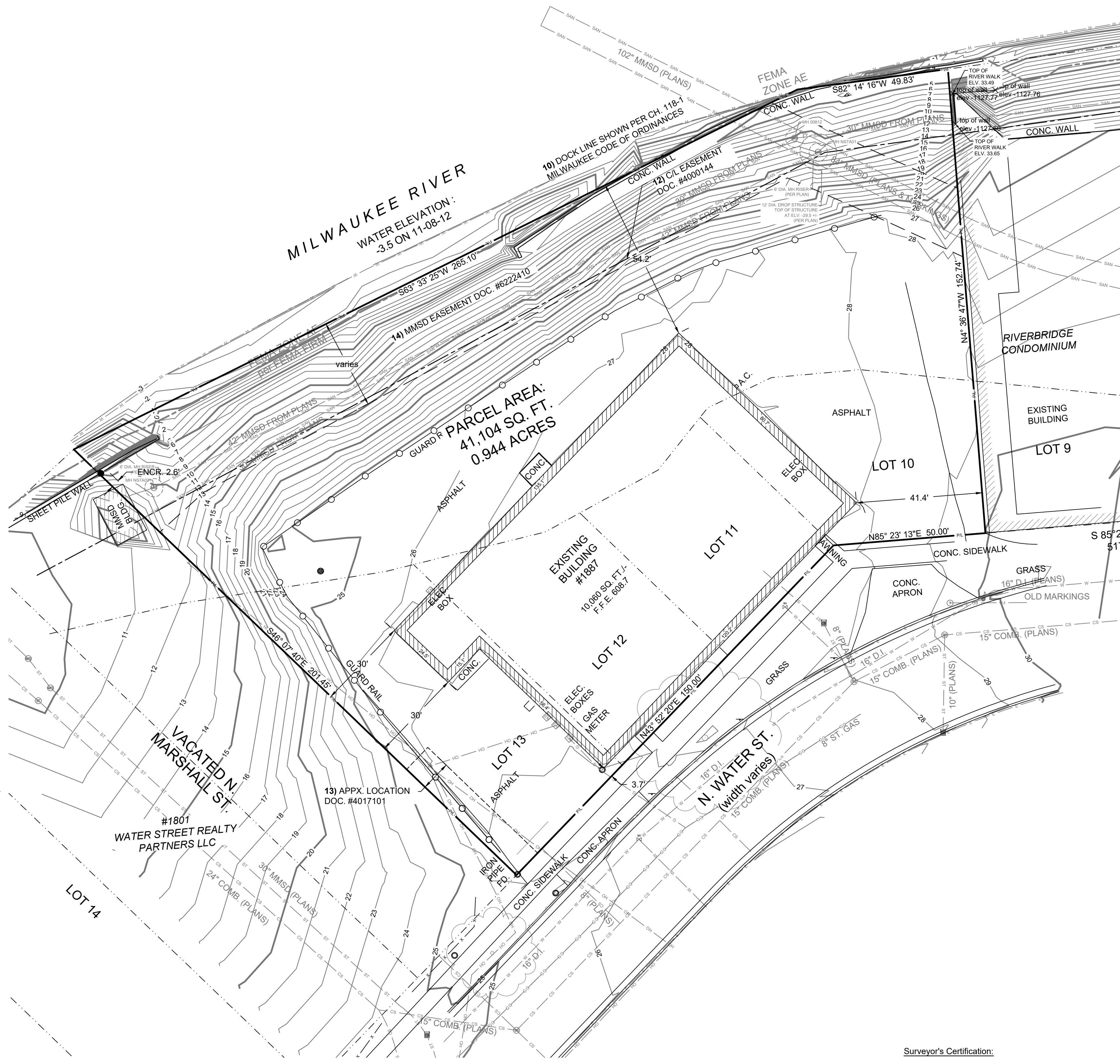
13. Utility Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company, dated April 05, 1963, recorded/ filed April 19, 1963 in Reel 95, Image 868 as Document No. 4017101. **SHOWN ON MAP.**

14. Sewer Easement to Milwaukee Metropolitan Sewerage District (MMSD), dated July 25, 1988, recorded/ filed October 31, 1988 in Reel 2269, Image 1078 as Document No. 6222410. **SHOWN ON MAP.**

15. Terms, provisions, restrictions, obligations as set forth in Redevelopment Plan for the Beer Line Redevelopment Project "B" Area adopted on May 03, 1993 by the Redevelopment Authority of the City of Milwaukee recorded on August 17, 1993 in Reel 3099, Image 1747 as Document No. 6813328. Modification and/or amendment by instrument: Redevelopment Plan Amendment No. 1 Recording Information: August 25, 2000 as Document No. 7953564 **BLANKET IN NATURE, NOT PLOTTABLE.**

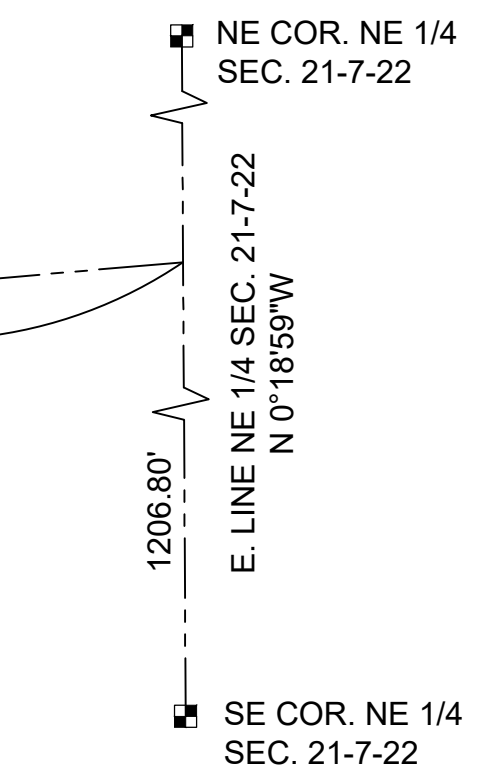
NOTES:

- Bearings are referenced to the East line of the NW 1/4 of Section 21-7-22, bearing North 0°18'59" West.
- Flood Zone classification: Part of the property lies within flood Zone AE. The Zone AE line is shown per FEMA FIRM Panel 55079C0092E, dated 9/26/08 with a Base Flood Elevation determined to be 584.55 NGVD.
- Parcel Area: 41,104 SQUARE FEET OR 0.944 ACRES.
- Vertical Datum: Elevations referenced to the City of Milwaukee Datum with the City Standard Benchmark located 180' north of the north curb of E. Kane Place and 5' west of the west curb of N. Warren St. having a published elevation of 67.824.
- No Zoning Report provided.



LEGEND

---	SECTION 1/4 SECTION LINE	---	EXISTING CONTOUR
---	PROPERTY LINE	○	MANHOLE
---	EASEMENT	○	CATCH BASIN
-x-x-	CHAIN LINK FENCE	○	CATCH BASIN (ROUND)
~	TREE LINE	○	ROOF DRAIN
OH	OVERHEAD UTILITY LINE	○	HYDRANT
E	ELECTRIC	○	WATER VALVE
T	TELEPHONE	○	GAS VALVE
FO	FIBER OPTIC	○	UTILITY POLE
CTV	CABLE TV	○	GUY WIRE
SAN	SANITARY SEWER	○	GAS METER
FM	FORCE MAIN	○	ELECTRIC METER
ST	STORM SEWER	○	UTILITY PEDESTAL
W	WATER MAIN	○	TRAFFIC SIGNAL
G	GAS	○	LIGHT POLE
		○	SOIL BORING
		○	MONITORING WELL
		○	IRON PIPE FOUND/SET
		○	REBAR FOUND/SET
		○	CHISELED CROSS FOUND/SET
		○	PK NAIL FOUND/SET
		○	SPIKE/NAIL
		○	MONUMENT
		○	BENCHMARK
		○	SIGN
		○	DECIDUOUS TREE
		○	CONIFEROUS TREE
		○	BUSH
		○	POST



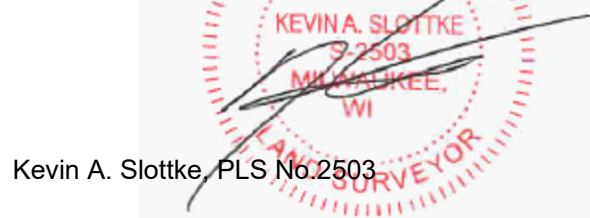
MANHOLE INFORMATION

MH NS7A01	RIM: 11.95
	SW 42" INV. -28.06
	NW 102" INV. -41.51
	SE 84" INV. -41.51
MH NS7A02	RIM: 10.14
	NE 42" INV. -9.01
	SW 42" INV. -9.01
MH 00812	RIM: 10.55
	NE 30" INV. -3.41
	SW 30" INV. -3.41

Surveyor's Certification:
 To: Rule Enterprises LLC, a Wisconsin limited liability company
 First American Title Insurance Company
 Carl Tomich

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11 and 13 of Table A thereof. The field work was completed on March 23, 2021

Date of Map June 2, 2021



Kevin A. Slotke, PLS No. 2503

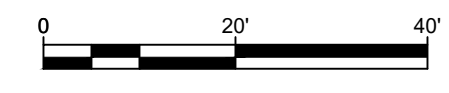
THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



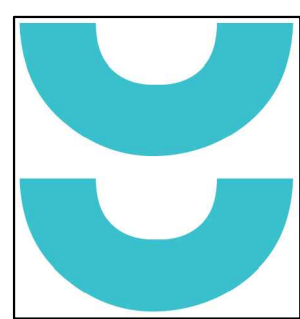
1887 N. WATER STREET
MILWAUKEE, WISCONSIN

ALTANSPS LAND TITLE SURVEY

NO.	REVISION	DATE	BY



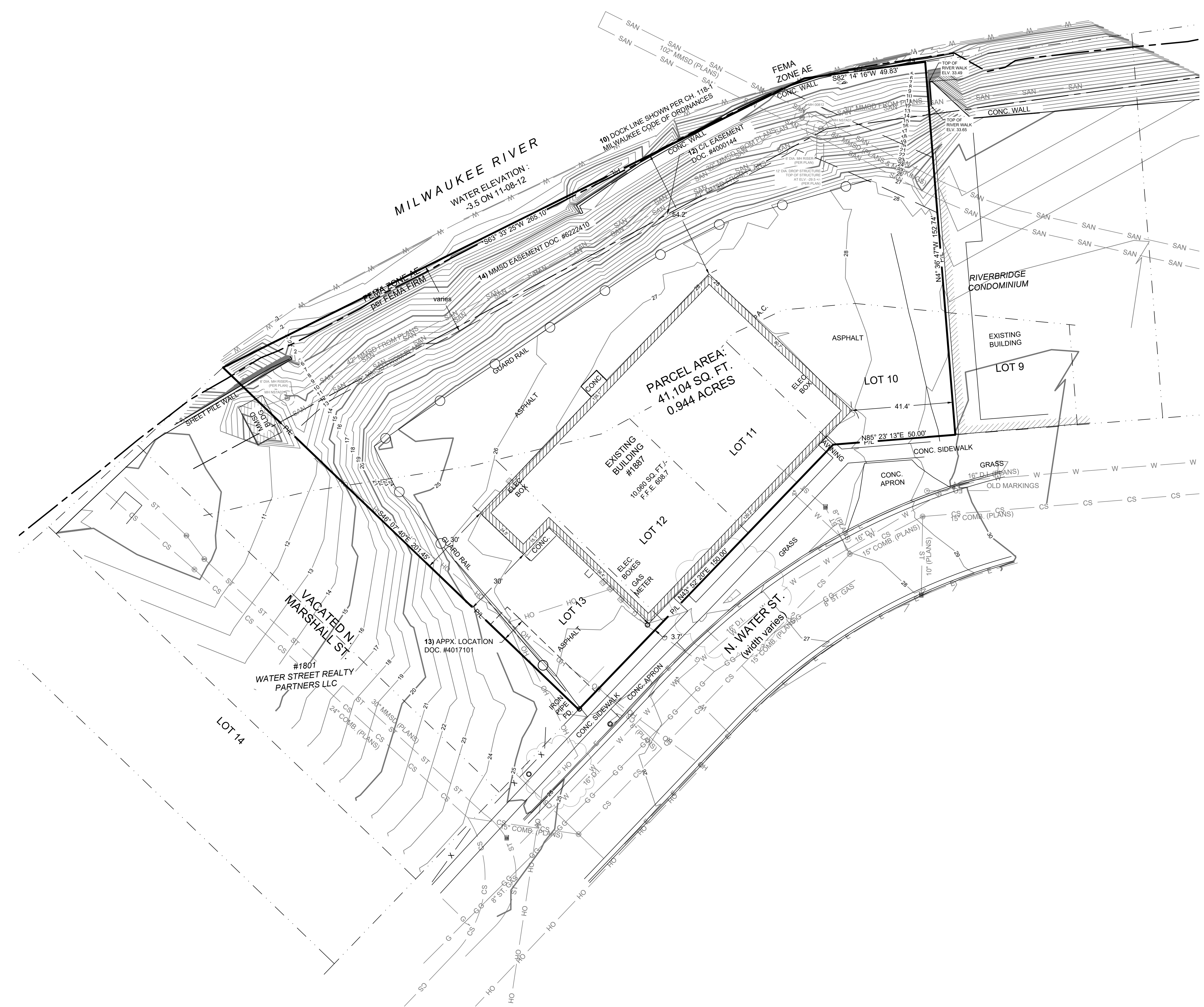
DRAWING NO.	19863-ALTA.dwg
DRAWN BY:	B.M.R.
DATE:	6/02/2021
PROJECT NO:	19863
CHECKED BY:	
APPROVED BY:	
SHEET NO.:	



T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:

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- LEGEND:**
- SECTION 14 SECTION LINE
 - PROPERTY LINE
 - EASEMENT
 - CHAIN LINK FENCE
 - TREE LINE
 - OH OH OVERHEAD UTILITY LINE
 - E E ELECTRIC
 - T T TELEPHONE
 - FO FO FIBER OPTIC
 - CTV CTV CABLE TV
 - SAN SAN SANITARY SEWER
 - FM FM FORCE MAIN
 - ST ST STORM SEWER
 - W W WATER MAIN
 - G G GAS
 - EXISTING CONTOUR
 - MANHOLE
 - CATCH BASIN
 - CATCH BASIN (ROUND)
 - ROOF DRAIN
 - HYDRANT
 - WATER VALVE
 - GAS VALVE
 - UTILITY POLE
 - GUY WIRE
 - GAS METER
 - ELECTRIC METER
 - UTILITY PEDESTAL
 - TRAFFIC SIGNAL
 - LIGHT POLE
 - SOIL BORING
 - MONITORING WELL
 - IRON PIPE FOUND/SET
 - REBAR FOUND/SET
 - CHISELED CROSS FOUND/SET
 - PK NAIL FOUND/SET
 - SPIKE/NAIL
 - MONUMENT
 - BENCHMARK
 - SIGN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - BUSH
 - POST

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON 11-08-12.
 4. DATUM FOR THE PROJECT SURVEY IS REFERENCED TO THE CITY OF MILWAUKEE DATUM. BENCHMARK FOR THE PROJECT SURVEY IS LOCATED 180' NORTH OF THE NORTH CURB OF E. KANE PLACE AND 5' WEST OF THE WEST CURB OF N. WARREN ST. HAVING A PUBLISHED ELEVATION OF 67.824.
 5. CONTRACTOR TO VERIFY EXISTING CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

EIGHTEEN87 ON WATER
1887 N. WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: SITE SURVEY

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	DPD
DATE ISSUED	06/25/2021
SHEET NUMBER	C001

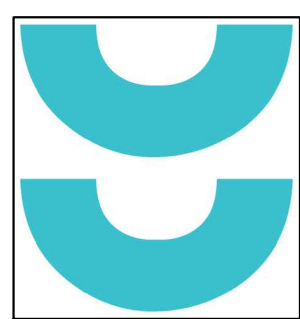
SIGMA PROJECT NUMBER 19863



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

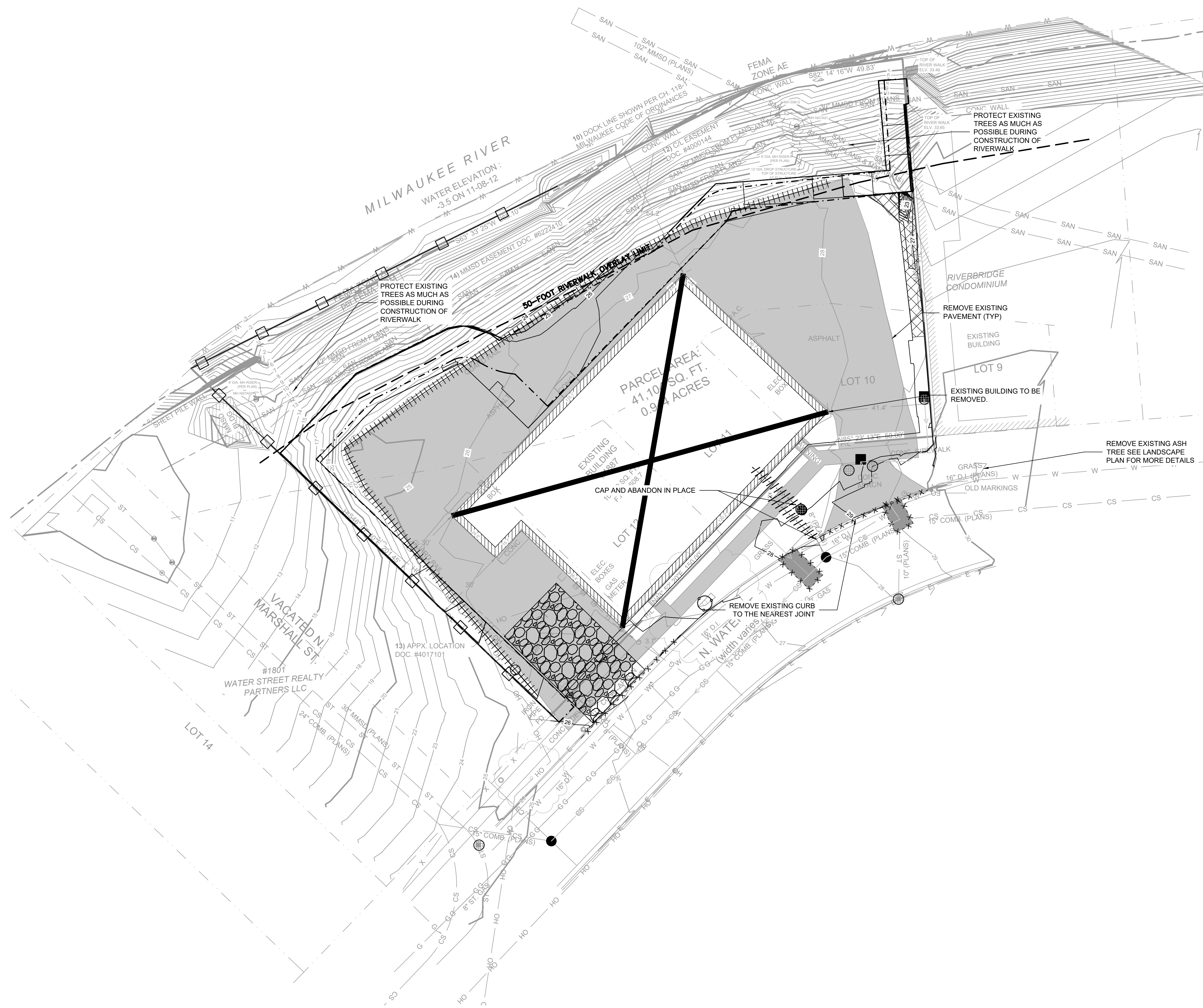
NS STATE REG. 02/20/2019
MILW. AREA 259-1181



T 414.220.9640
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Suite 200
Milwaukee, WI 53202

CONSULTANTS:

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LEGEND:

- PROPOSED SILT FENCE (B/C400)
- PROPOSED INLET PROTECTION (A/C400)
- PROPOSED TRACKING PAD (E/C400)
- SEDIMENT LOG/ SILT SOCK (D/C400)
- PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B (C/C400)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY REMOVAL
- GUARD RAIL REMOVAL
- STRUCTURE REMOVAL
- PAVEMENT REMOVAL
- TREE PROTECTION (F/C400)
- LIMITS OF RIVERWALK OVERLAY ZONE (50' LANDWARD OF EXISTING DOCK WALL)
- EXTENTS OF PROPOSED RIVERWALK

NOTE: ALL EXISTING STREET SIGNS IN R.O.W. SHALL REMAIN IN PLACE, UNLESS NEEDED TO BE REMOVED FOR CONSTRUCTION ACTIVITIES. IF SIGNS ARE REMOVED FOR CONSTRUCTION ACTIVITIES, THE SIGN SHALL BE REPLACED WHEN CONSTRUCTION ACTIVITIES HAVE COMMENCED.

