

EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

07/20/2021

DPD SUBMITTAL



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

CONSULTANTS:

CAP PROJECT #: 210502

**OWNER:
RULE ENTERPRISES**

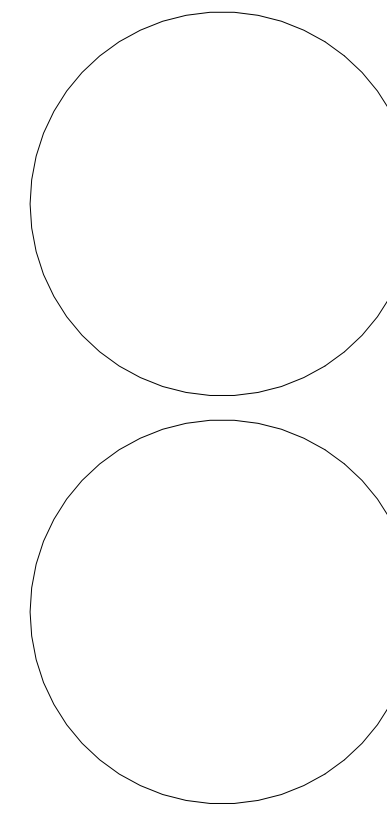
1023 SOUTH 26TH STREET
MILWAUKEE, WI 53204

**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



SHEET INDEX:

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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.

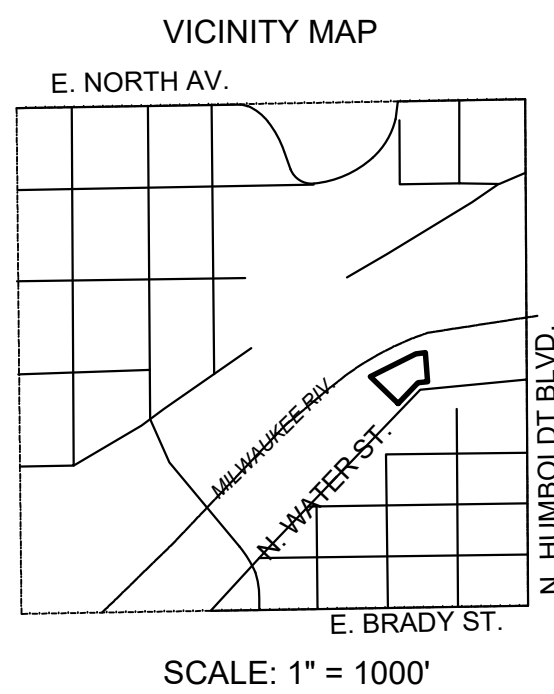
EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE
TITLE SHEET DPD

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/2021
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.**