- GENERAL NOTES:**
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
 - DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

NOT FOR CONSTRUCTION
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EIGHTEEN87 ON WATER
1887 N. WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: EROSION CONTROL

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	06/25/2021
SHEET NUMBER	C002

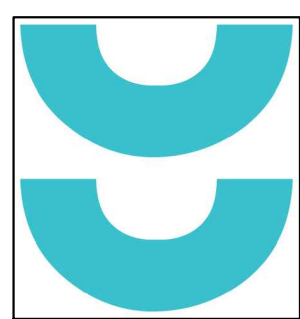
**PRELIMINARY
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CONSTRUCTION**

SIGMA PROJECT NUMBER 19863



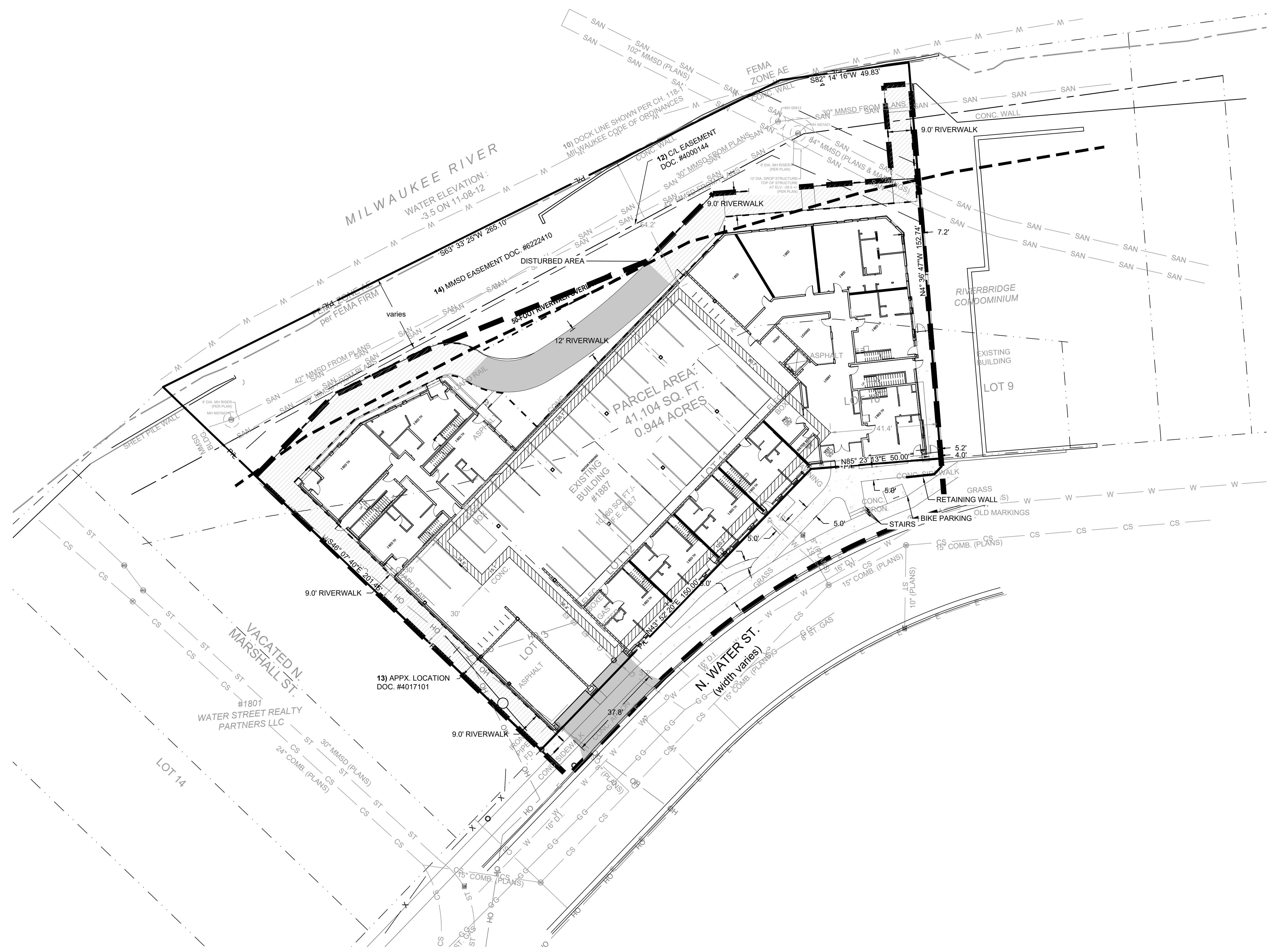
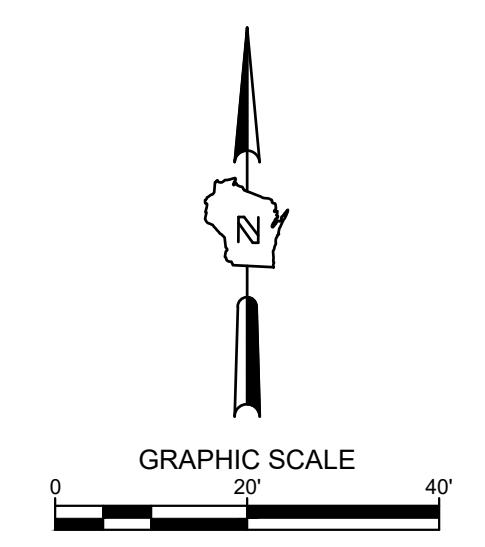
CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
WE STRONGLY RECOMMEND YOU OBTAIN A PERMIT FROM THE LOCAL MUNICIPALITY BEFORE YOU EXCAVATE.
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



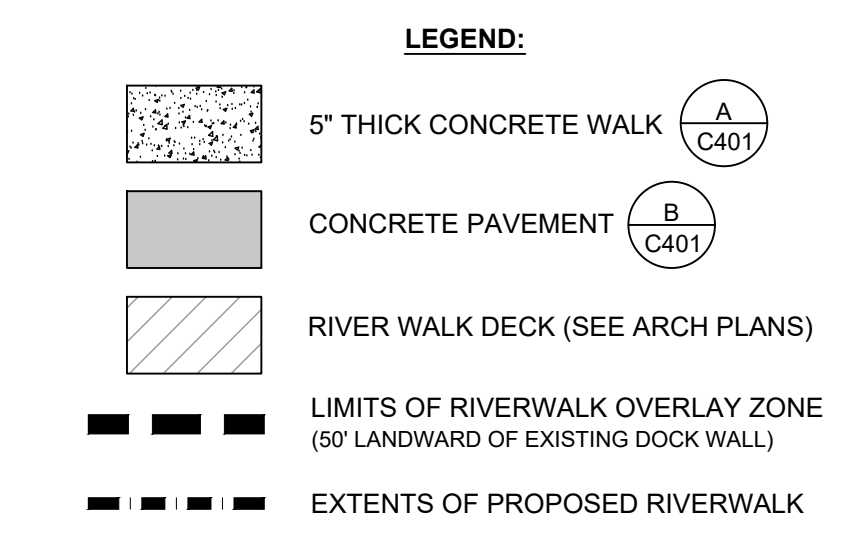
T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:



SITE INFORMATION

SITE AREA = 41,104 SF (0.944 AC)
SITE DISTURBED AREA = 34,332 SF (0.788 AC)
EXISTING IMPERVIOUS AREA = 26,223 SF (0.602 AC)
PROPOSED IMPERVIOUS AREA = 26,267 SF (0.603 AC)
PROPOSED RIVERWALK DECK = 3,580 SF (0.082 AC)
TOTAL PARKING SPACES = 53 SPACES (ALL INSIDE PROPOSED BUILDING)



GENERAL NOTES:

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2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

**PRELIMINARY
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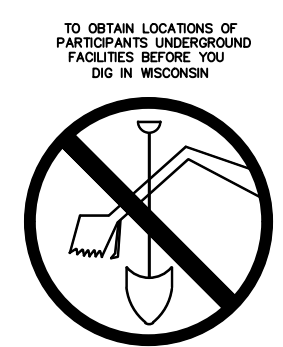
EIGHTEEN87 ON WATER

1827 N WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: **SITE PLAN**

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	DPD
DATE ISSUED	06/25/2021
SHEET NUMBER	C100

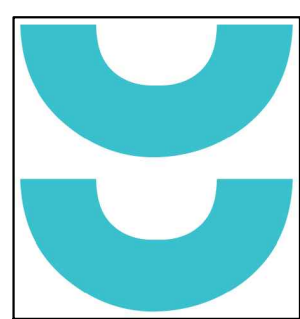
SIGMA PROJECT 19863 NUMBER



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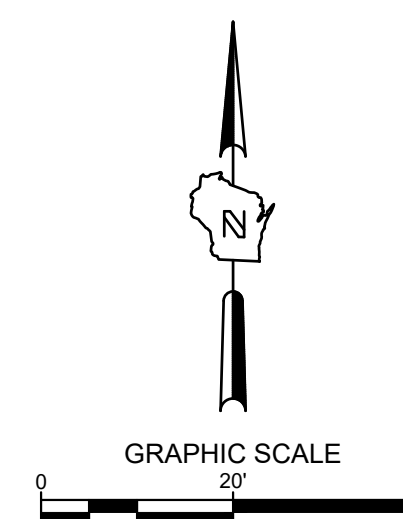
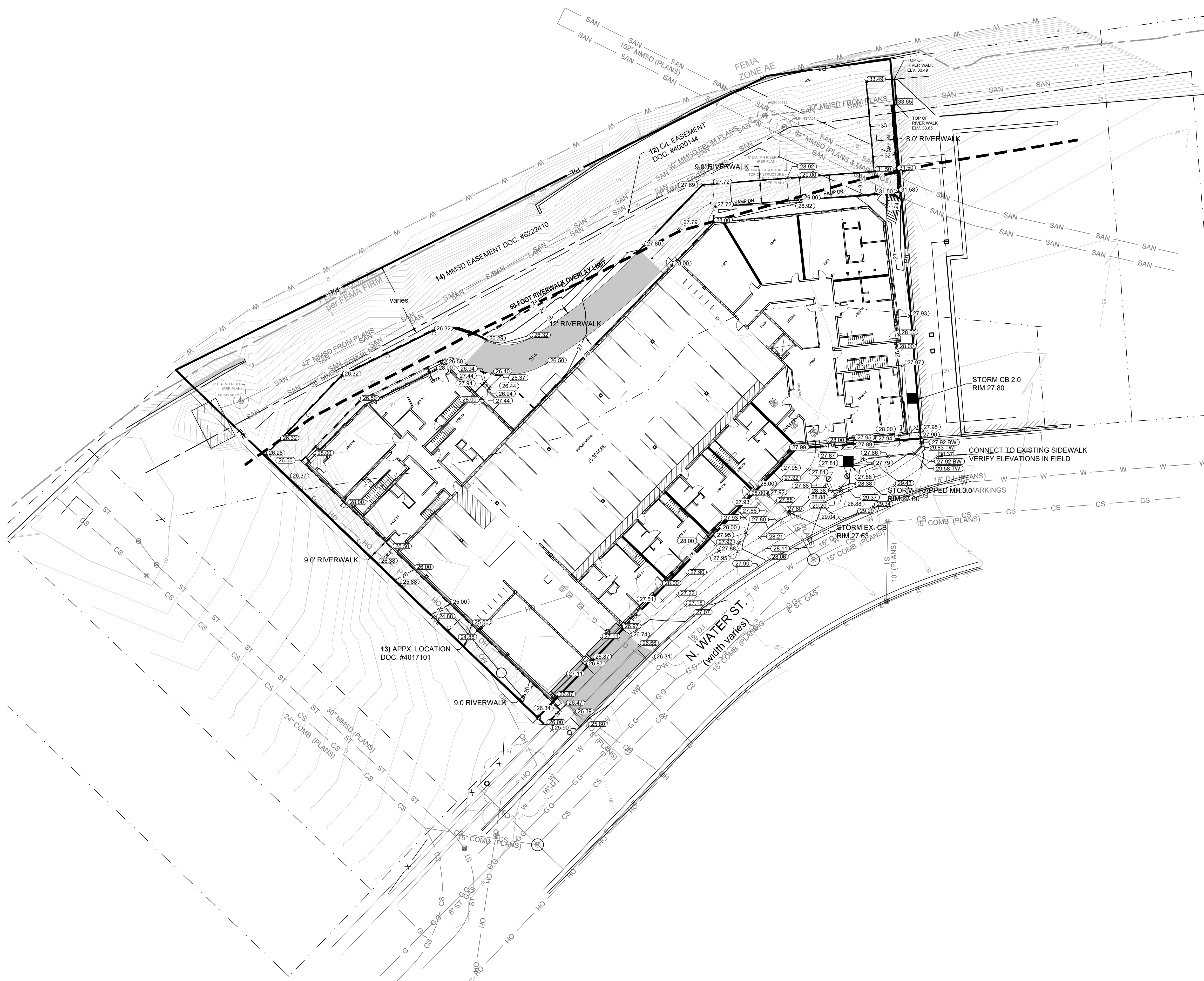
MILW. AREA 259-1181



T 414.220.9640
 751 N Jefferson St.
 Suite 200
 Milwaukee, WI 53202

CONSULTANTS:

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LEGEND:

- 5' THICK CONCRETE WALK (A C401)
- CONCRETE PAVEMENT (B C401)
- RAISED RIVER WALK (SEE ARC PLANS)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
FL: FLOW LINE CURB GRADE
- PROPOSED ASPHALT SPOT GRADE
- EXISTING SURFACE SPOT GRADE (MATCH)
- LIMITS OF RIVERWALK OVERLAY ZONE (50' LANDWARD OF EXISTING DOCK WALL)
- EXTENTS OF PROPOSED RIVERWALK

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

NOT FOR CONSTRUCTION
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EIGHTEEN87 ON WATER
 1887 N. WATER STREET
 MILWAUKEE, WI 53202
 SHEET TITLE: **GRADING PLAN**

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	06/25/2021
SHEET NUMBER	C200

SIGMA PROJECT NUMBER 19863

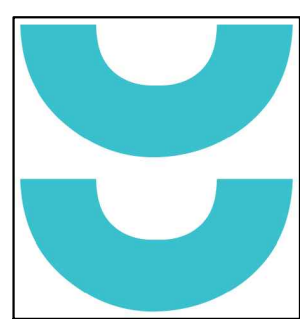
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CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

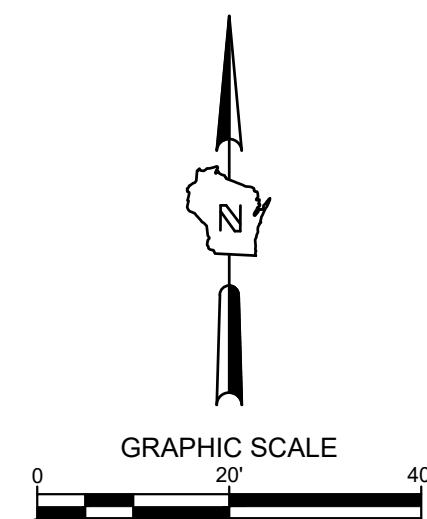
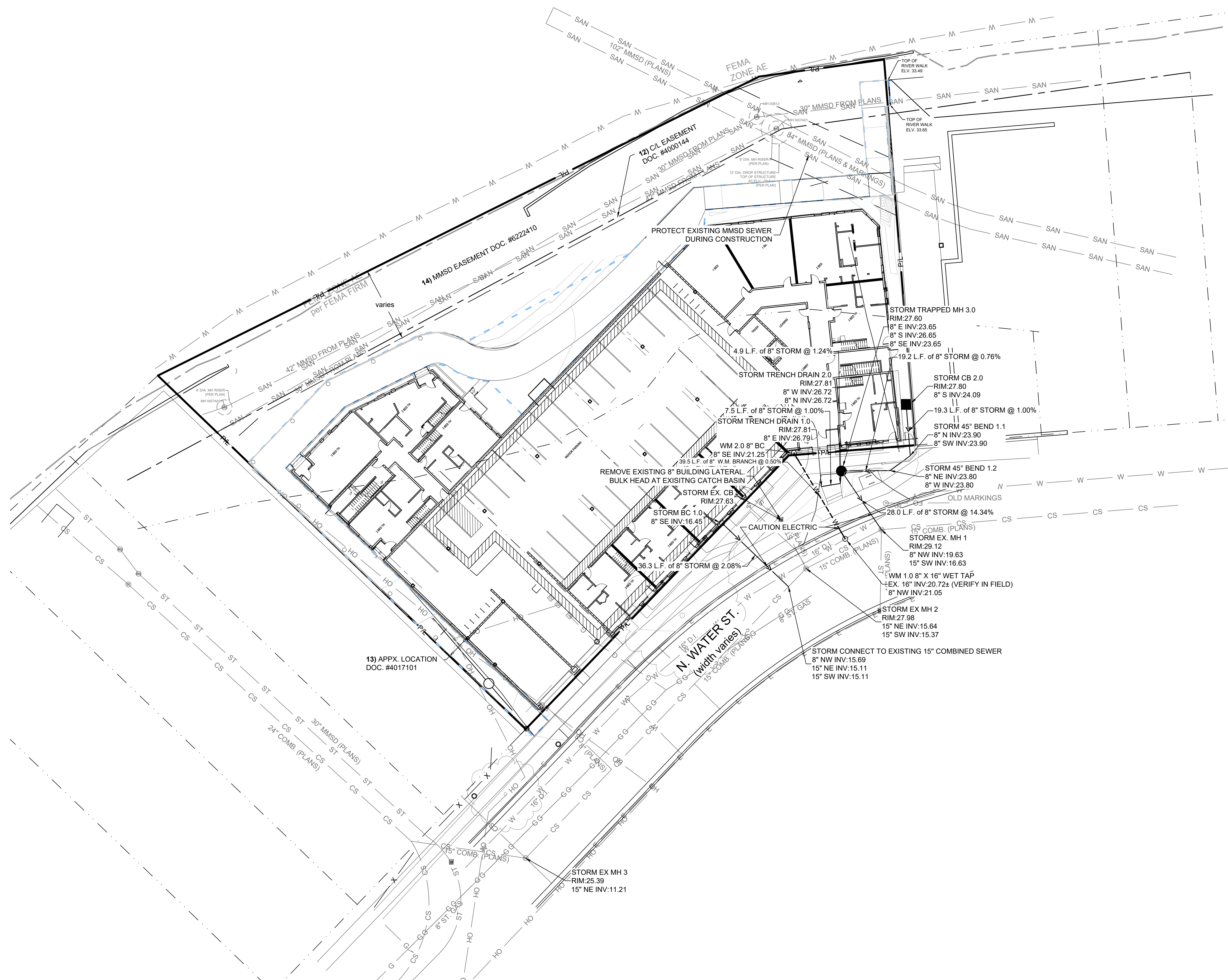
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

WE RESERVE THE RIGHT TO MODIFY OR CHANGE WITHOUT NOTICE THE CONTENTS OF THESE DRAWINGS.
 MILW. AREA 259-1181



T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:



- LEGEND:**
- W --- PROPOSED WATER SERVICE
 - SAN --- PROPOSED SANITARY SERVICE
 - S --- PROPOSED STORM SEWER
 - E --- PROPOSED ELECTRICAL SERVICE
 - T --- PROPOSED TELEPHONE SERVICE
 - G --- PROPOSED GAS SERVICE
 - PROPOSED STORM INLET (M C401)
 - PROPOSED STORM MANHOLE (G C401)

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
 6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
 7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
 8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
 9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
 10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
 11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
 12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 44.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

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EIGHTEEN87 ON WATER
1887 N. WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: UTILITY PLAN

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	DPD
DATE ISSUED	06/25/2021
SHEET NUMBER	C300



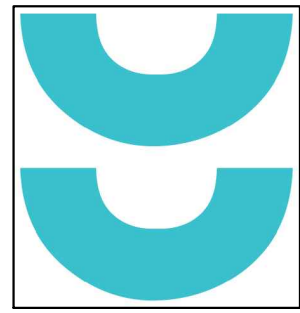
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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CONSTRUCTION**

SIGMA PROJECT 19863 NUMBER

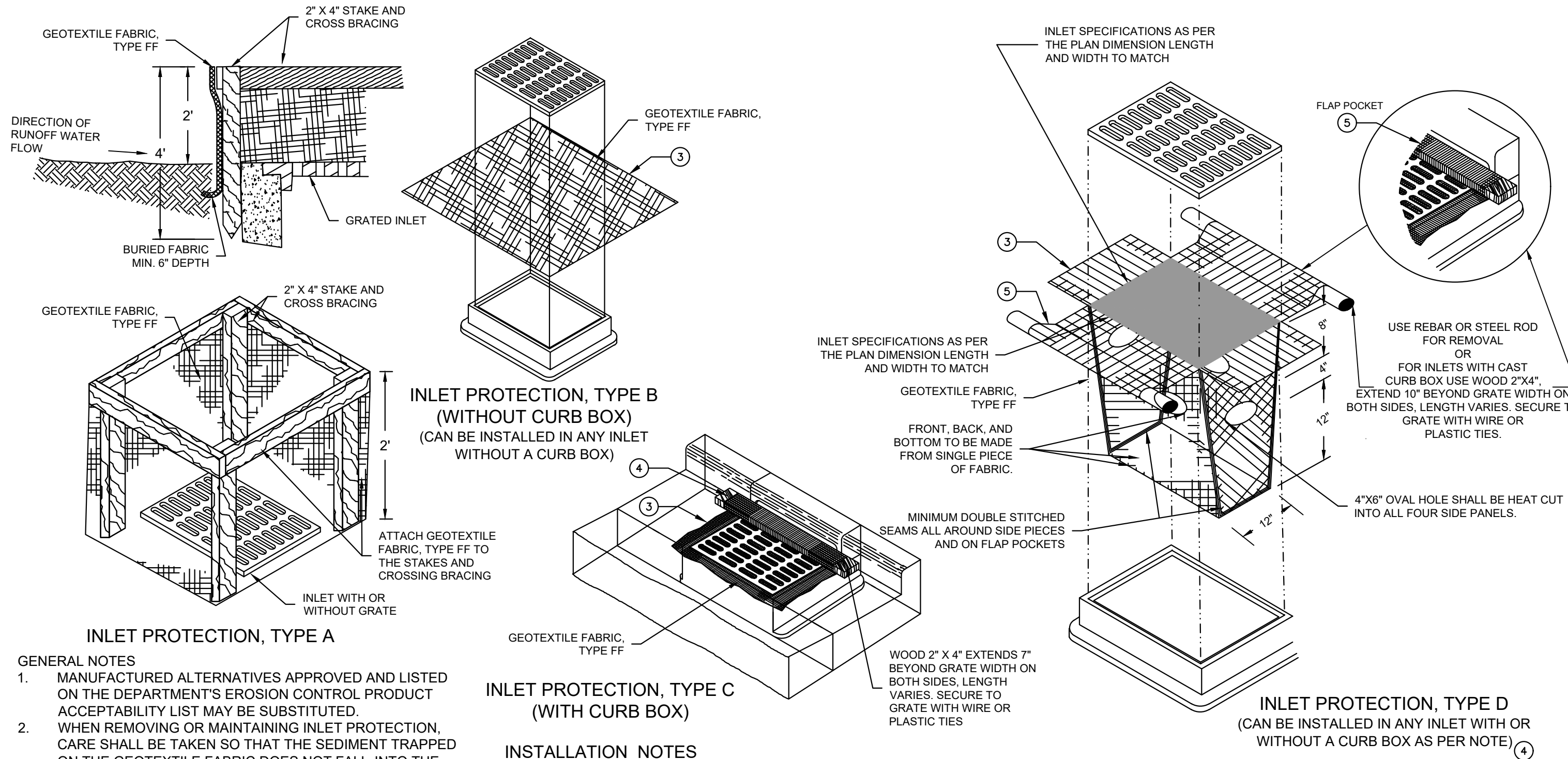
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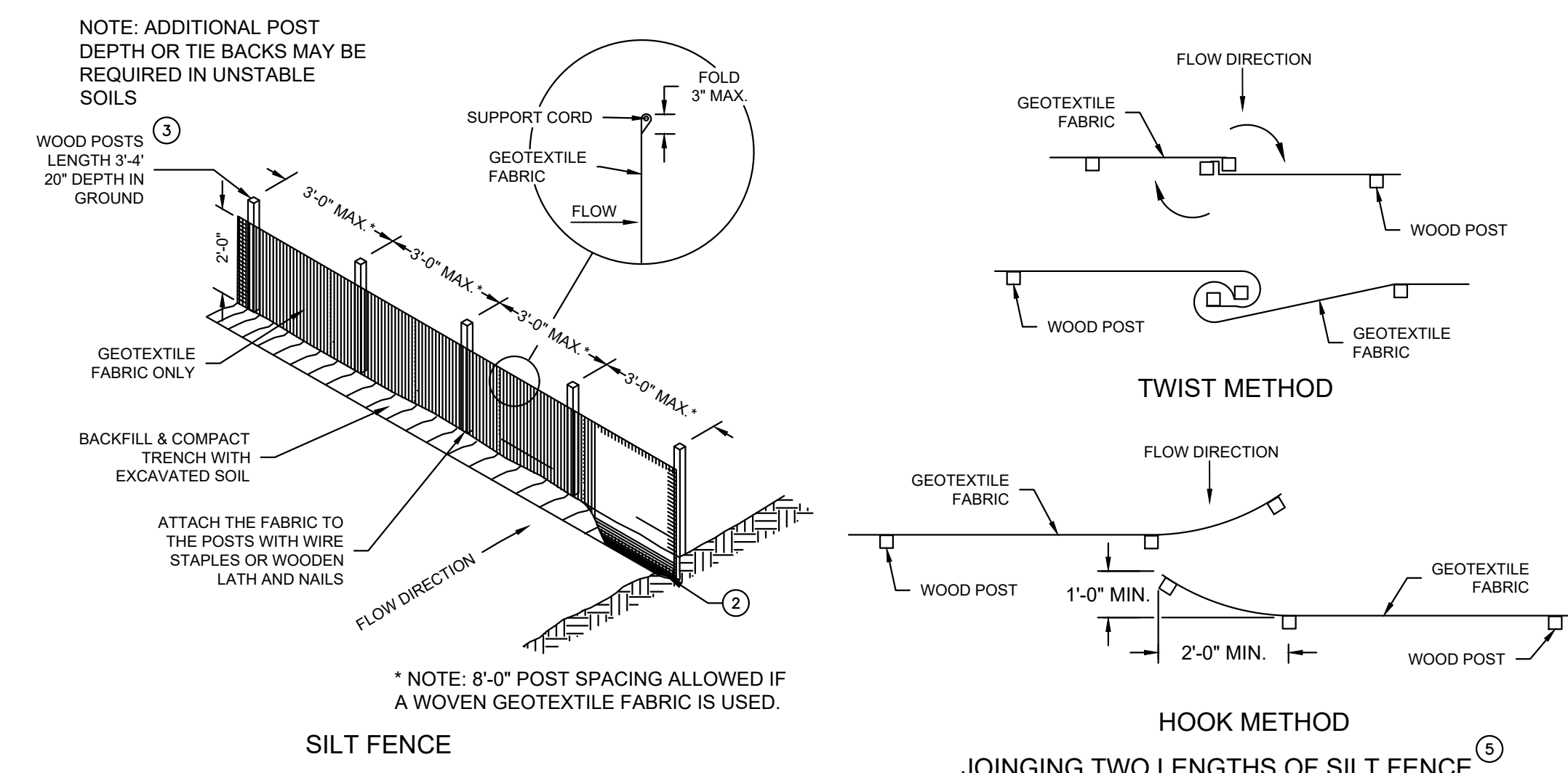
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Milwaukee, WI 53202

CONSULTANTS:

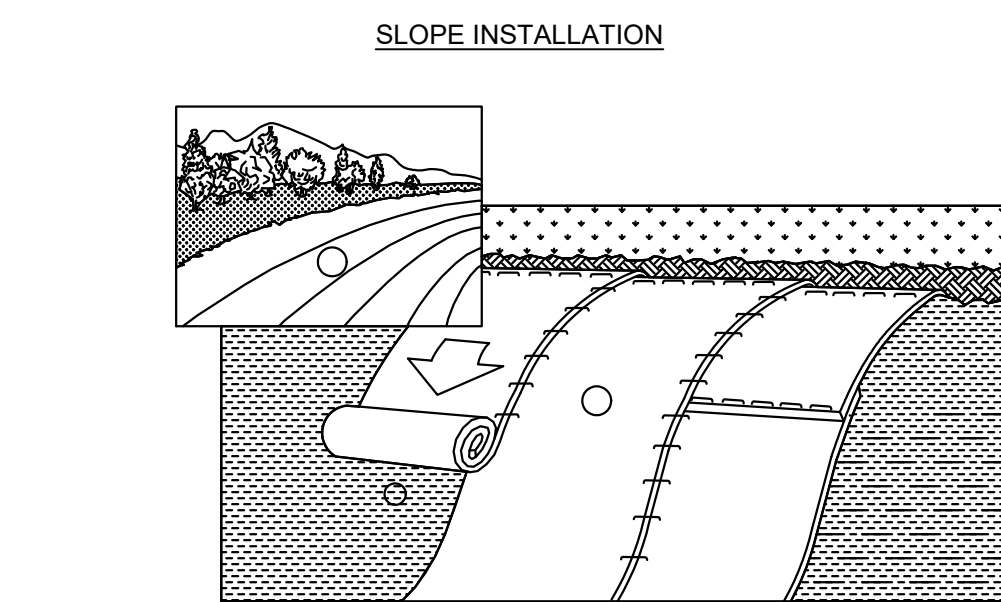
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A INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060
NOT TO SCALE



B SILT FENCE: WDNR TS-1056
NOT TO SCALE



- ECRMs (EROSION CONTROL REVEGATIVE MATS) SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.
- THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.
- TRMs (TURF-REINFORCEMENT MAT) SHALL BE INSTALLED IN CONJUNCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.
- AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.

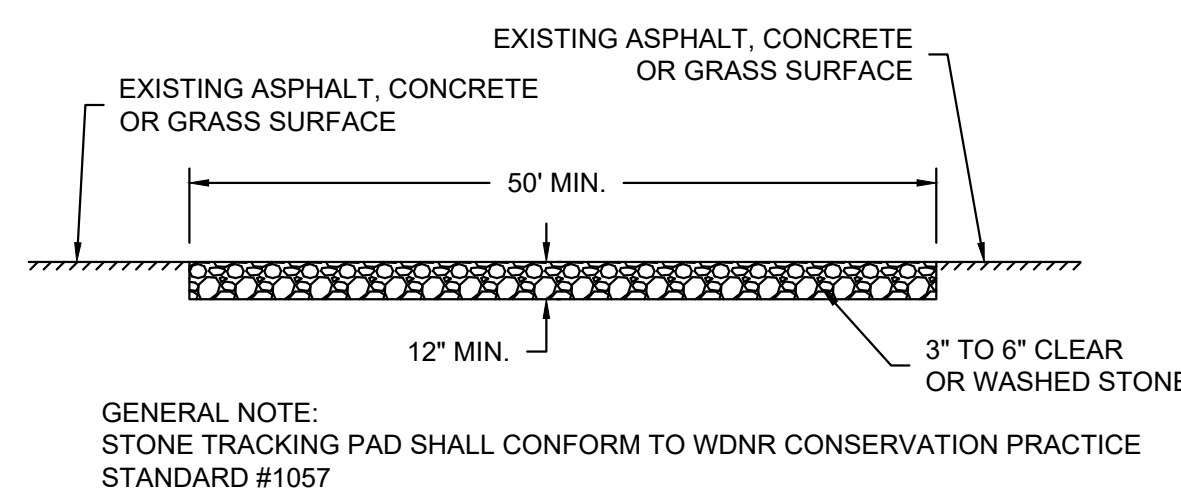
NOTES:

- EROSION MATTING SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1052.
- INSTALL PER MANUFACTURER'S SPECIFICATIONS.

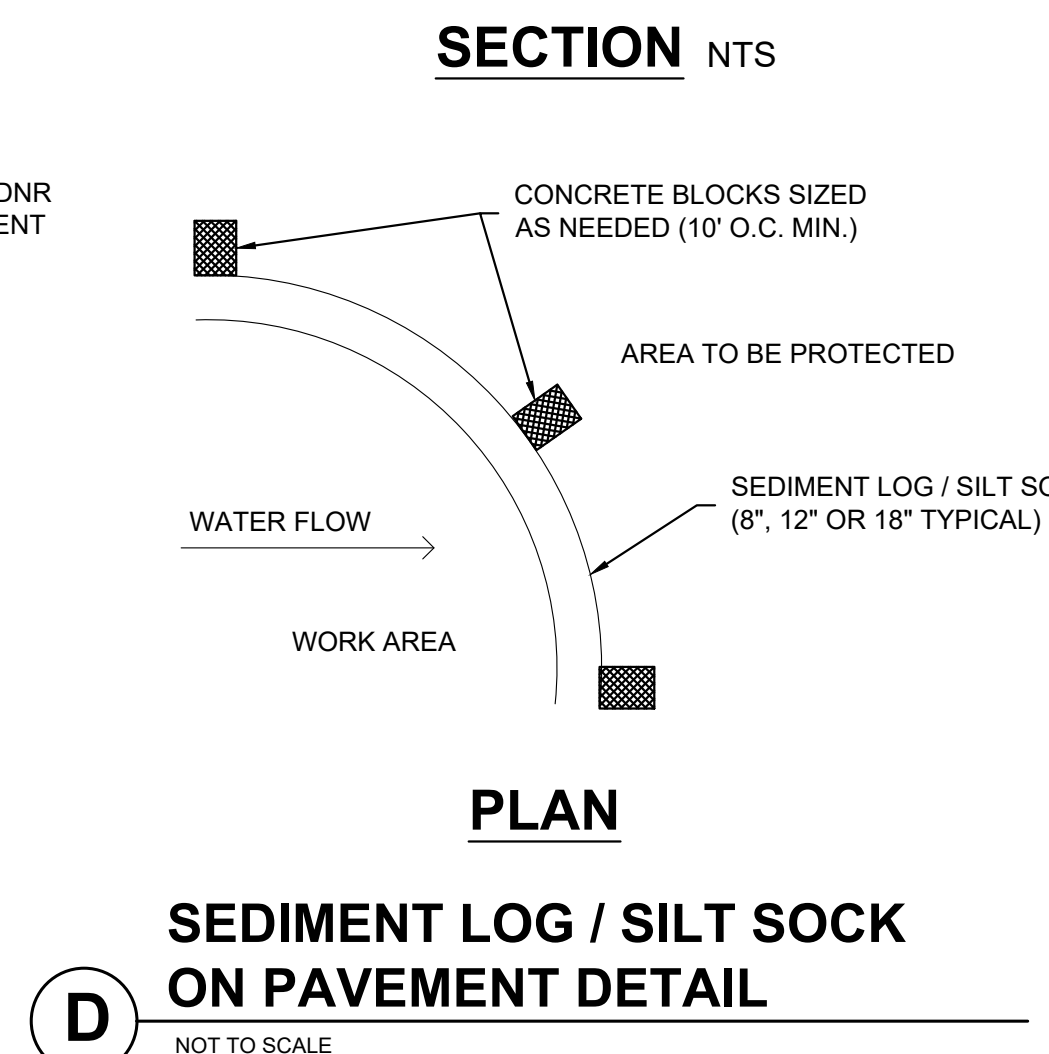
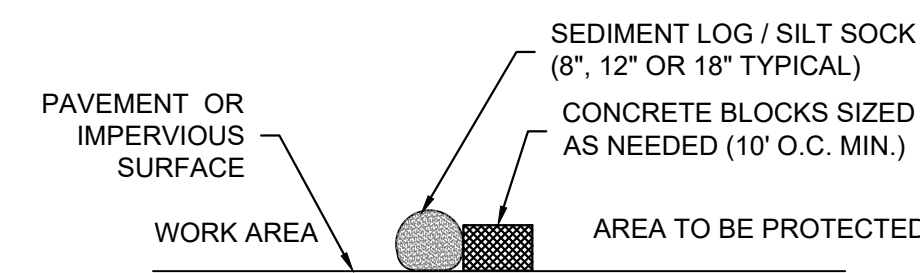
C EROSION MATTING: WDNR TS-1052
NOT TO SCALE

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

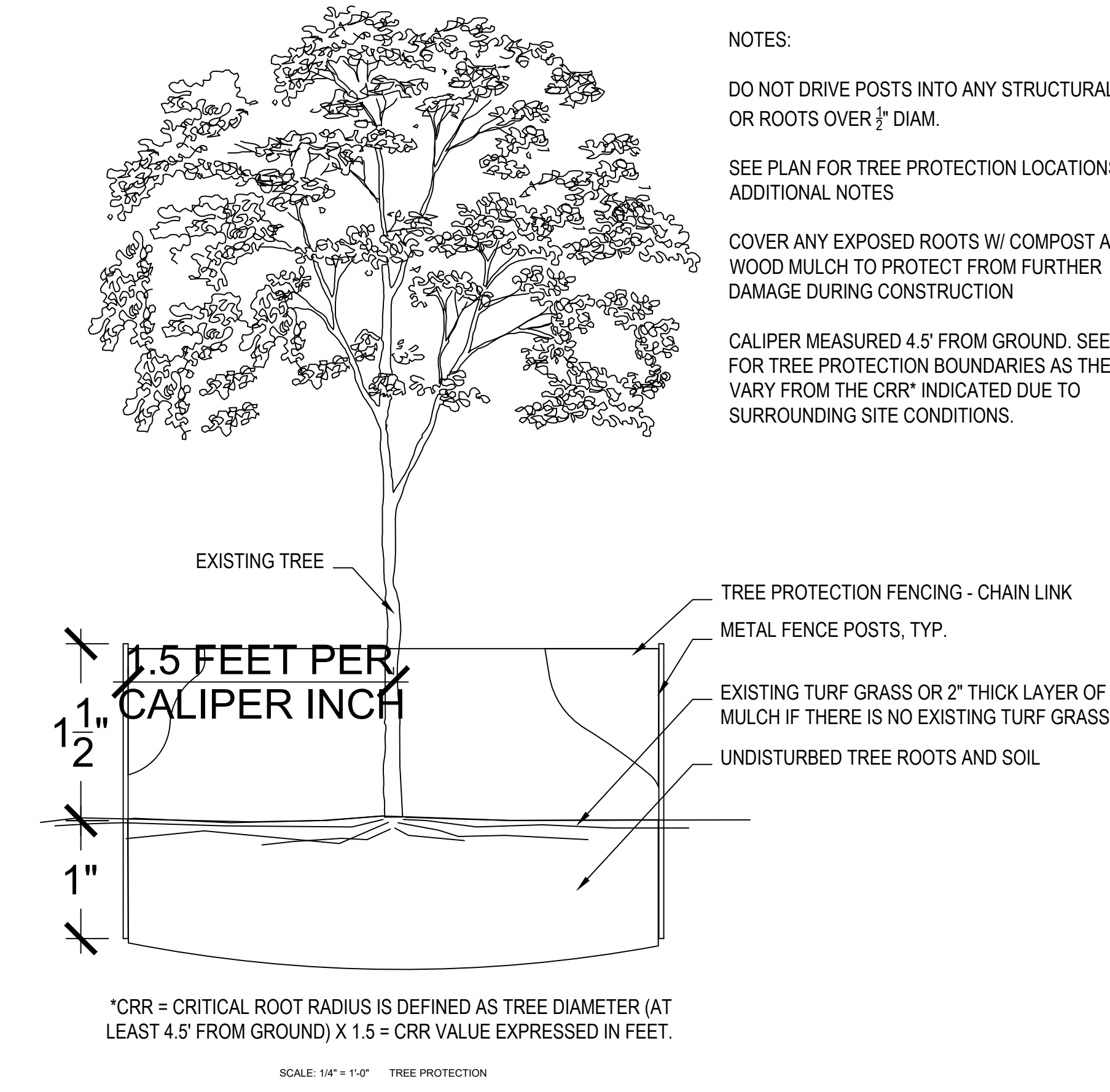
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCING AND INLET PROTECTION.
- INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
- STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
- PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
- PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
- INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
- STABILIZE REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
- REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.