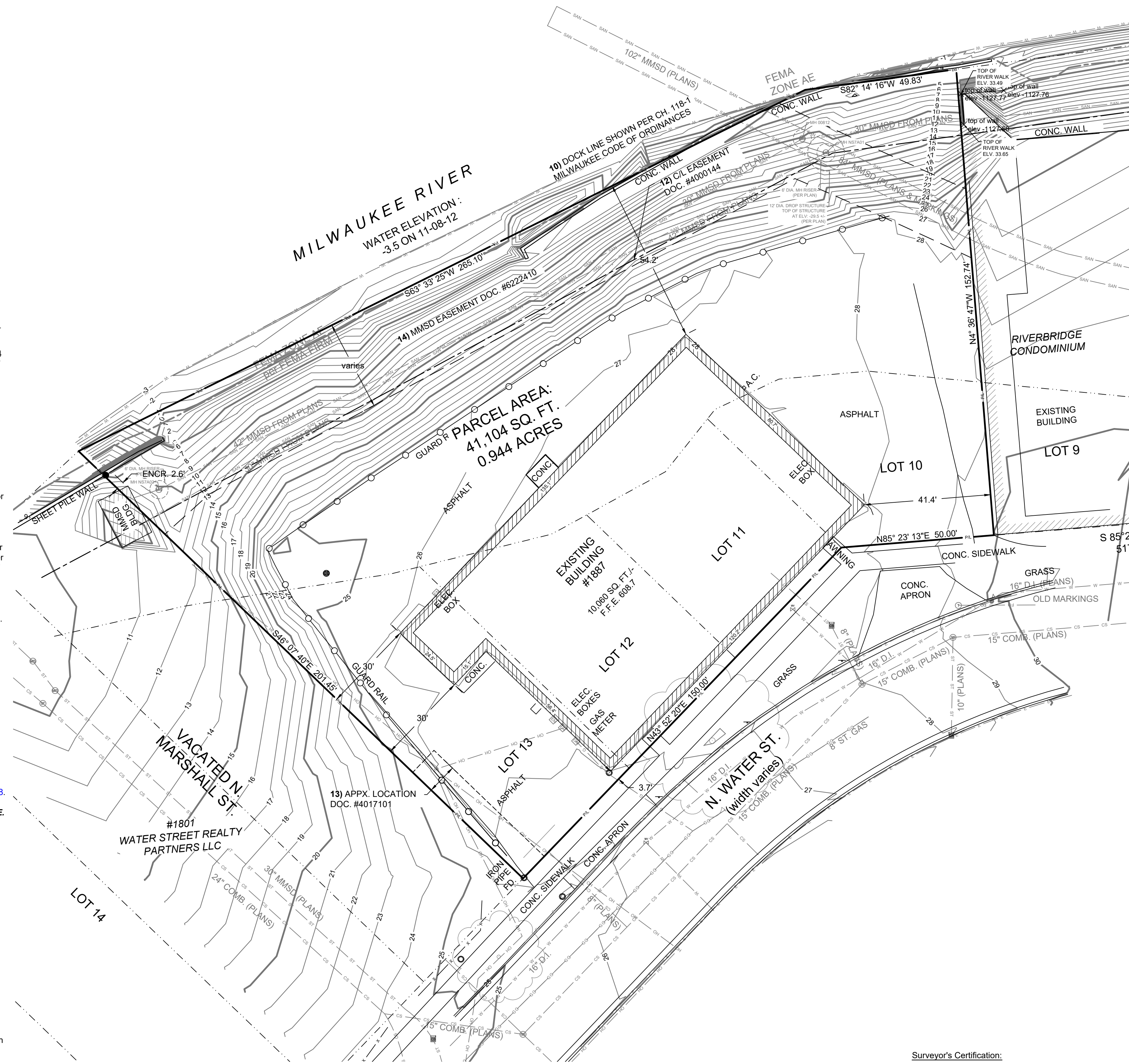
13. Utility Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company, dated April 05, 1963, recorded/ filed April 19, 1963 in Reel 95, Image 868 as Document No. 4017101. **SHOWN ON MAP.**

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

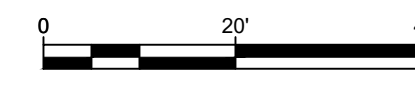
- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- CHAIN LINK FENCE
- TREE LINE
- OH OH OVERHEAD UTILITY LINE
- E E ELECTRIC
- T T TELEPHONE
- FO FO FIBER OPTIC
- CTV CTV CABLE TV
- SAN SAN SANITARY SEWER
- FM FM FORCE MAIN
- ST ST STORM SEWER
- W W WATER MAIN
- G G GAS
- EXISTING CONTOUR
- MANHOLE
- 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



1887 N. WATER STREET
MILWAUKEE, WISCONSIN

ALTANSPS LAND TITLE SURVEY

NO.	REVISION	DATE	BY

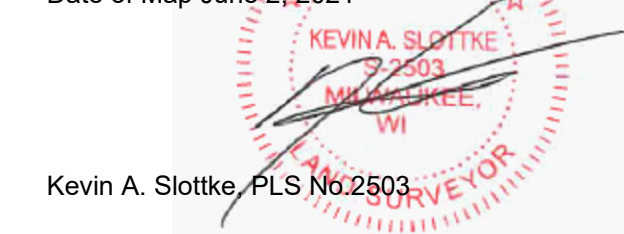


Surveyor's Certification:

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

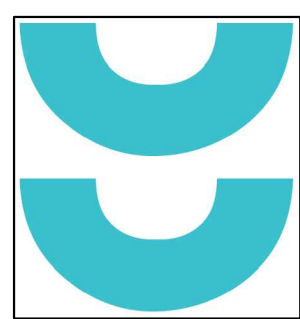
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11 and 13 of Table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

Date of Map June 2, 2021



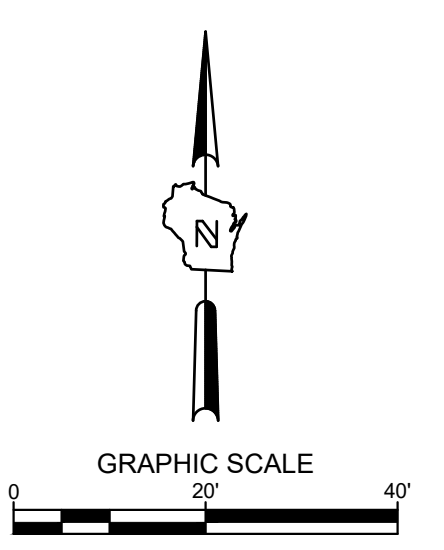
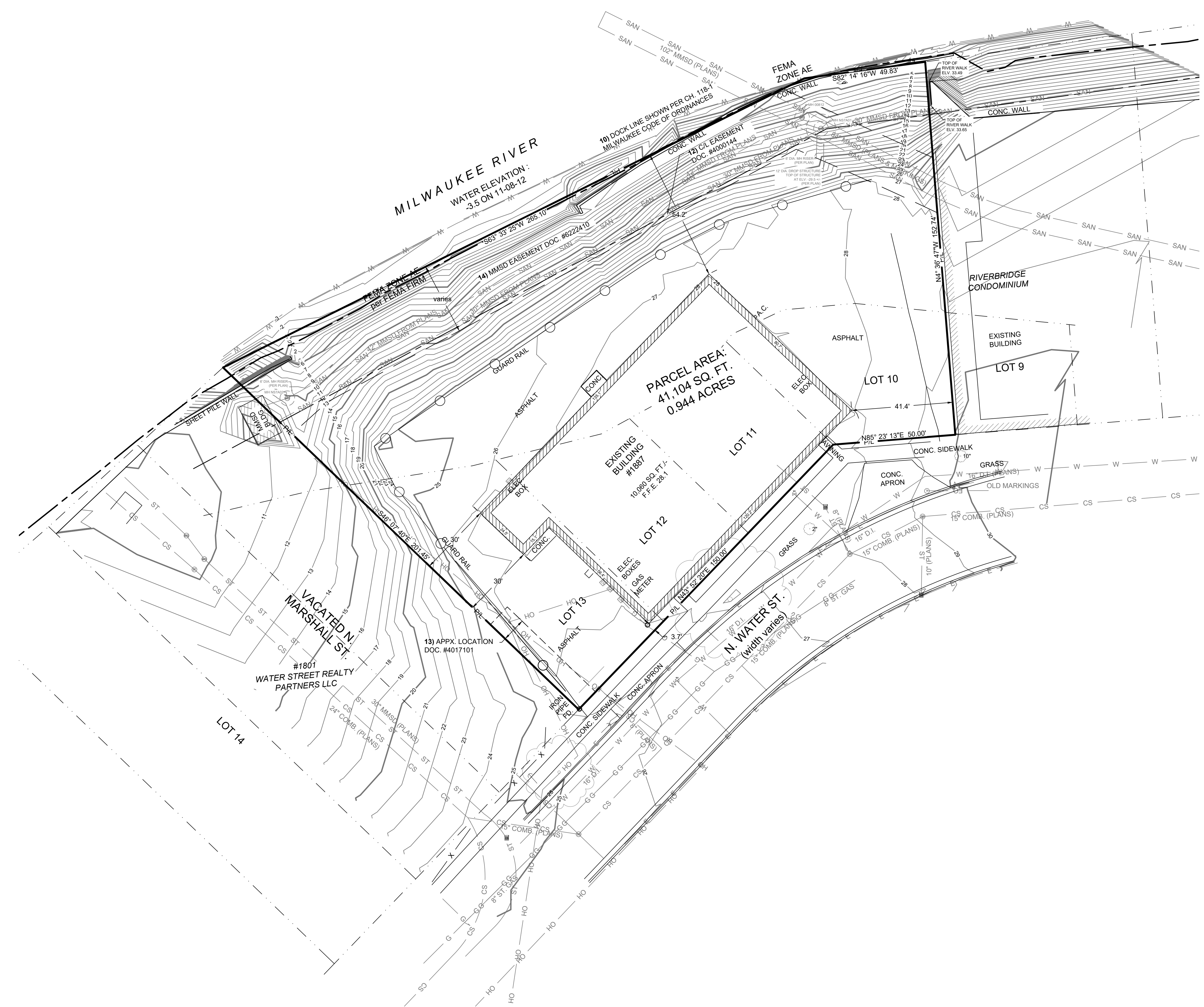
Kevin A. Slotke, PLS No. 2503