E CONSTRUCTION ENTRANCE/EXIT DETAIL: WDNR TS-1057
NOT TO SCALE



D SEDIMENT LOG / SILT SOCK ON PAVEMENT DETAIL
NOT TO SCALE



F TREE PROTECTION FENCE
NOT TO SCALE

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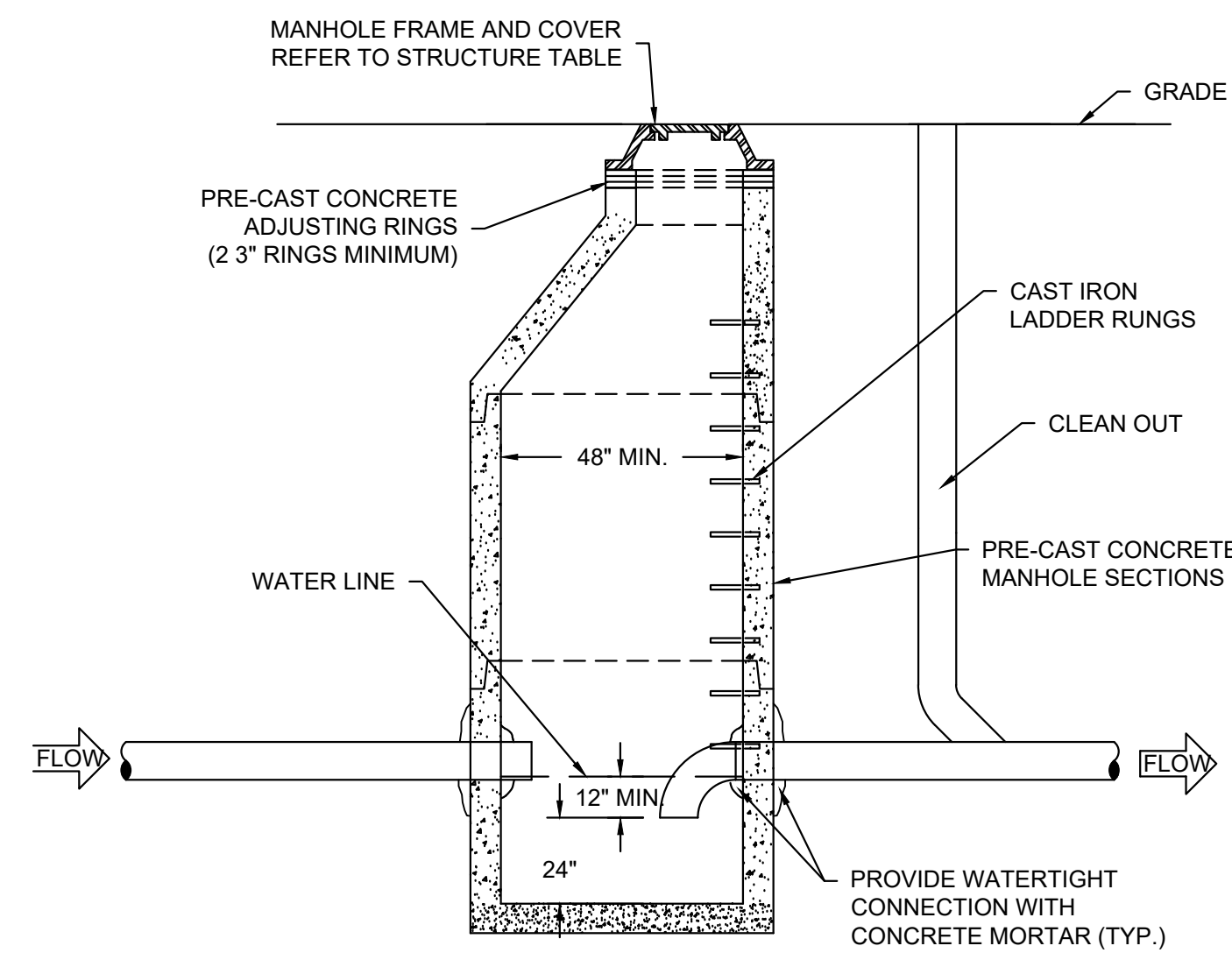
EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE: DETAILS

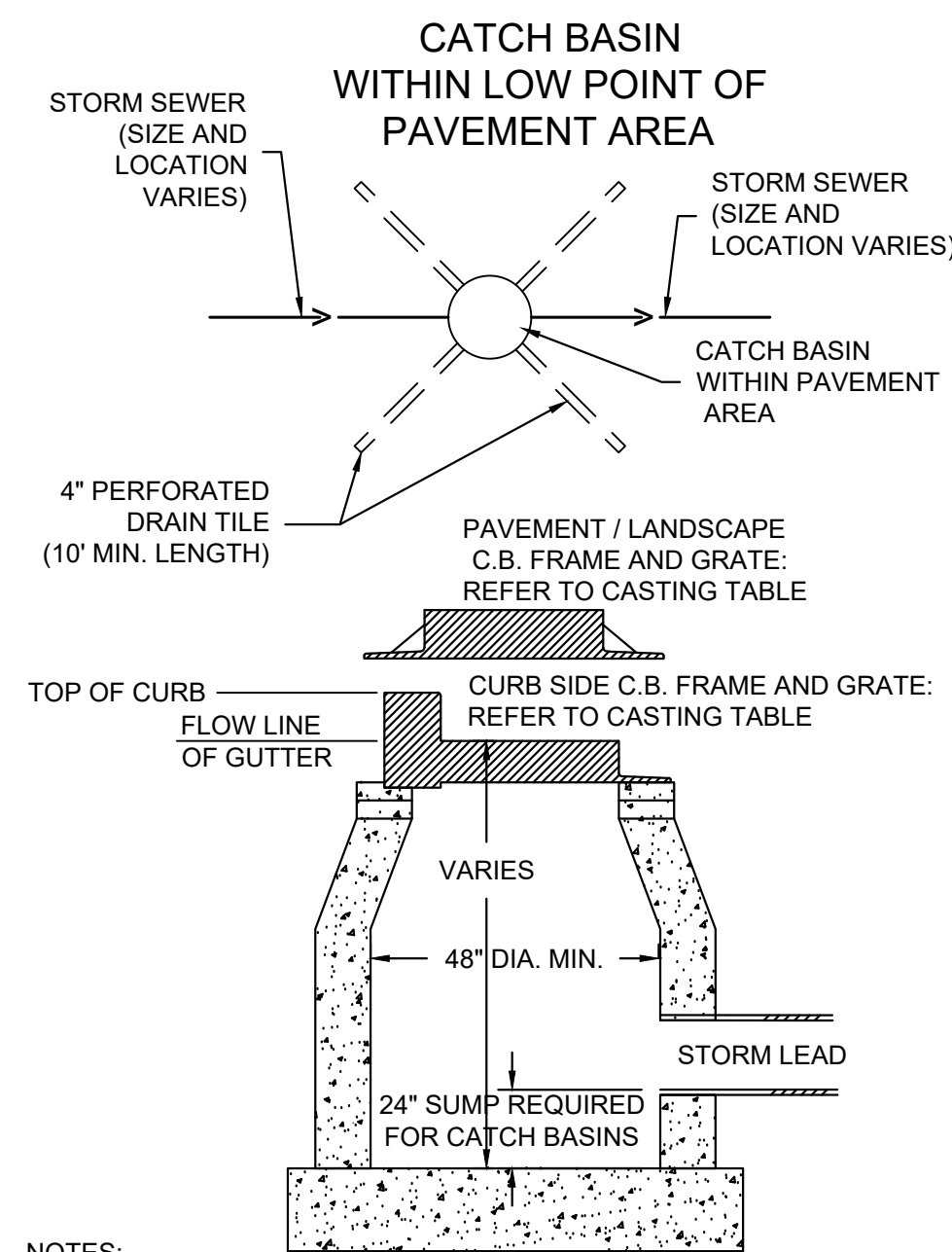
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PROJECT NUMBER	210502
SET TYPE	DPD
DATE ISSUED	06/25/2021
SHEET NUMBER	C400

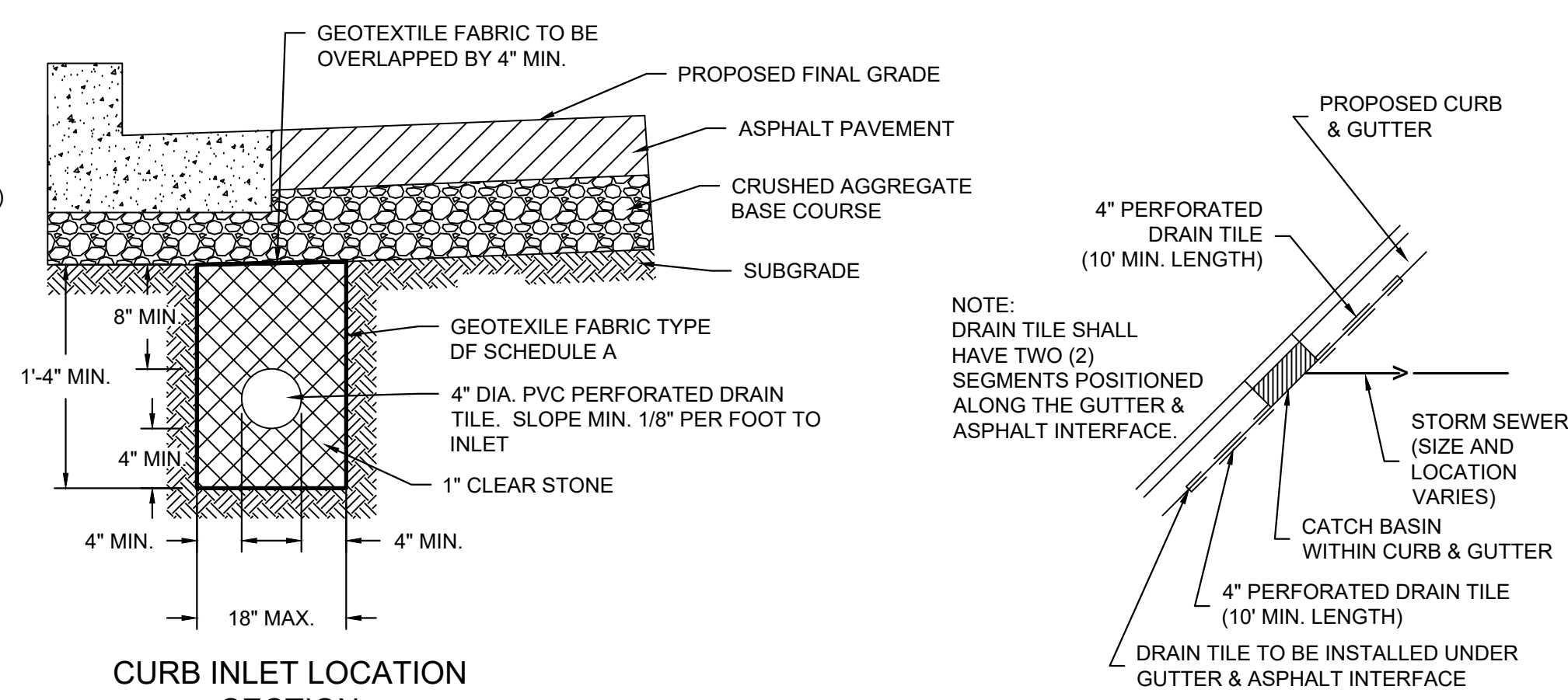


- NOTES:
 1. FOR SEWER PIPE SIZES AND INVERT ELEVATIONS SEE UTILITY PLAN.
 2. INSTALL PER MUNICIPAL SPECIFICATIONS AND STANDARDS.

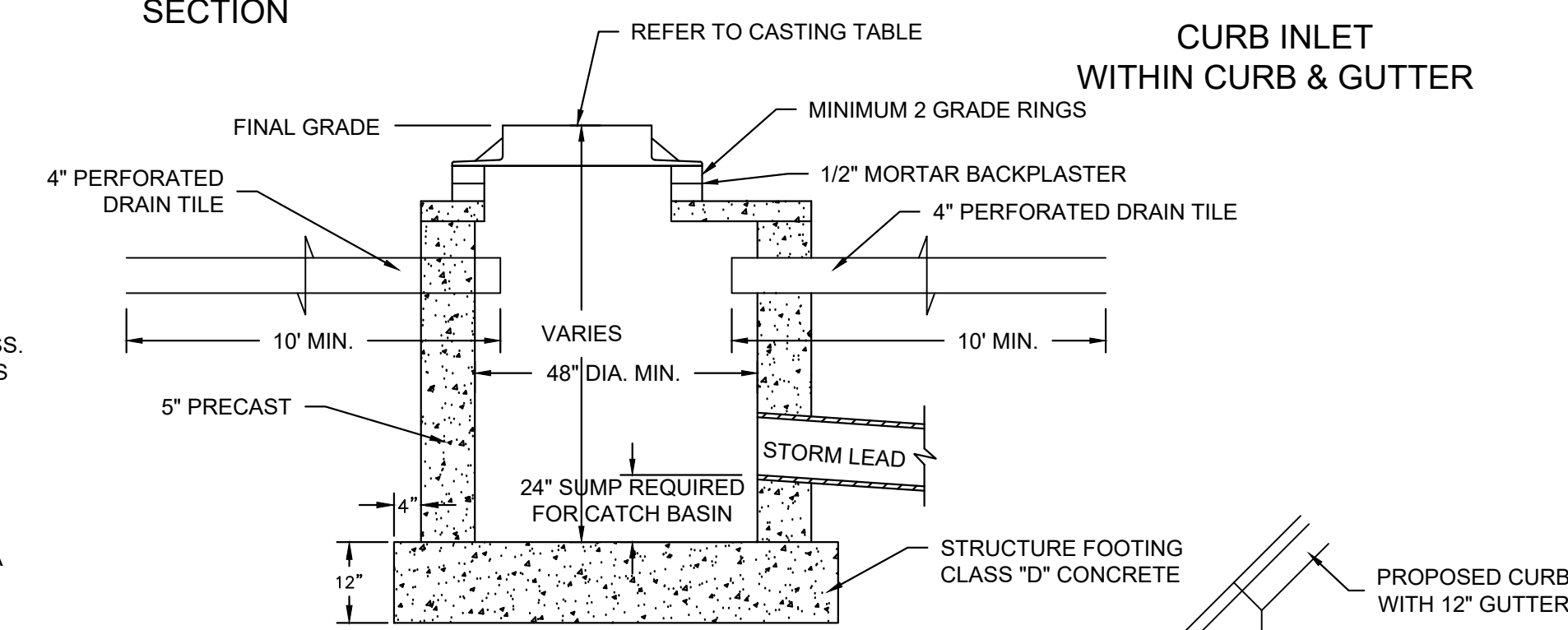
G TRAPPED & SUMPED MANHOLE WITH CLEANOUT
 NOT TO SCALE



- NOTES:
 1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6\"/>



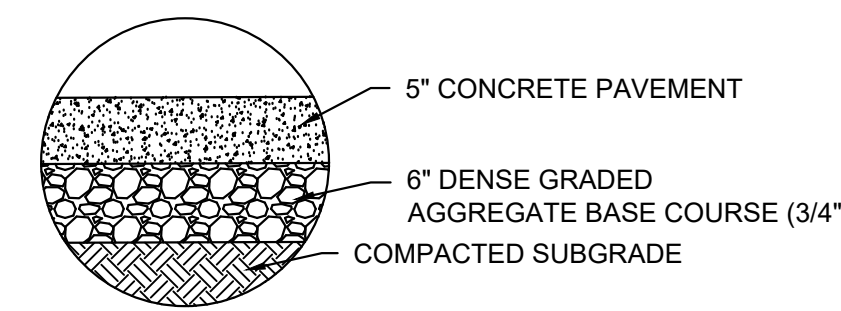
CURB INLET LOCATION SECTION



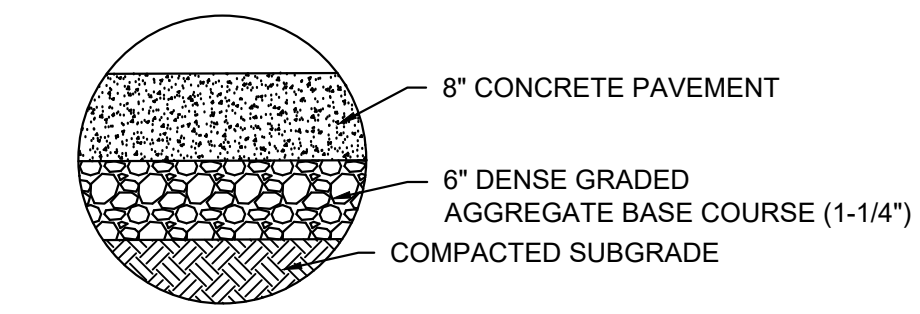
CURB INLET WITHIN CURB & GUTTER

	CATCH BASIN / INLET CASTING TABLE					
	IF 12\"/>					
CURB INLET	NEENAH R-3087	A	NEENAH R-3087	A	NEENAH R-320H	C
AREA INLET	NEENAH R-2500	C				