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:



- LEGEND:**
- SECTION 14 SECTION LINE
 - PROPERTY LINE
 - - - EASEMENT
 - x-x-x- 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**

NOT FOR CONSTRUCTION
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 SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	C001



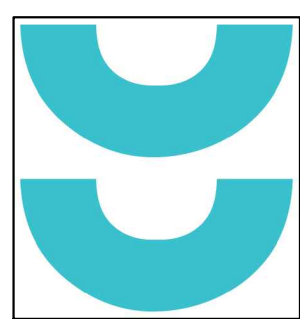
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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. 07/20/21
REVISED ON 3/20/21
MILWAUKEE, WI 53202

SIGMA
PROJECT
NUMBER 19863

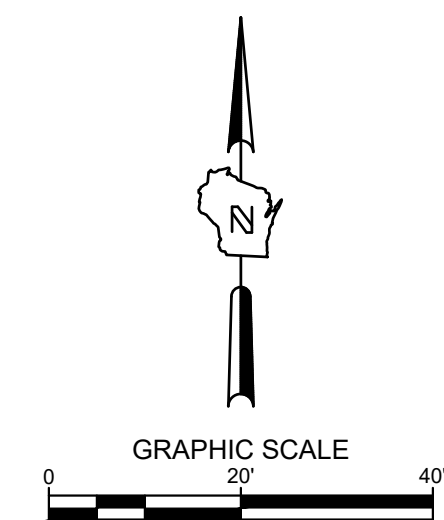
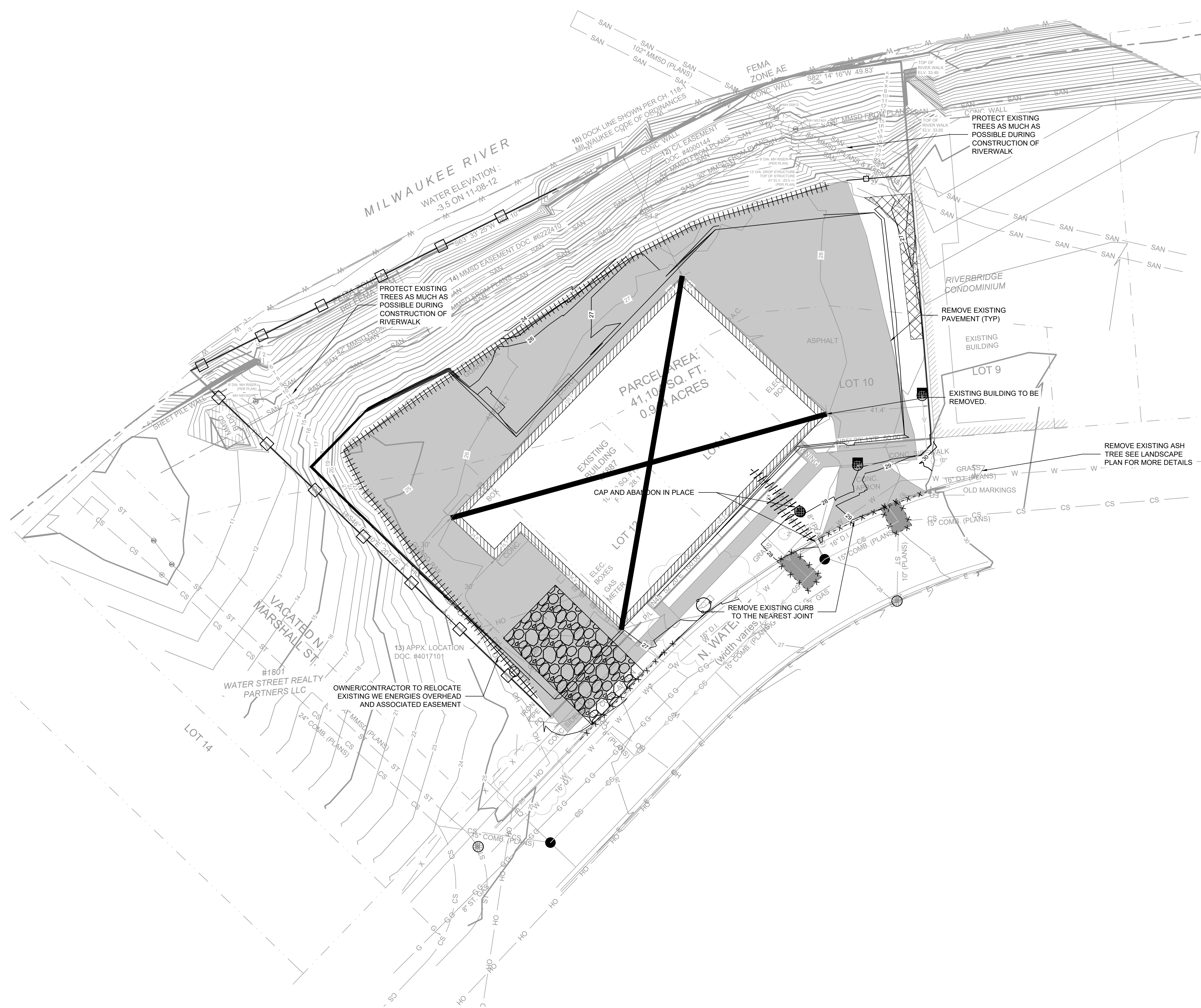
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T 414.220.9640
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Suite 200
Milwaukee, WI 53202

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	DPD SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	C002

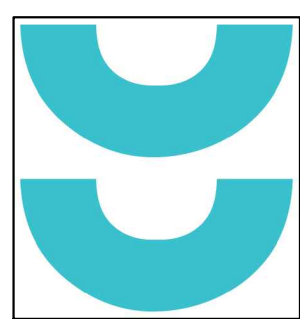
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CONSTRUCTION**