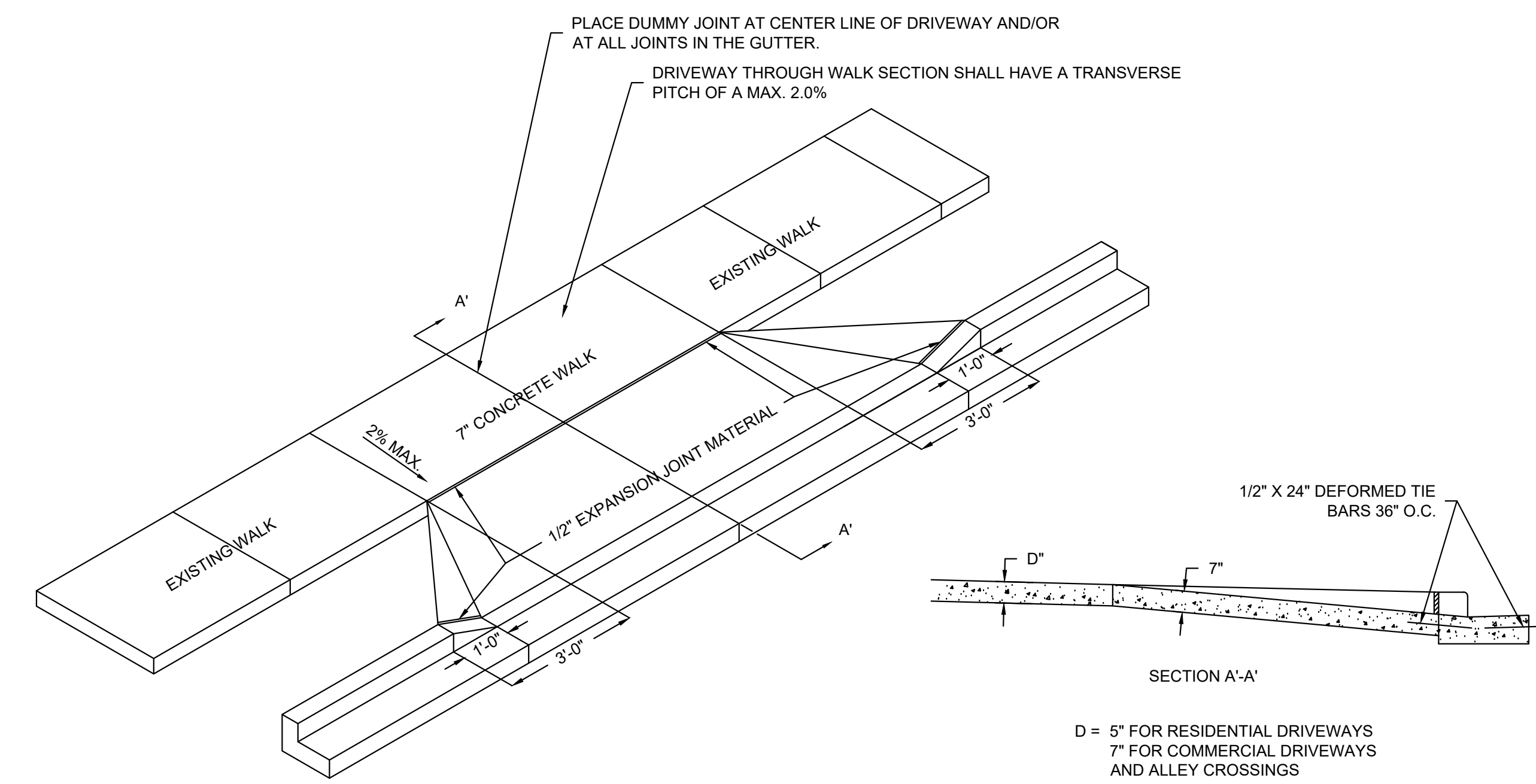
M INLET AND CATCH BASIN
 NOT TO SCALE



A CONCRETE SIDEWALK SECTION
 NOT TO SCALE

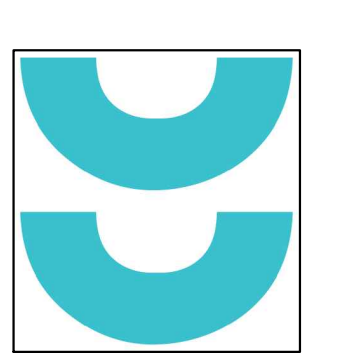


B CONCRETE PAVEMENT SECTION
 NOT TO SCALE



- NOTES:
 1. IF LOCAL JURISDICTION HAS A TYPICAL DRIVEWAY DETAIL THAT DIFFERS FROM STANDARD DETAIL, LOCAL JURISDICTION SHALL OVERRIDE STANDARD DETAIL.

C CONCRETE DRIVEWAY (WITH CONCRETE WALK)
 NOT TO SCALE



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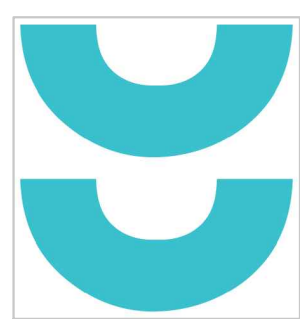
EIGHTEEN87 ON WATER

1887 N. WATER STREET
 MILWAUKEE, WI 53202

SHEET TITLE:
 DETAILS

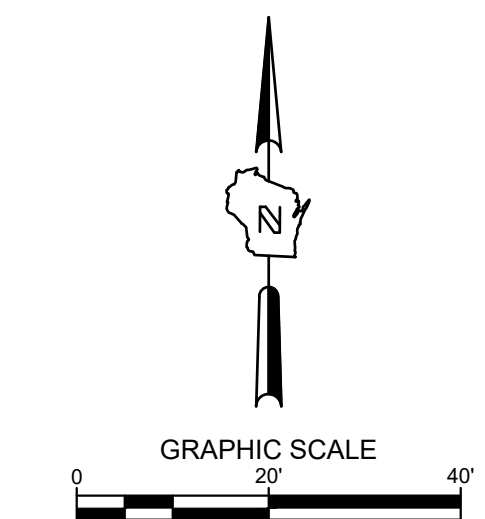
REVISIONS:

SCALE	NOT TO SCALE
PROJECT NUMBER	210502
SET TYPE	DPD
DATE ISSUED	06/25/2021
SHEET NUMBER	C401



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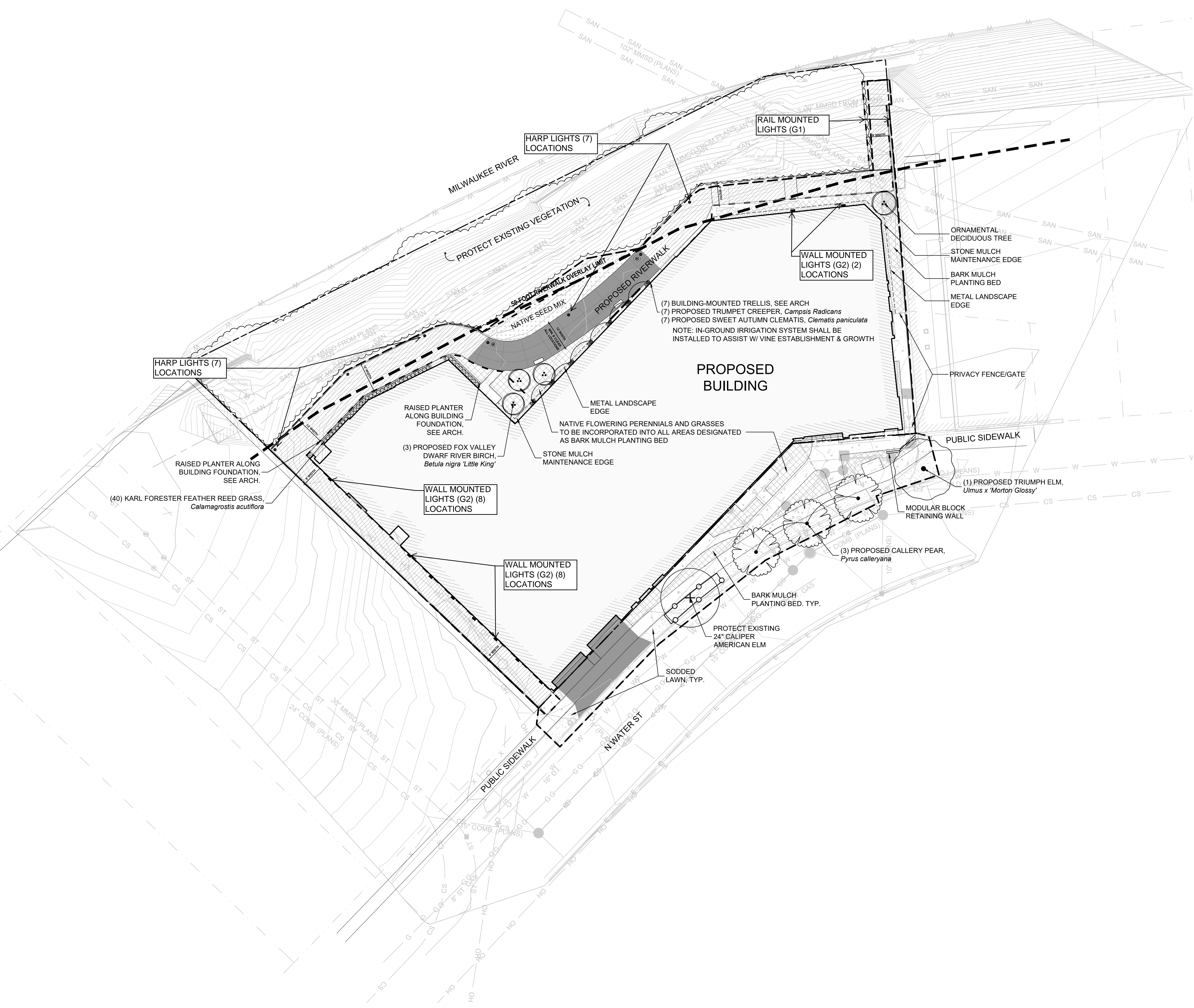


GENERAL NOTES:

- IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL PROTECT ALL BENCHMARKS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL.

LEGEND:

- LIMITS OF DISTURBANCE
- - - PROPERTY LINE
- - - METAL LANDSCAPE EDGE
- + EXISTING DECIDUOUS CANOPY TREE
- PROPOSED DECIDUOUS CANOPY TREE
- PROPOSED DECIDUOUS ORNAMENTAL TREE
- TREE PROTECTION FENCE
- ▨ BARK MULCH PLANTING BED
- ▤ NATIVE SEED MIX
- ▥ SEEDED LAWN
- ▧ STONE MULCH



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EIGHTEEN87 ON WATER
1887 N WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: **LANDSCAPE OVERVIEW**

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	06/25/2021
SHEET NUMBER	L100

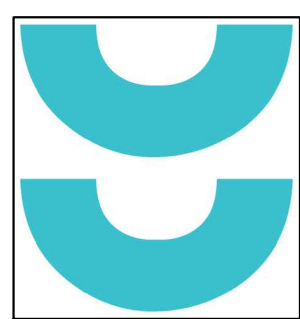
**PRELIMINARY
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SIGMA PROJECT NUMBER 19863



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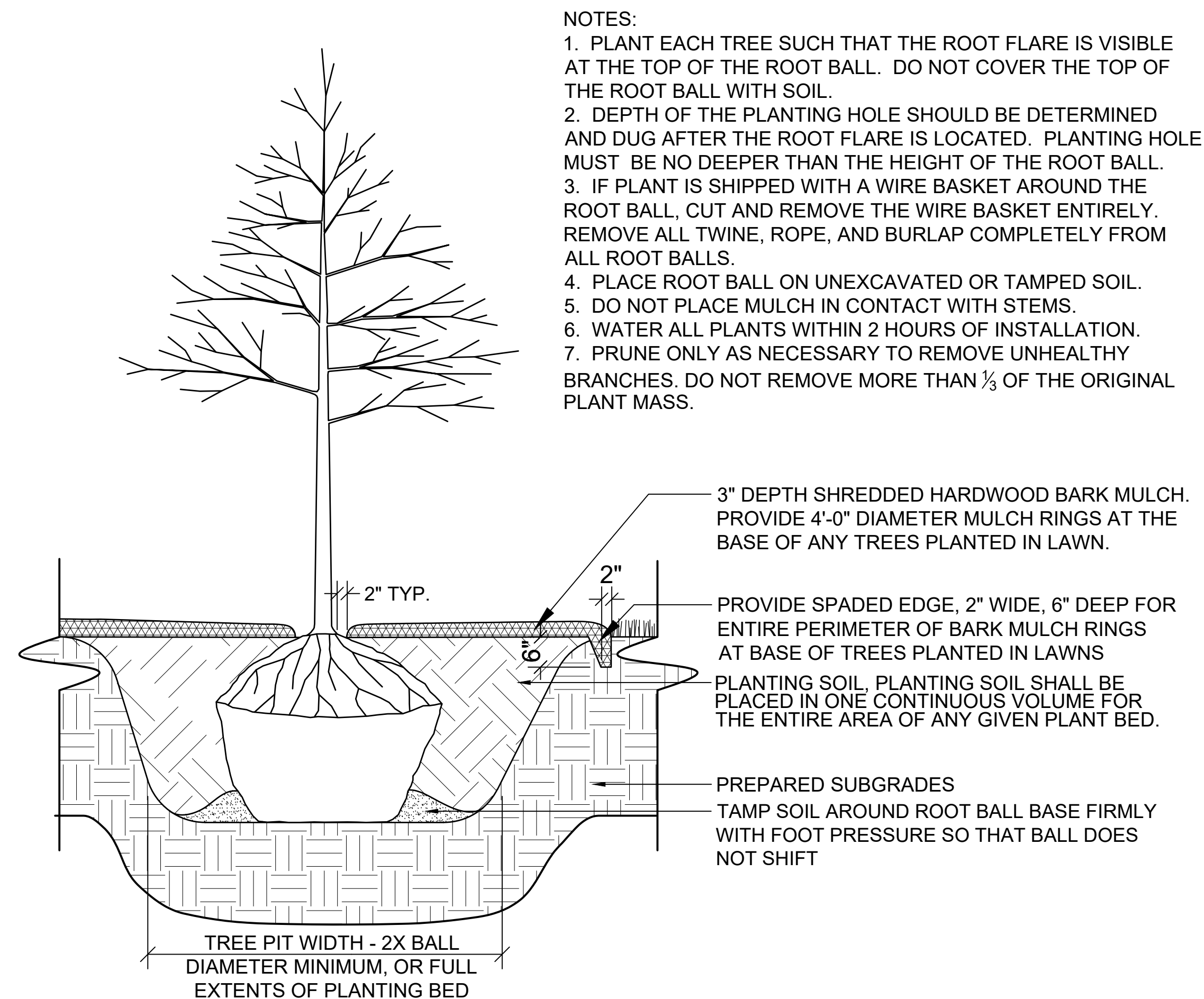


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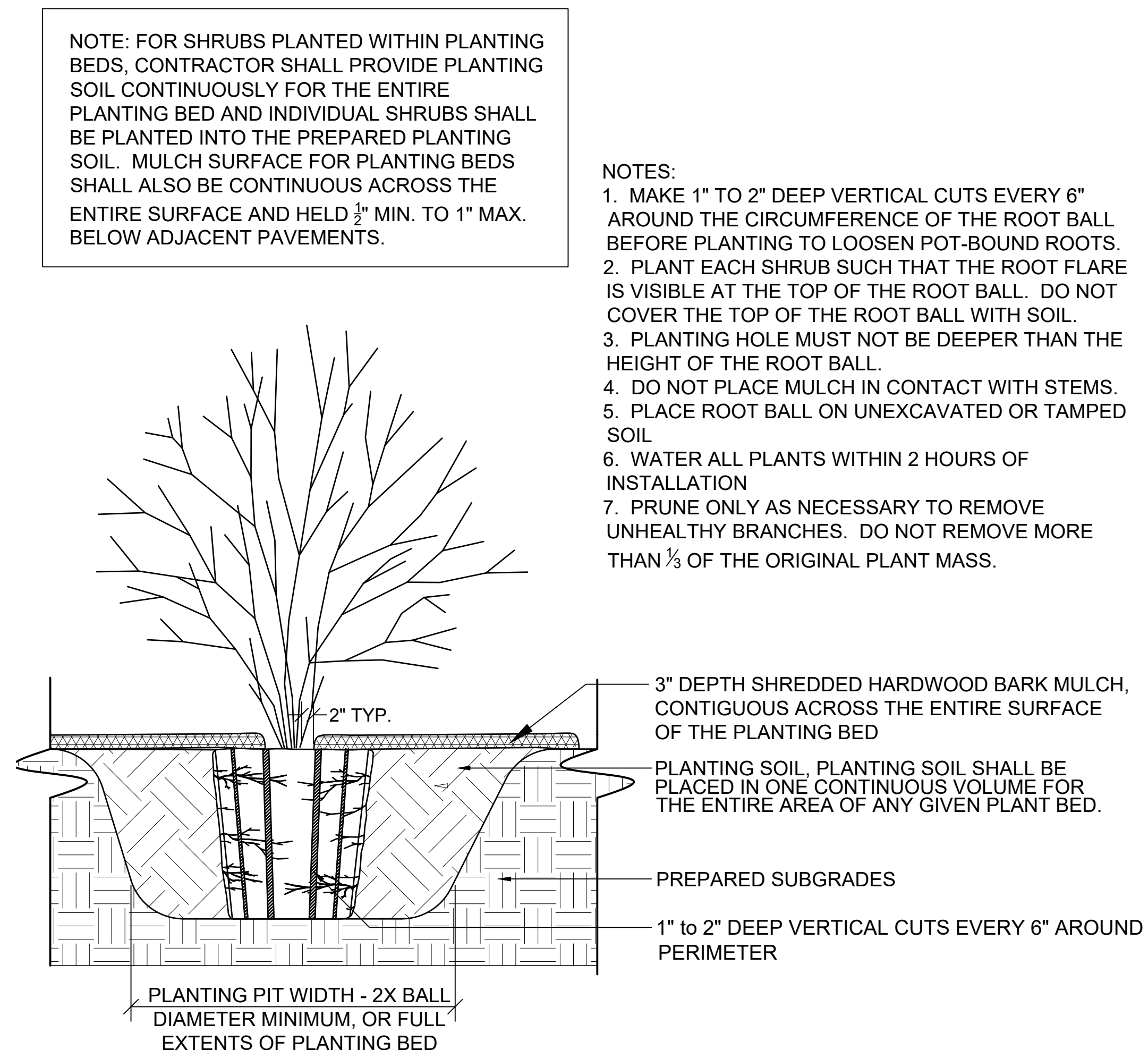
CONSULTANTS:

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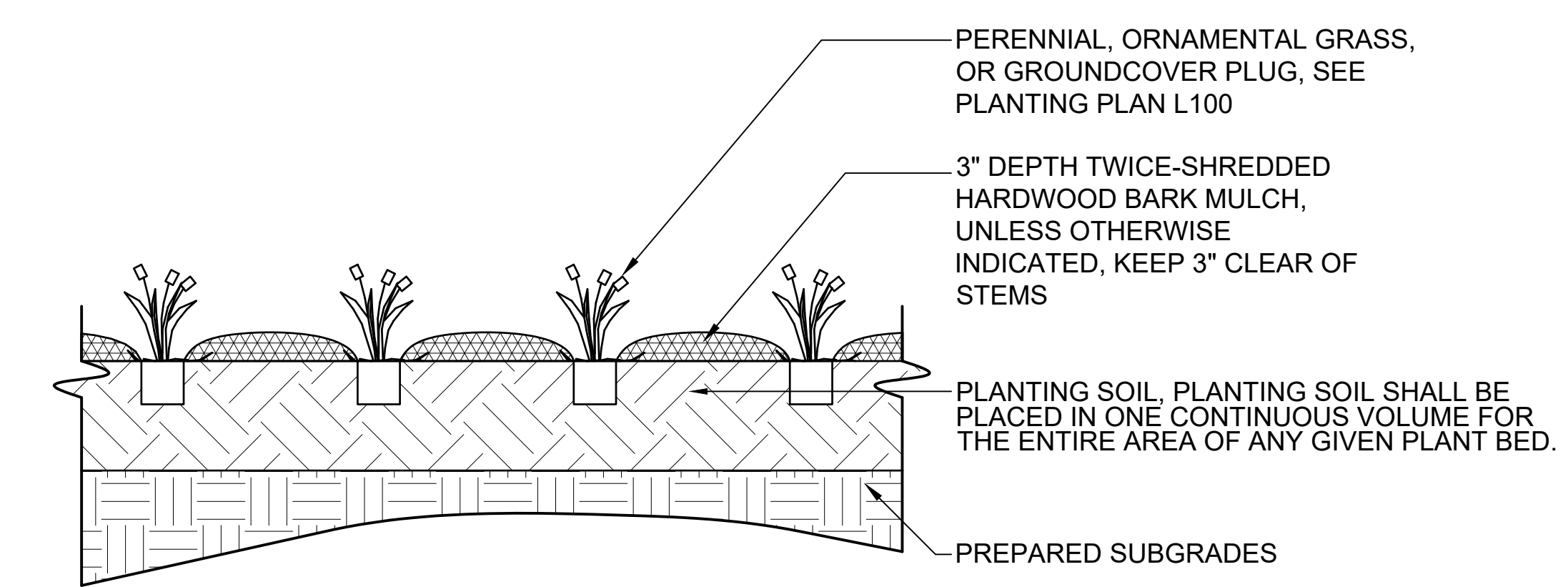
1 TYPICAL TREE PLANTING