SIGMA PROJECT NUMBER 19863



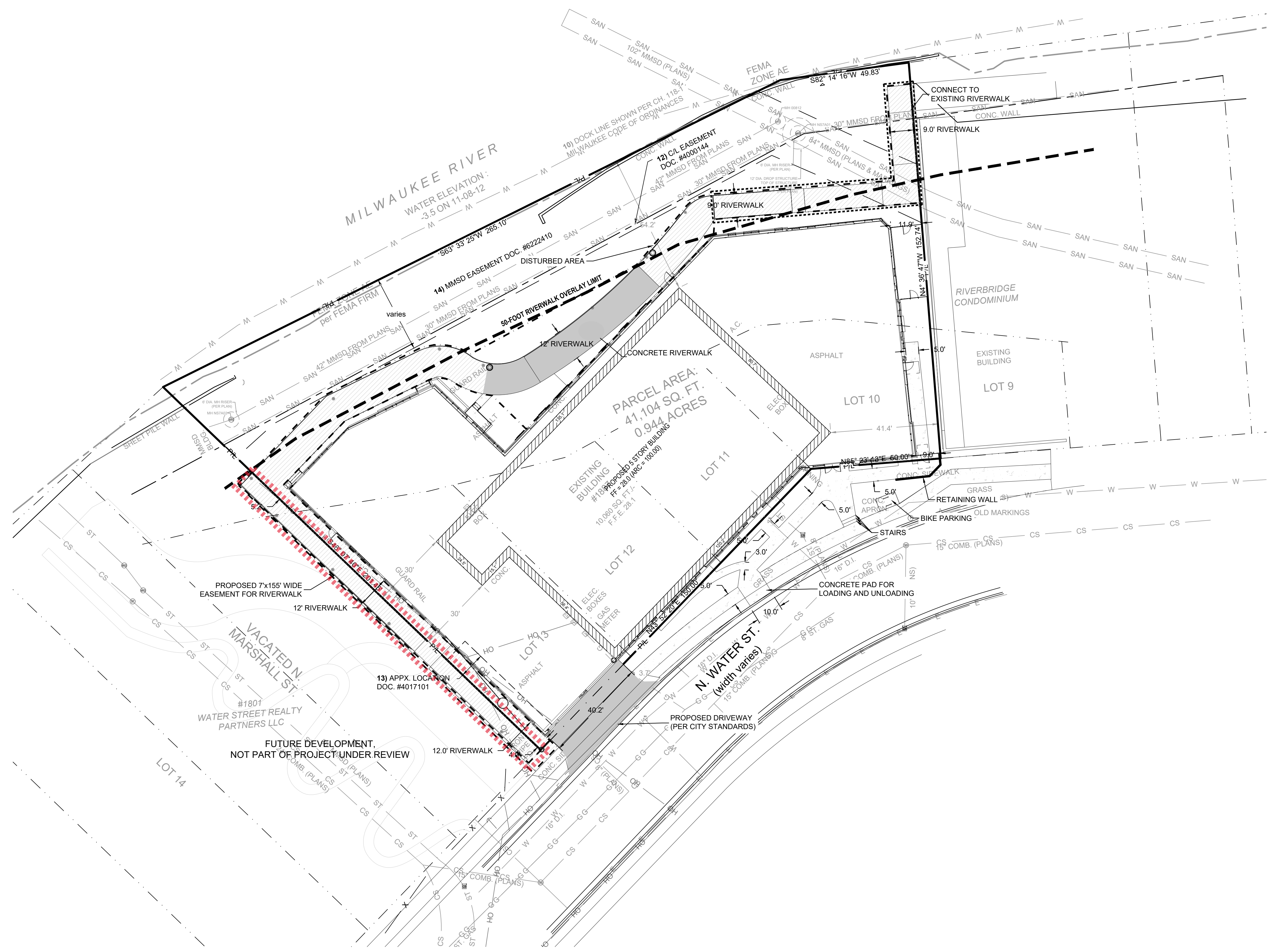
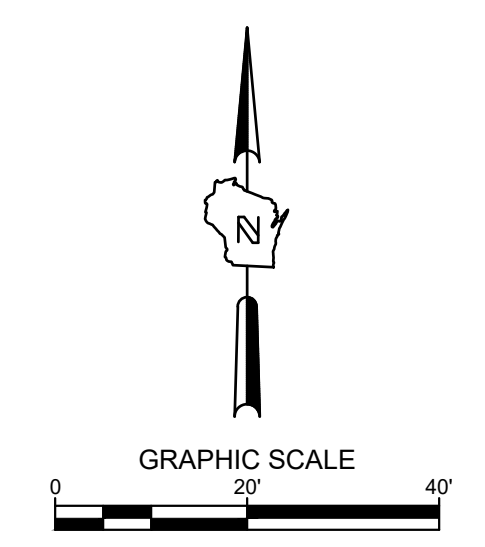
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
NO EXCAVATION WORK SHOULD BE UNDERTAKEN WITHOUT KNOWING THE LOCATION OF ALL UTILITIES. NOTICE BEFORE YOU EXCAVATE.
MILW. AREA 259-1181

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)

LEGEND:

- 5" THICK CONCRETE WALK (A C401)
- CONCRETE PAVEMENT (B C401)
- RIVER WALK DECK (SEE ARCH PLANS FOR MORE DETAIL)
- LIMITS OF RIVERWALK OVERLAY ZONE (50' LANDWARD OF EXISTING DOCK WALL)
- EXTENTS OF PROPOSED RIVERWALK
- EXTENTS OF SPROZ DEVIATION ZONE

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.

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EIGHTEEN87 ON WATER
1827 N. WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: **SITE PLAN**

REVISIONS:

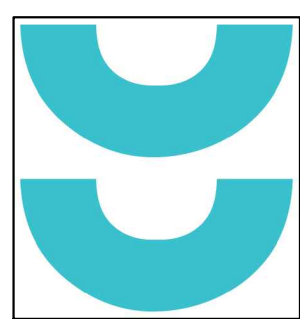
SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	C100

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1-800-242-8511

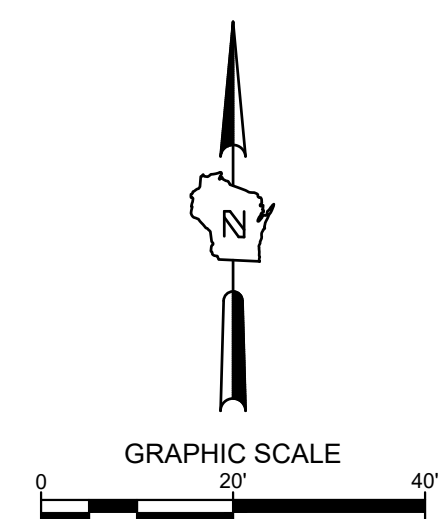
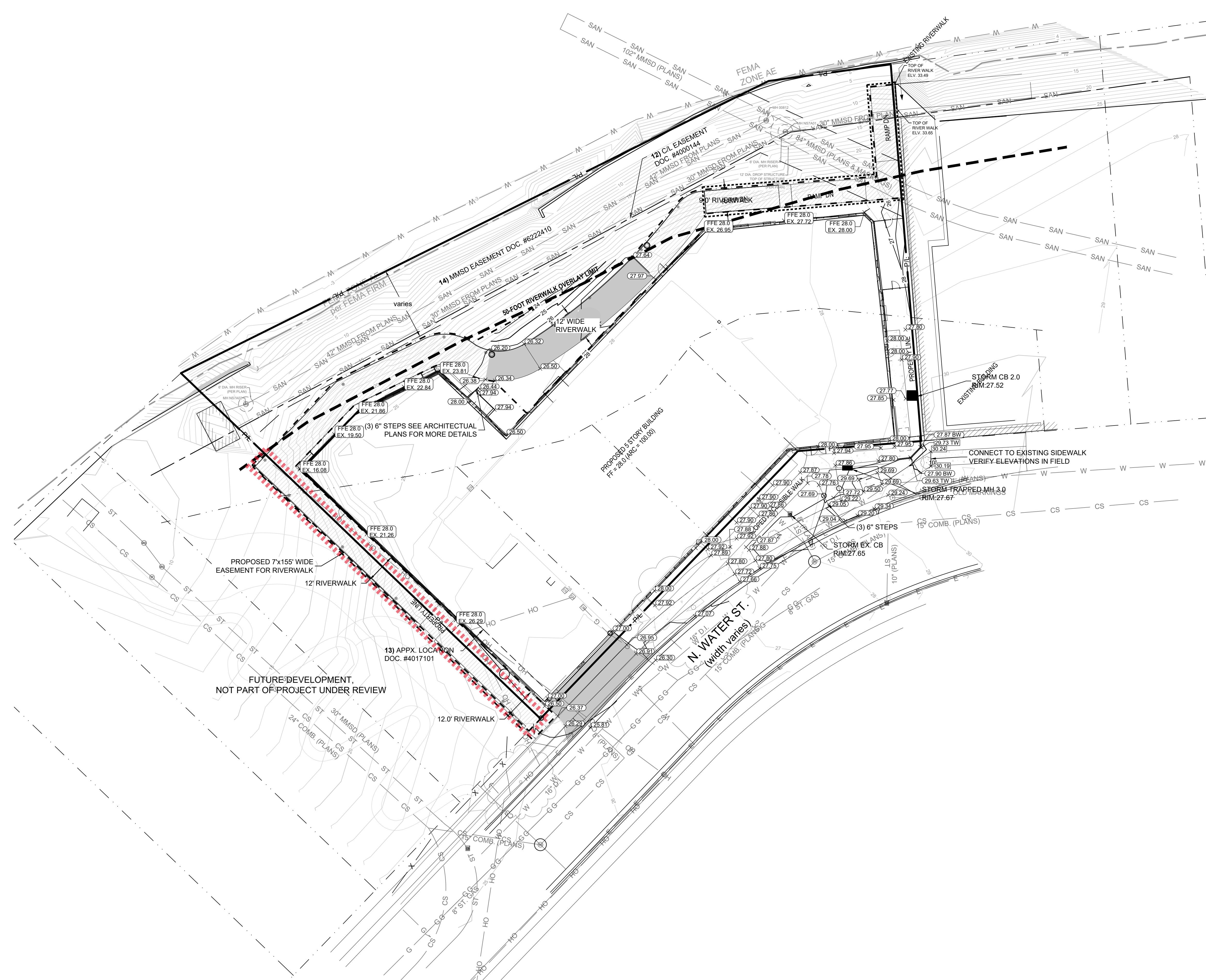
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Suite 200
Milwaukee, WI 53202