NOT TO SCALE



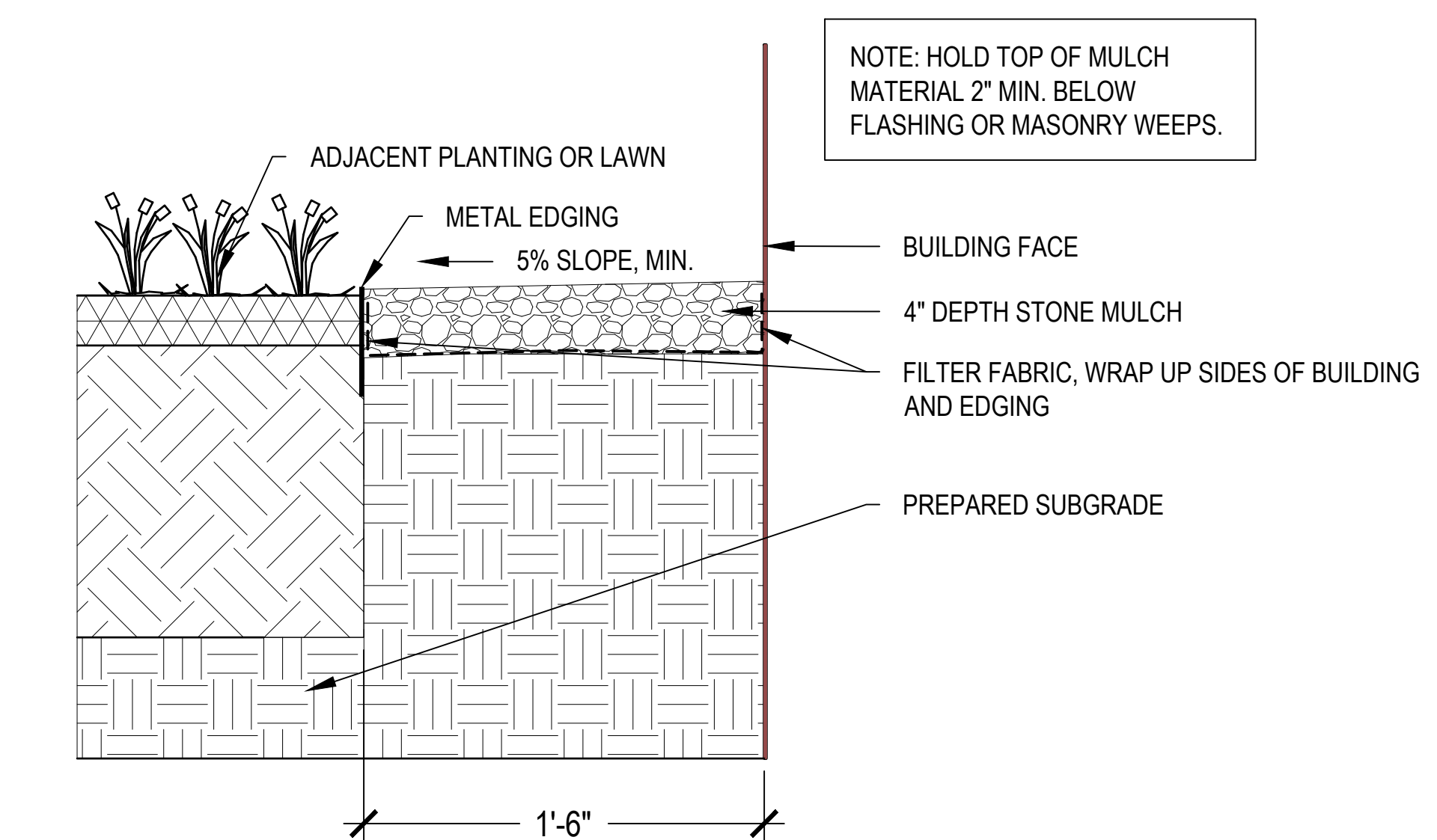
2 TYPICAL SHRUB PLANTING

NOT TO SCALE



3 TYPICAL PERENNIAL PLANTING

NOT TO SCALE



4 STONE MULCH MAINTENANCE EDGE

NOT TO SCALE

NOT FOR CONSTRUCTION
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EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
LANDSCAPE DETAILS

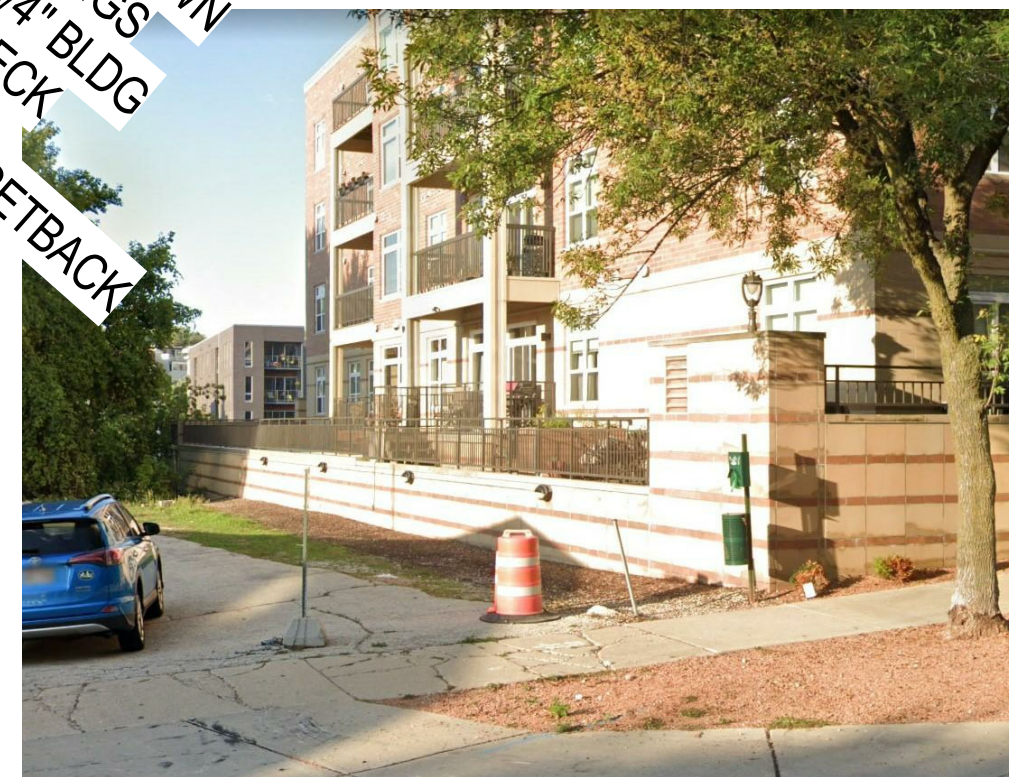
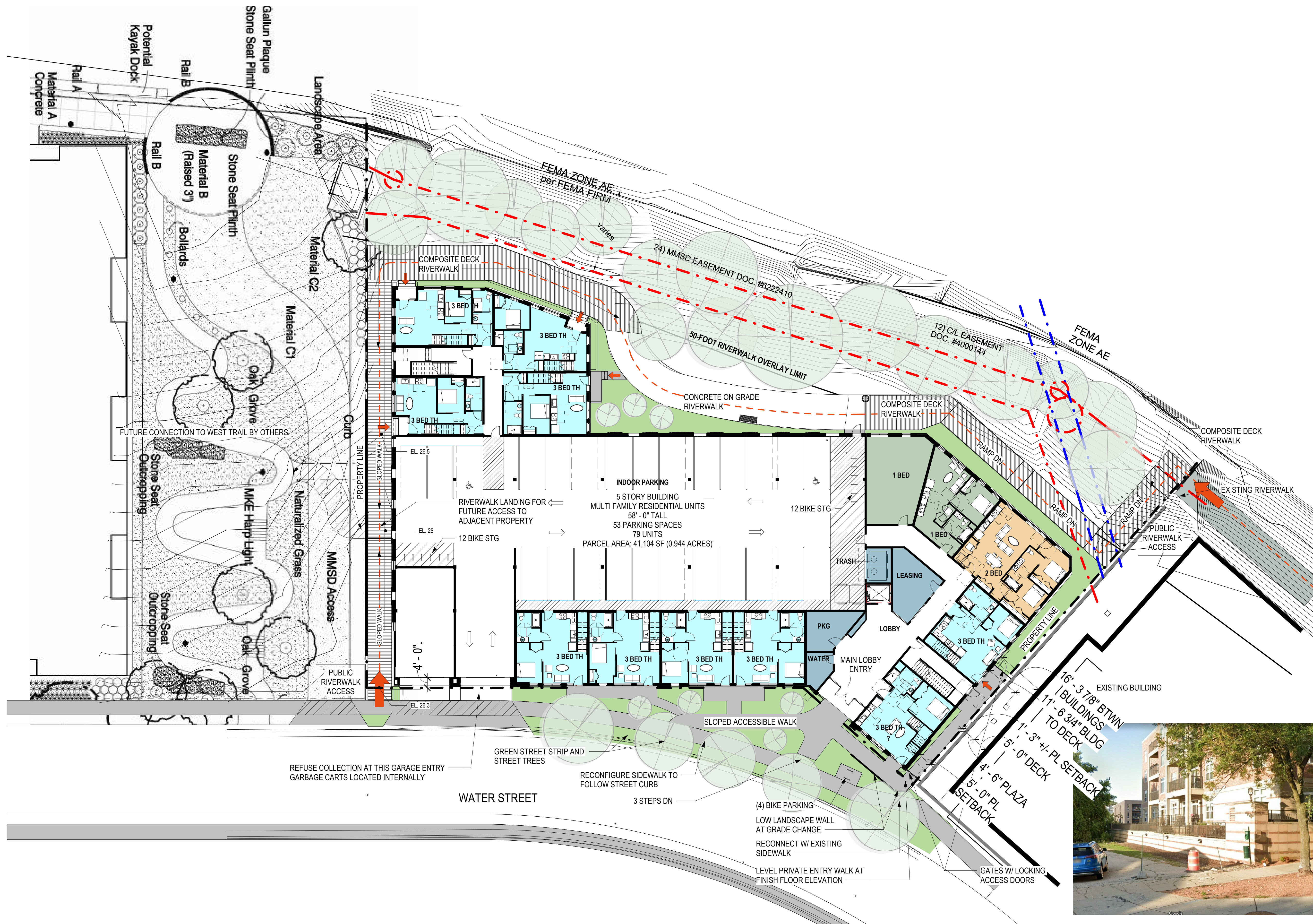
REVISIONS:

SCALE	NOT TO SCALE
PROJECT NUMBER	210502
SET TYPE	DPD
DATE ISSUED	06/29/2021
SHEET NUMBER	L200



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EIGHTEEN87 ON WATER

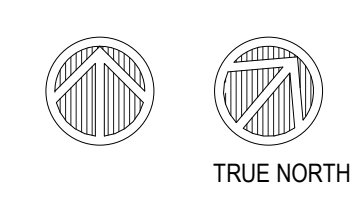
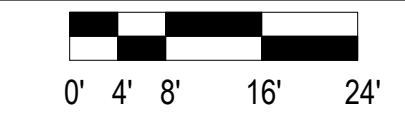
1887 N WATER STREET
 MILWAUKEE, WI 53202

SHEET TITLE
 SITE PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A200

1 NEW WORK PLAN - SITE PLAN
 Scale: 1/16" = 1'-0"



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EIGHTEEN87 ON WATER

1887 N WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE
FIRST & SECOND LEVEL FLOOR PLANS

REVISIONS:

SCALE VARIES

PROJECT NUMBER 210502

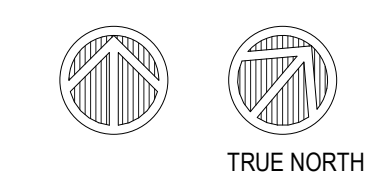
SET TYPE DPD SUBMITTAL

DATE ISSUED 07/08/2021

SHEET NUMBER **A201**



	UNIT MATRIX					
	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	TOTALS
1 BED	2 UNITS	2 UNITS	9 UNITS	8 UNITS	8 UNITS	29 UNITS
2 BED	1 UNIT	2 UNITS	10 UNITS	12 UNITS	12 UNITS	37 UNITS
3 BED			1 UNIT	1 UNIT	1 UNIT	3 UNITS
3 BED TH	10 UNITS	(10 UNITS)				10 UNITS
TOTALS	13 UNITS	4 UNITS	20 UNITS	21 UNITS	21 UNITS	79 UNITS
STORAGE		16 LOCKERS	22 LOCKERS	22 LOCKERS	22 LOCKERS	82 LOCKERS
PARKING	25 SPACES	28 SPACES				53 SPACES
BLDG GSF	21,822 SF	21,822 SF	20,344 SF	20,344 SF	20,344 SF	104,676 SF
PARK GSF	10,492 SF	10,010 SF				20,502 SF





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EIGHTEEN87 ON WATER
1887 N WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE:
THIRD, FOURTH & FIFTH LEVEL FLOOR PLANS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A202

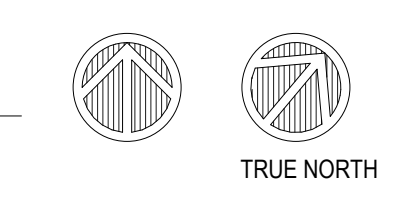


FIT PLAN - LEVELS 04 & 05
SCALE: 1/16" = 1'-0"



FIT PLAN - LEVEL 03
SCALE: 1/16" = 1'-0"

UNIT MATRIX						
	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	TOTALS
1 BED	2 UNITS	2 UNITS	9 UNITS	8 UNITS	8 UNITS	29 UNITS
2 BED	1 UNIT	2 UNITS	10 UNITS	12 UNITS	12 UNITS	37 UNITS
3 BED			1 UNIT	1 UNIT	1 UNIT	3 UNITS
3 BED TH	10 UNITS	(10 UNITS)				10 UNITS
TOTALS	13 UNITS	4 UNITS	20 UNITS	21 UNITS	21 UNITS	79 UNITS
STORAGE		16 LOCKERS	22 LOCKERS	22 LOCKERS	22 LOCKERS	82 LOCKERS
PARKING	25 SPACES	28 SPACES				53 SPACES
BLDG GSF	21,822 SF	21,822 SF	20,344 SF	20,344 SF	20,344 SF	104,676 SF
PARK GSF	10,492 SF	10,010 SF				20,502 SF



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EIGHTEEN87 ON WATER

1887 N WATER STREET
MILWAUKEE, WI 53202

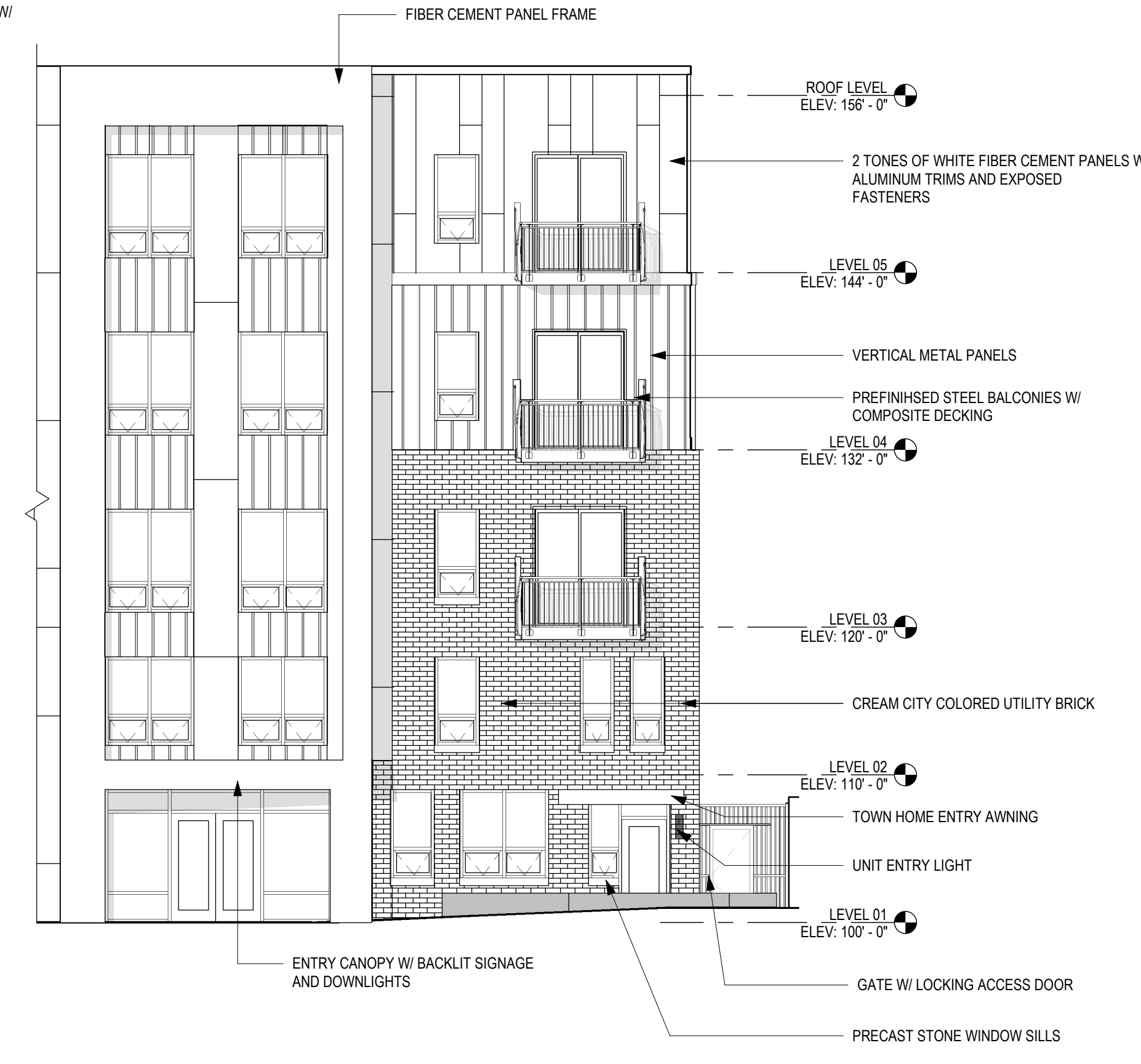
SHEET TITLE
SOUTH AND WEST ELEVATIONS

REVISIONS:

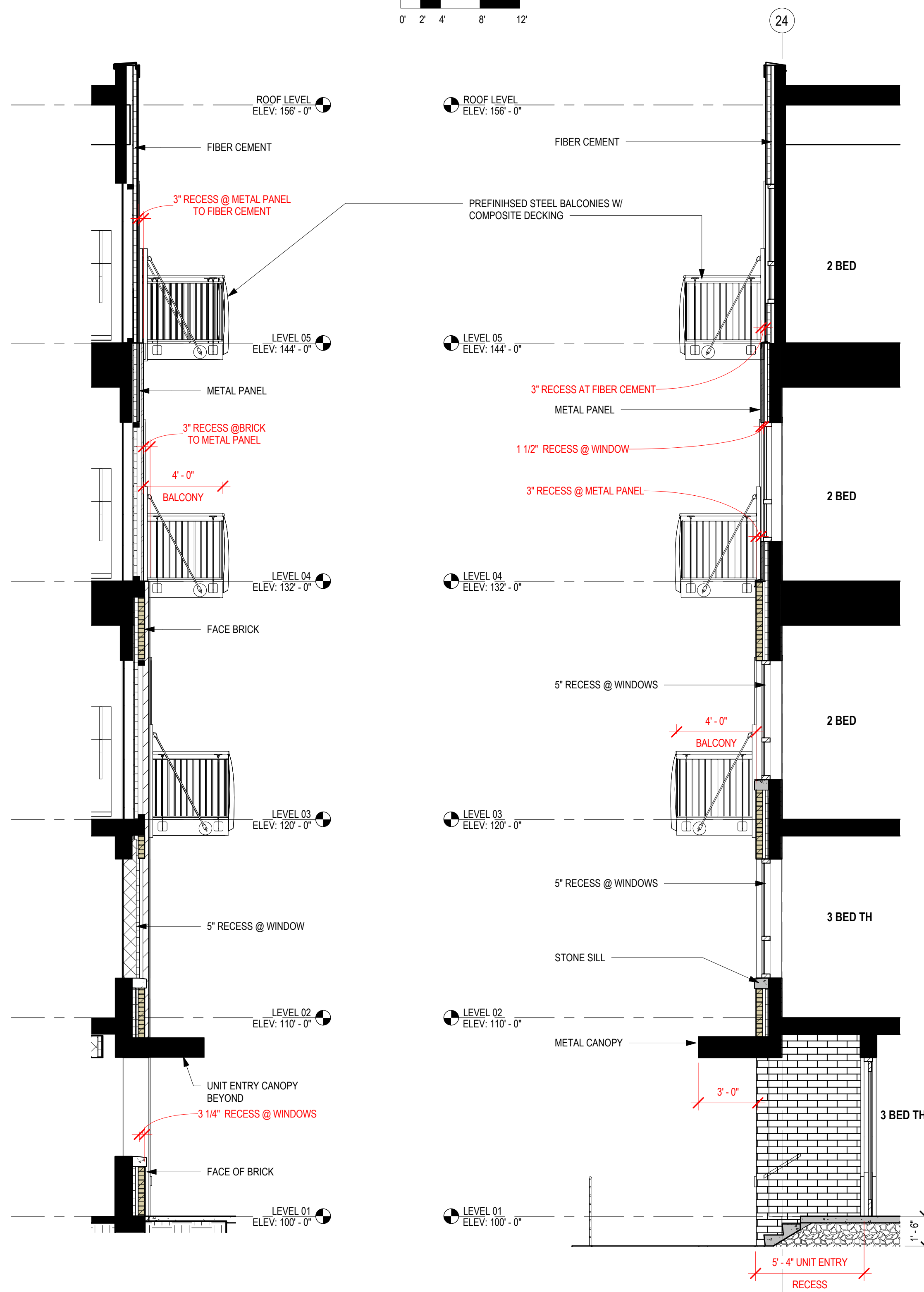
SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A-400



2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

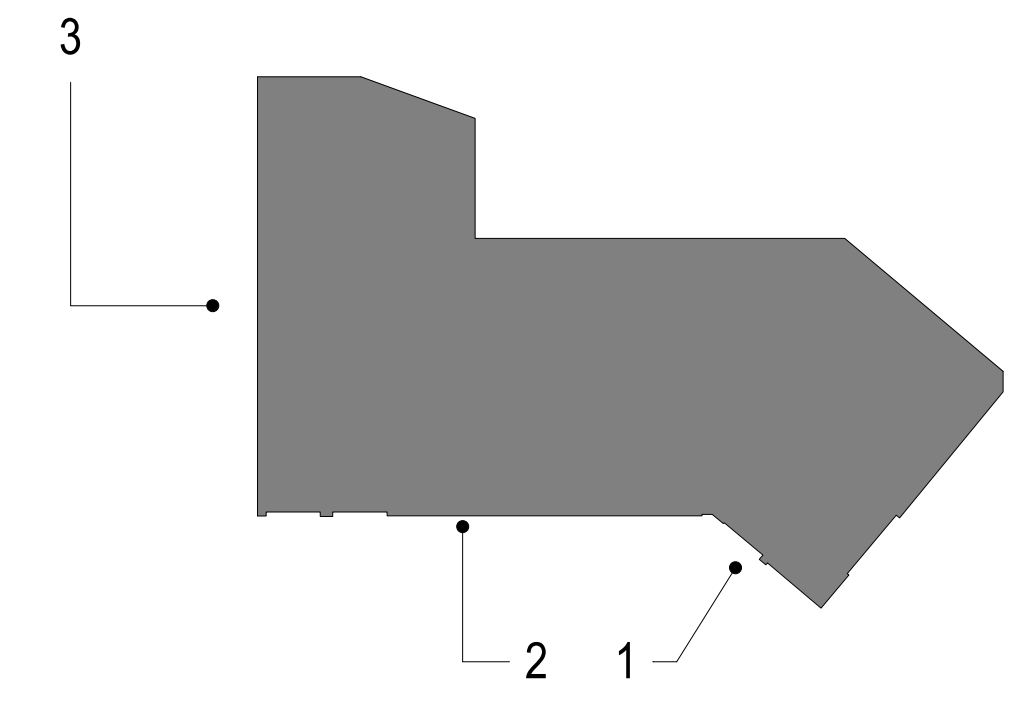


1 SOUTH ELEVATION - ENTRY
Scale: 1/8" = 1'-0"



5 WALL FINISHES DEPTHS
Scale: 1/4" = 1'-0"

4 UNIT ENTRY SECTION
Scale: 1/4" = 1'-0"



ELEVATION KEY PLAN
Scale: 1" = 60'-0"



3 WEST ELEVATION
Scale: 1/8" = 1'-0"

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EIGHTEEN87 ON WATER

1887 N WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE
NORTH AND EAST ELEVATIONS

REVISIONS:

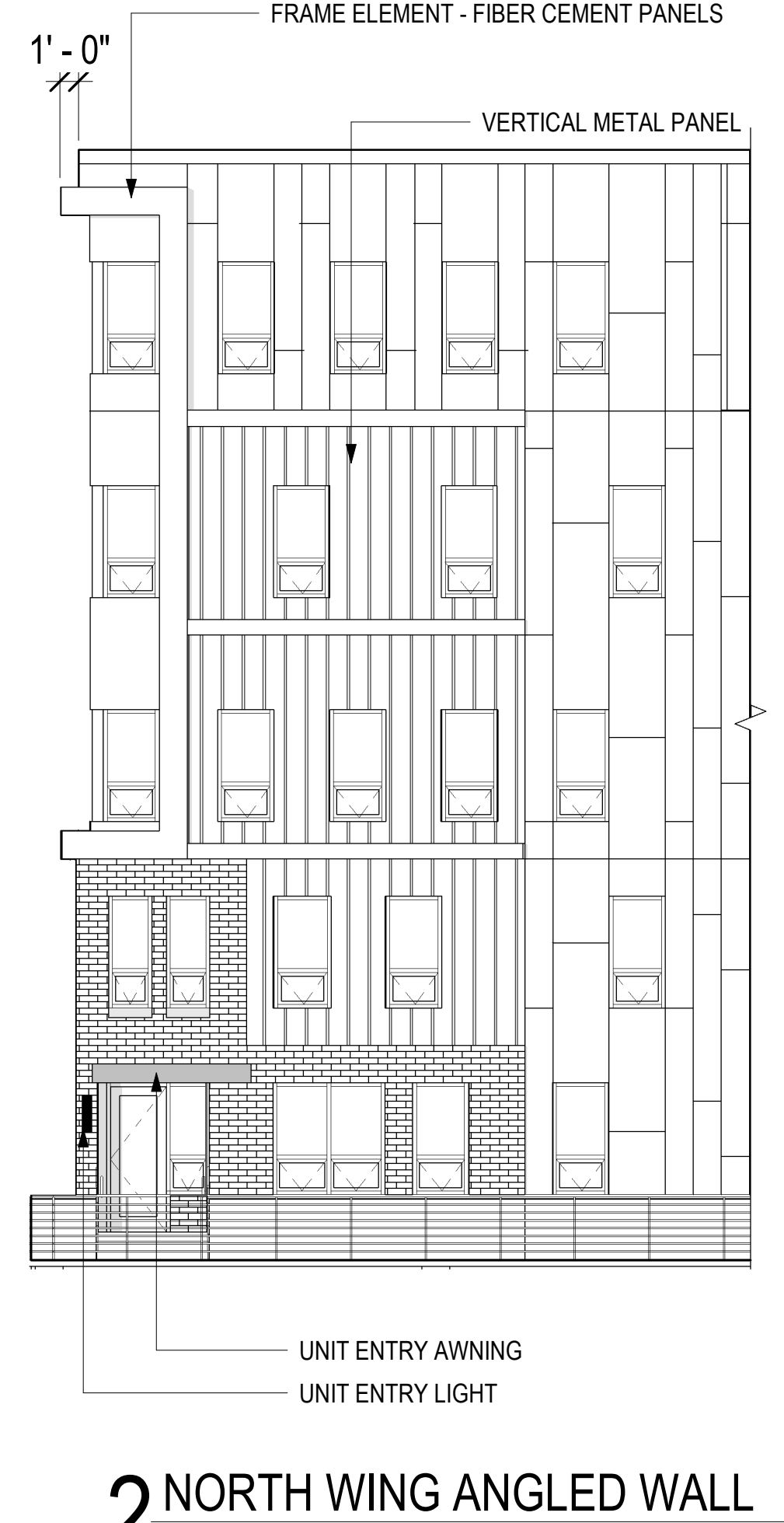
SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A-401



4 NORTH ELEVATION
Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



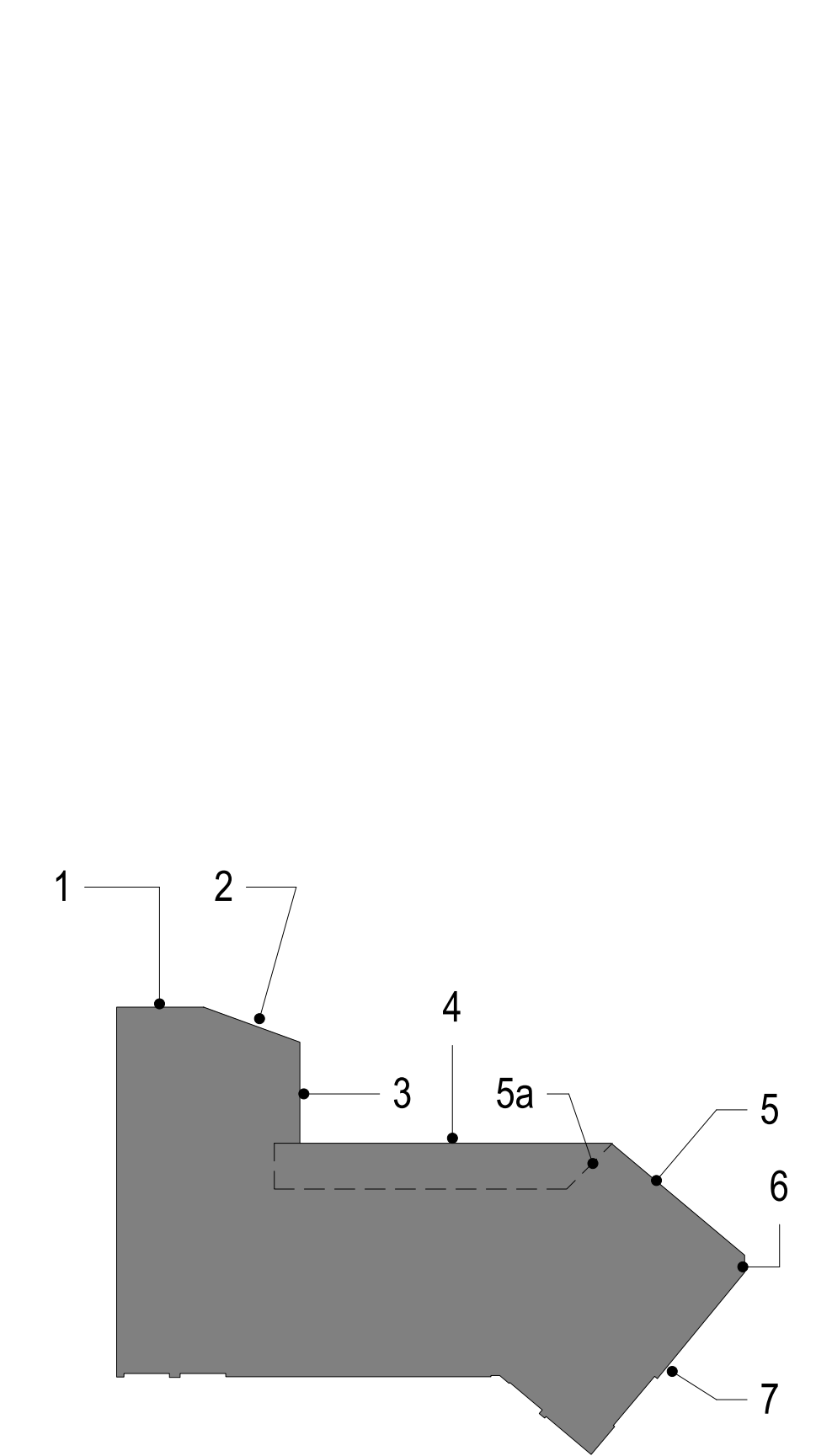
3 EAST ELEVATION - NORTH WING
Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



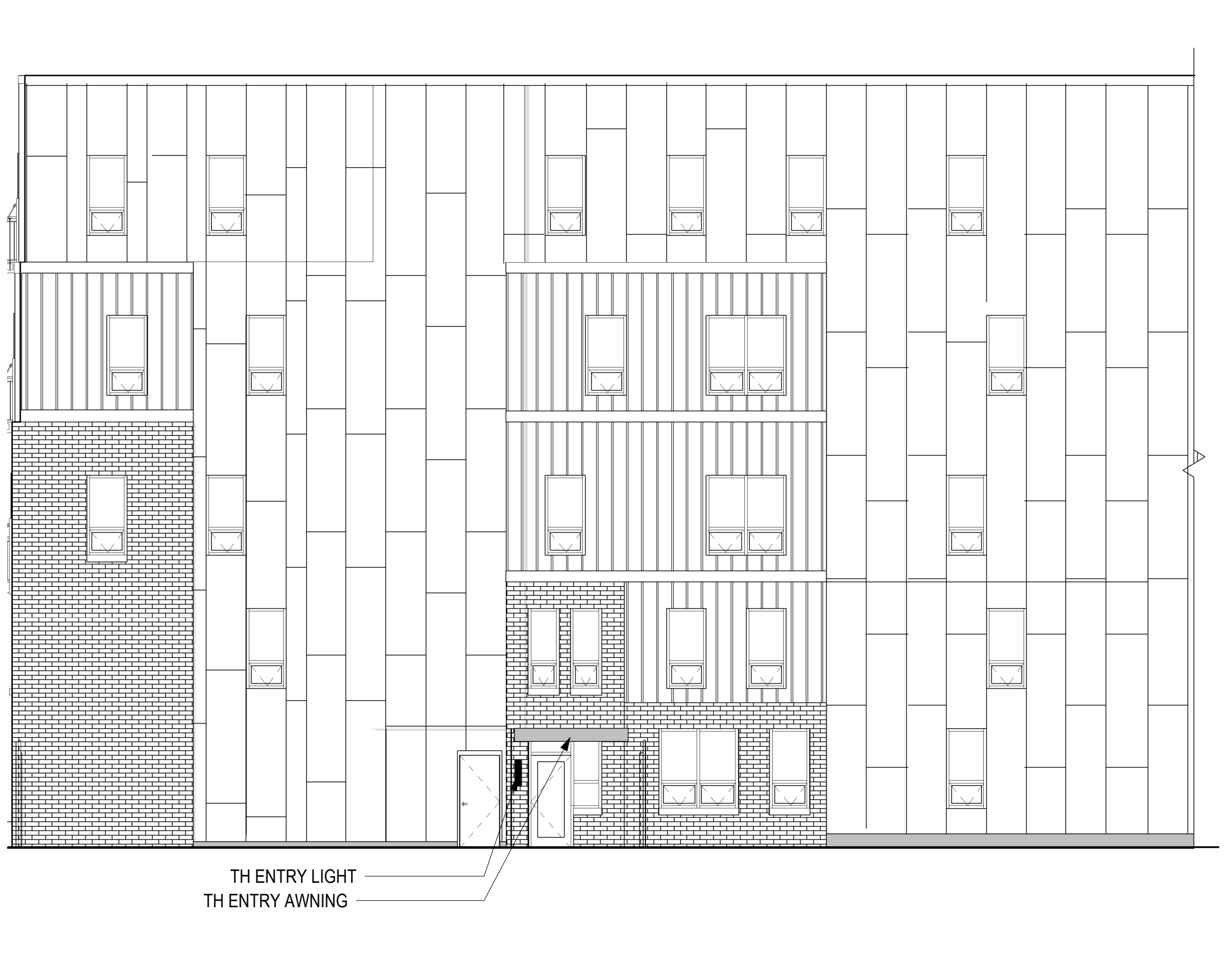
2 NORTH WING ANGLED WALL
Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



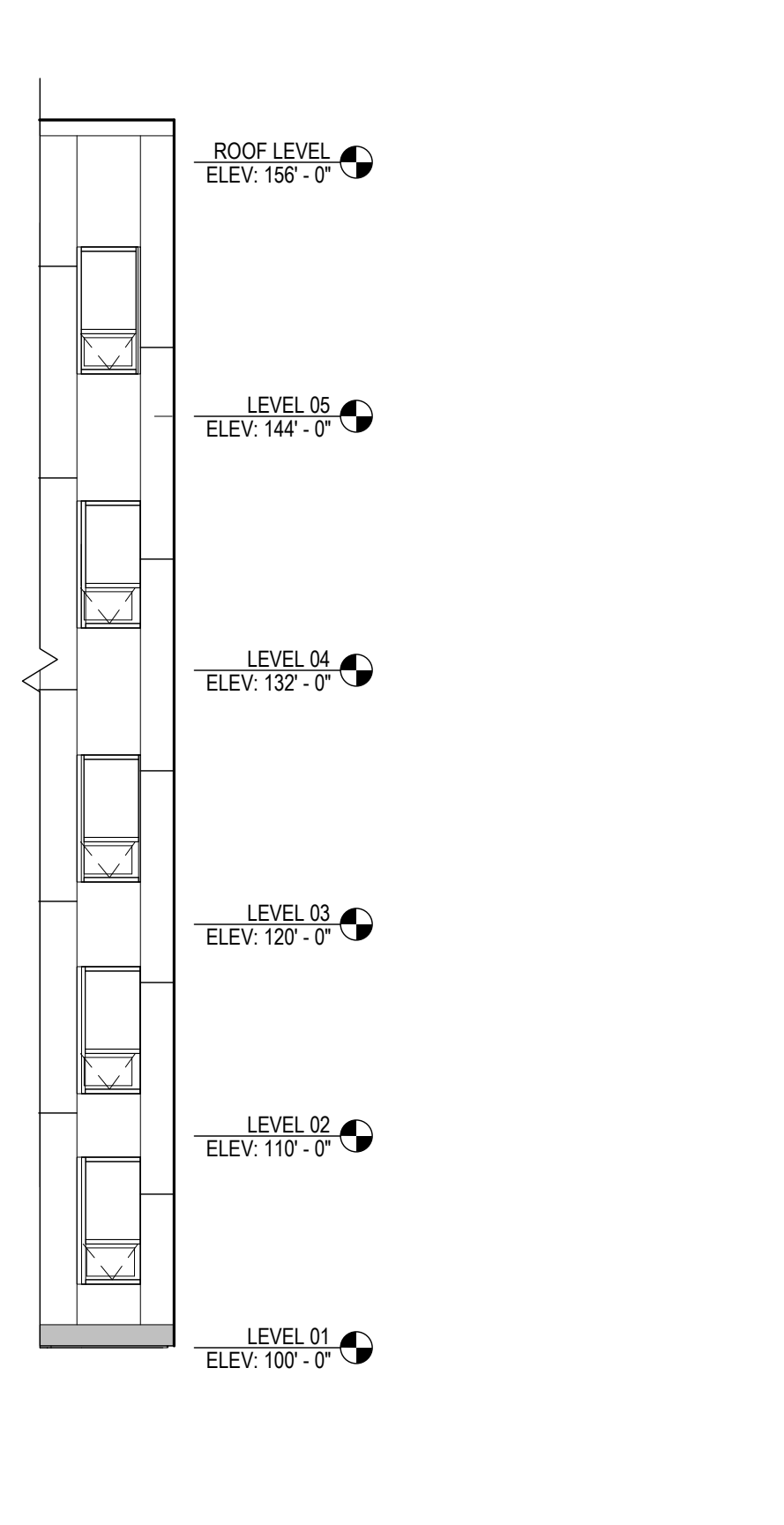
1 EAST ELEVATION - NORTH WING
Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



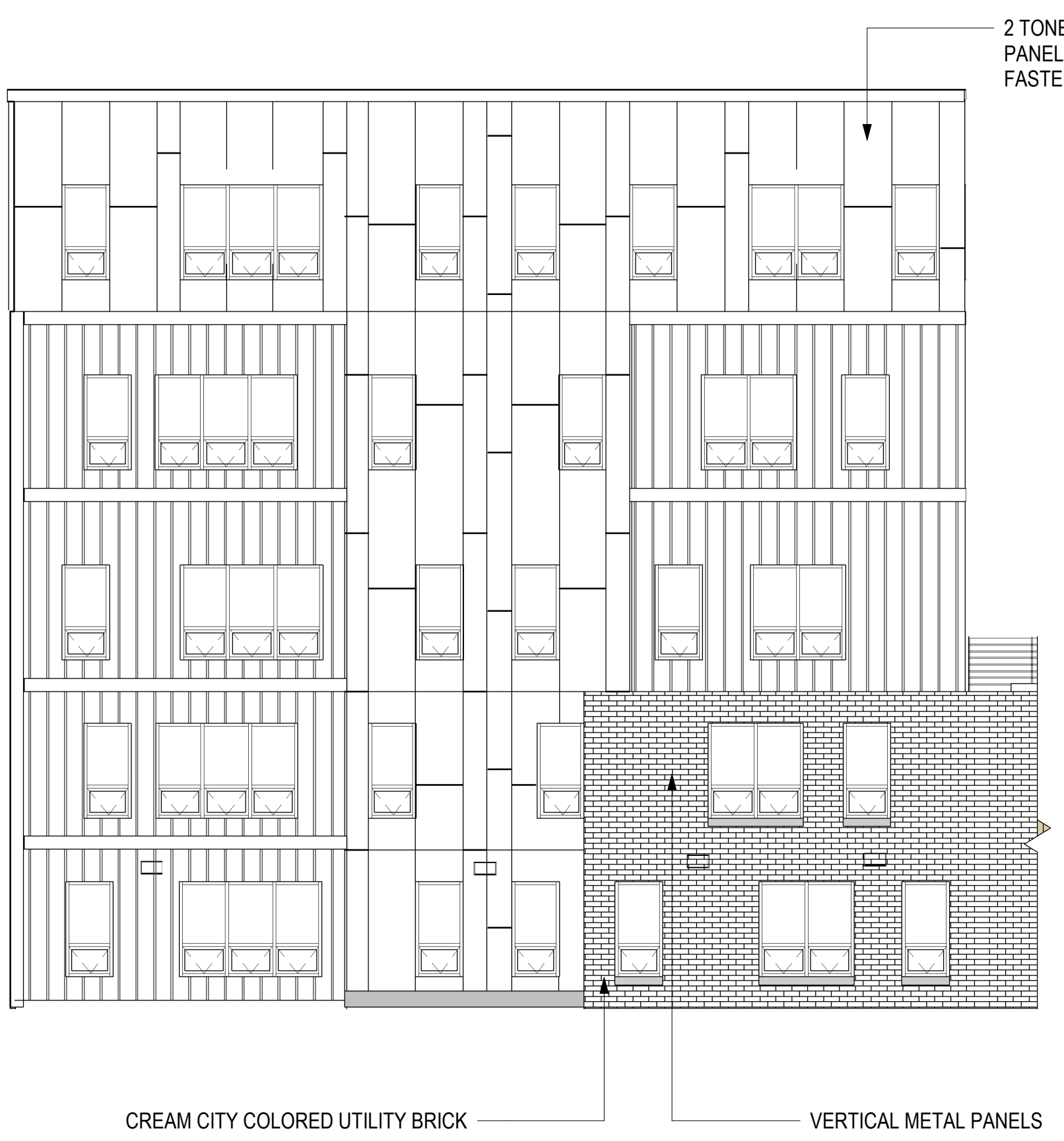
ELEVATION KEY PLAN
Scale: 1" = 60'-0"
0' 25' 50' 100' 150'



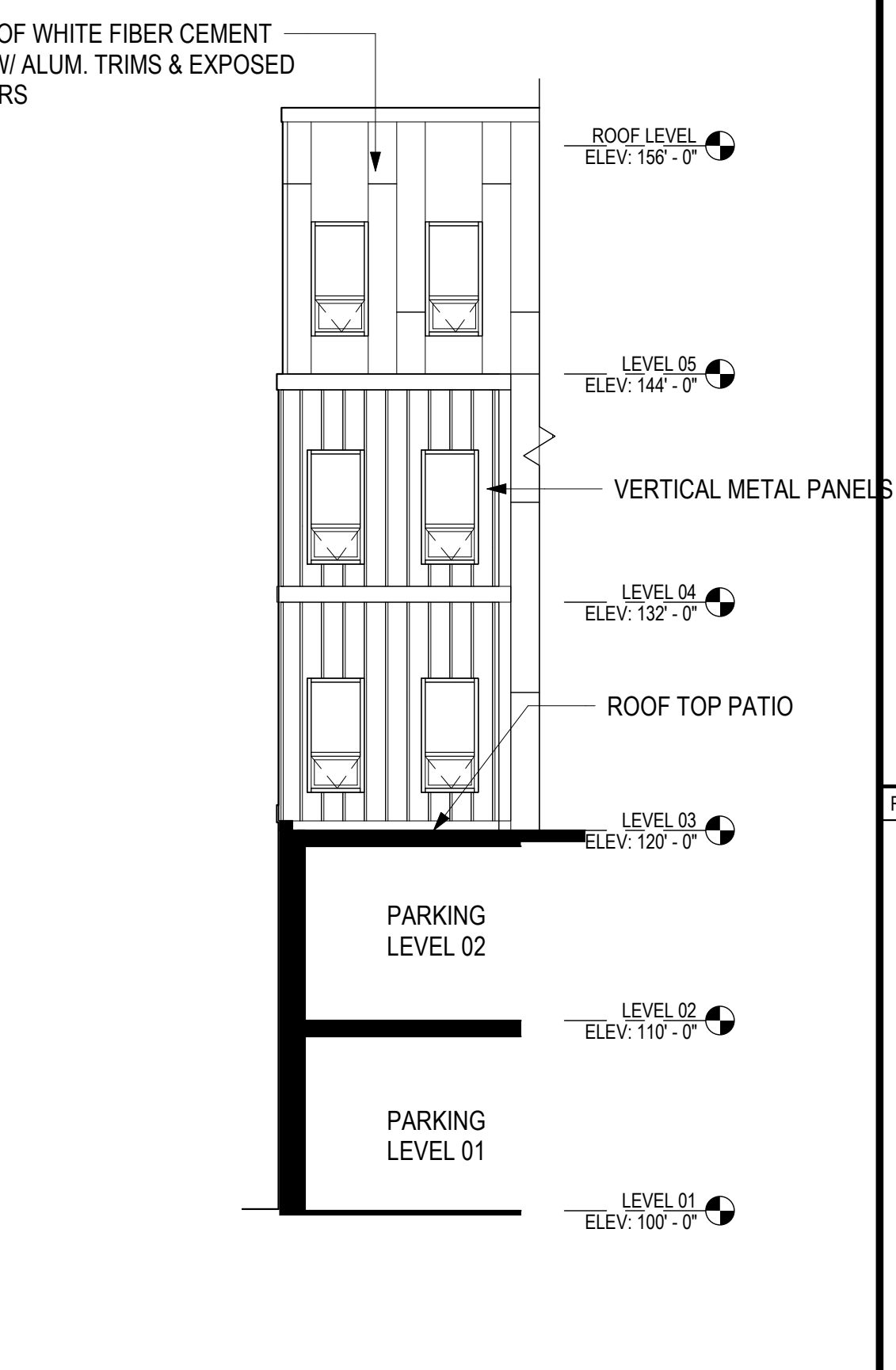
7 EAST ELEVATION
Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



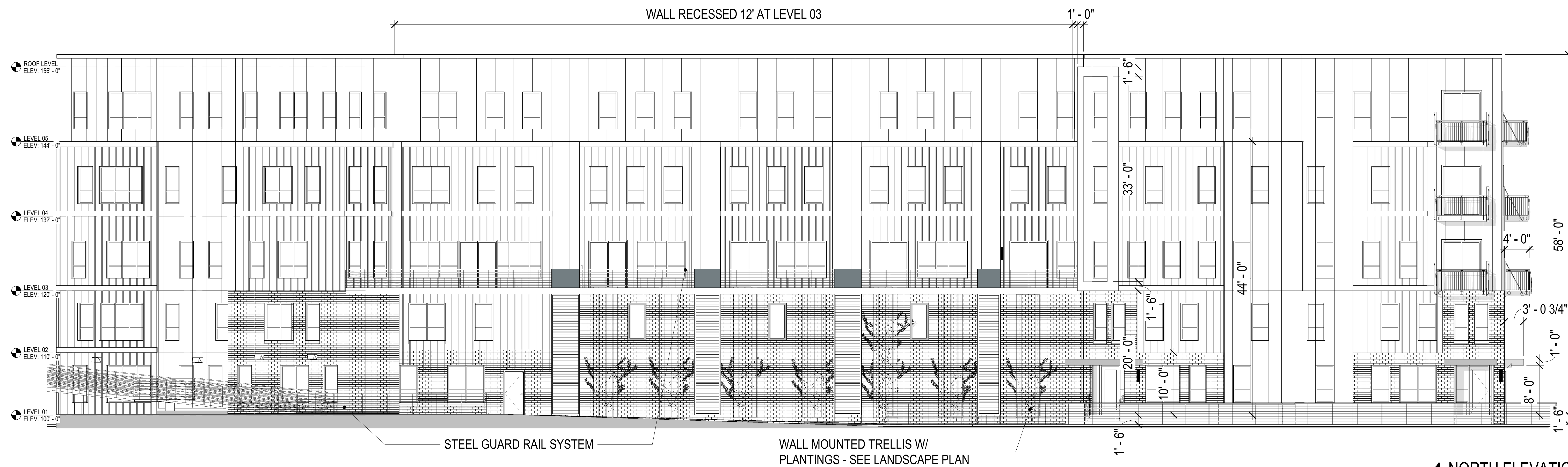
6 EAST ELEVATION ANGLED WALL
Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



5 NORTH ELEVATION ANGLED WALL
Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



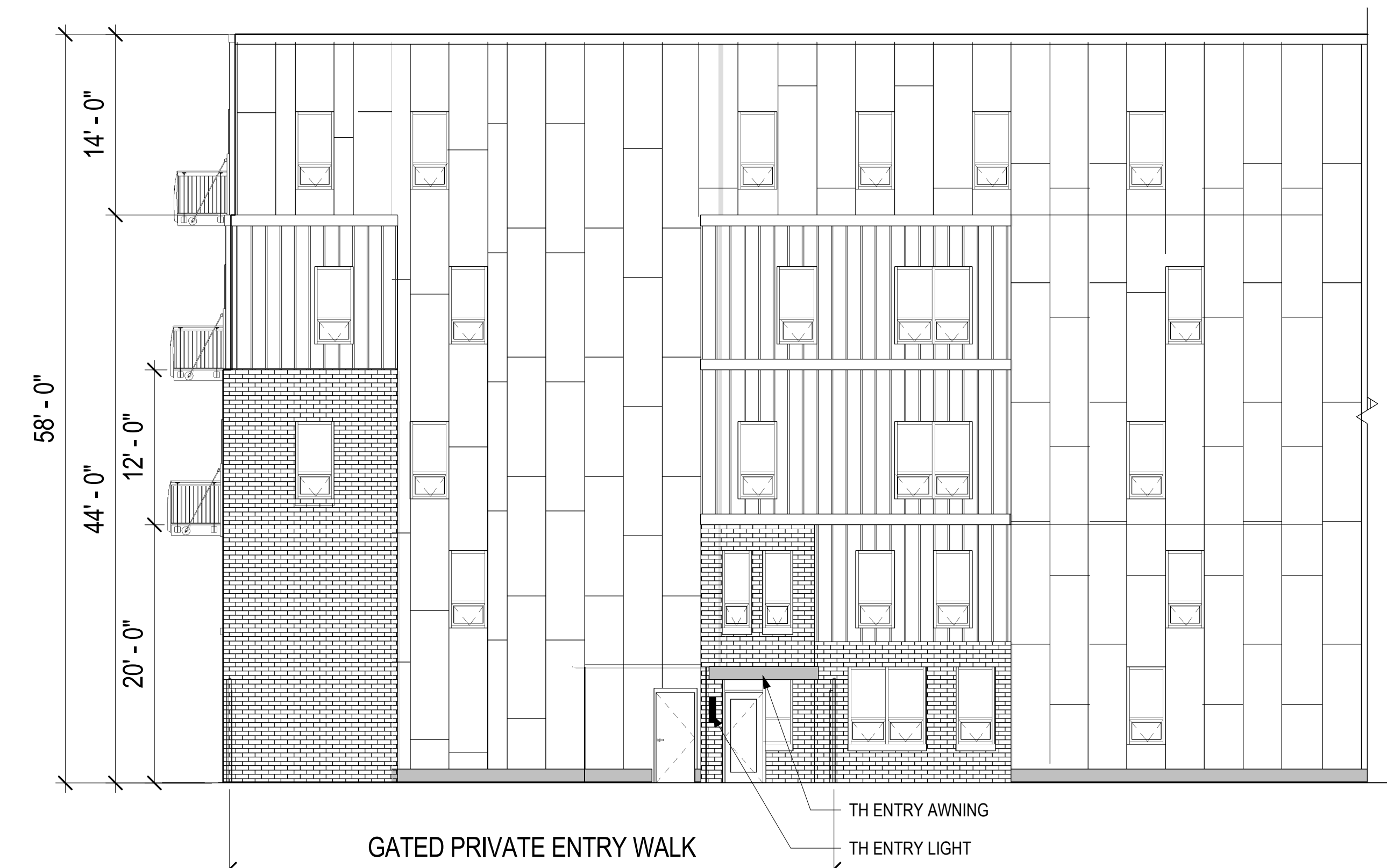
5a NORTH ELEVATION ANGLED WALL
Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

EAST ELEVATION KEY

[Brick Pattern]	0" (PROP LINE) UTILITY BRICK
[Vertical Lines]	-3" METAL PANEL
[Horizontal Lines]	-6" FIBER CEMENT



2 EAST ELEVATION
Scale: 1/8" = 1'-0"

EAST ELEVATION KEY

[Brick Pattern]	0" (PROP LINE) UTILITY BRICK
[Vertical Lines]	-3" METAL PANEL
[Horizontal Lines]	-6" FIBER CEMENT



3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

EAST ELEVATION KEY

[Brick Pattern]	0" (PROP LINE) UTILITY BRICK
[Vertical Lines]	-3" METAL PANEL
[Horizontal Lines]	-6" FIBER CEMENT

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EIGHTEEN87 ON WATER
1887 N WATER STREET
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SHEET TITLE: MATERIAL SETBACK ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A402



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EIGHTEEN87 ON WATER

1887 N WATER STREET
 MILWAUKEE, WI 53202

SHEET TITLE
 SOUTH PERSPECTIVE

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A500



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PERSPECTIVE VIEW - SOUTH ELEVATION

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PERSPECTIVE VIEWS - SOUTH ELEVATION



ELEVATION KEY PLAN
SCALE 1" = 60'-0"



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EIGHTEEN87 ON WATER
1887 N WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: SOUTH PERSPECTIVES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A501



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EIGHTEEN87 ON WATER
 1887 N WATER STREET
 MILWAUKEE, WI 53202
 SHEET TITLE:
 WEST PERSPECTIVE

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A502



PERSPECTIVE VIEW - WEST ELEVATION

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ELEVATION KEY PLAN
 SCALE: 1" = 60'-0"

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PERSPECTIVE VIEW - NORTH ELEVATION

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ELEVATION KEY PLAN
SCALE 1" = 60'-0"



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EIGHTEEN87 ON WATER

1887 N WATER STREET
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SHEET TITLE
NORTH PERSPECTIVE

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A503

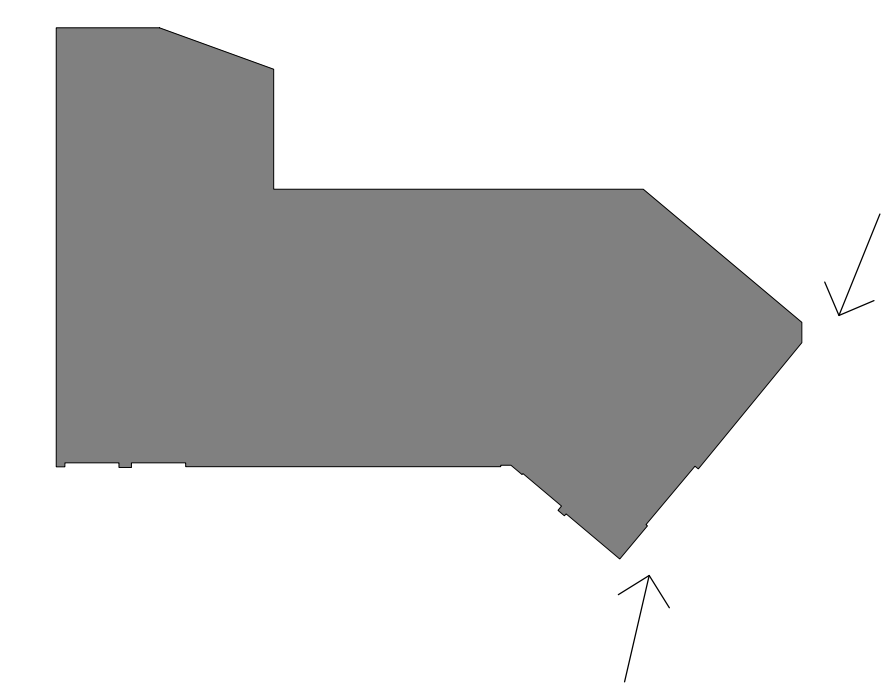


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PERSPECTIVE VIEWS - EAST VIEW



ELEVATION KEY PLAN
SCALE 1" = 60'-0"



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SHEET TITLE:
EAST PERSPECTIVES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A504

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EIGHTEEN87 ON WATER

1887 N WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
RIVERWALK PERSPECTIVES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A505