CONSULTANTS:

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LEGEND:

- 5' THICK CONCRETE WALK (A C401)
- CONCRETE PAVEMENT (B C401)
- RAISED RIVER WALK (SEE ARC PLANS FOR MORE DETAIL)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
F/L: 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
- EXTENTS OF SPROZ DEVIATION ZONE

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 CURBS AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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EIGHTEEN87 ON WATER
1827 N. WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: **GRADING PLAN**

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	C200

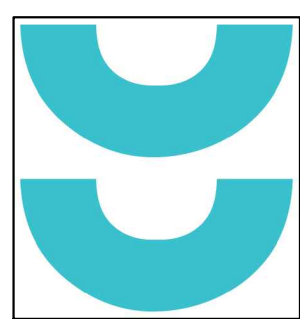
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SIGMA PROJECT NUMBER 19863



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WE STRIVE FOR EXCELLENCE IN OUR SERVICE TO OUR CLIENTS.
MILW. AREA 259-1181

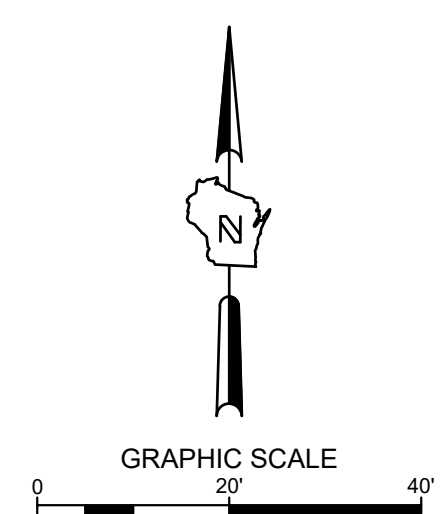
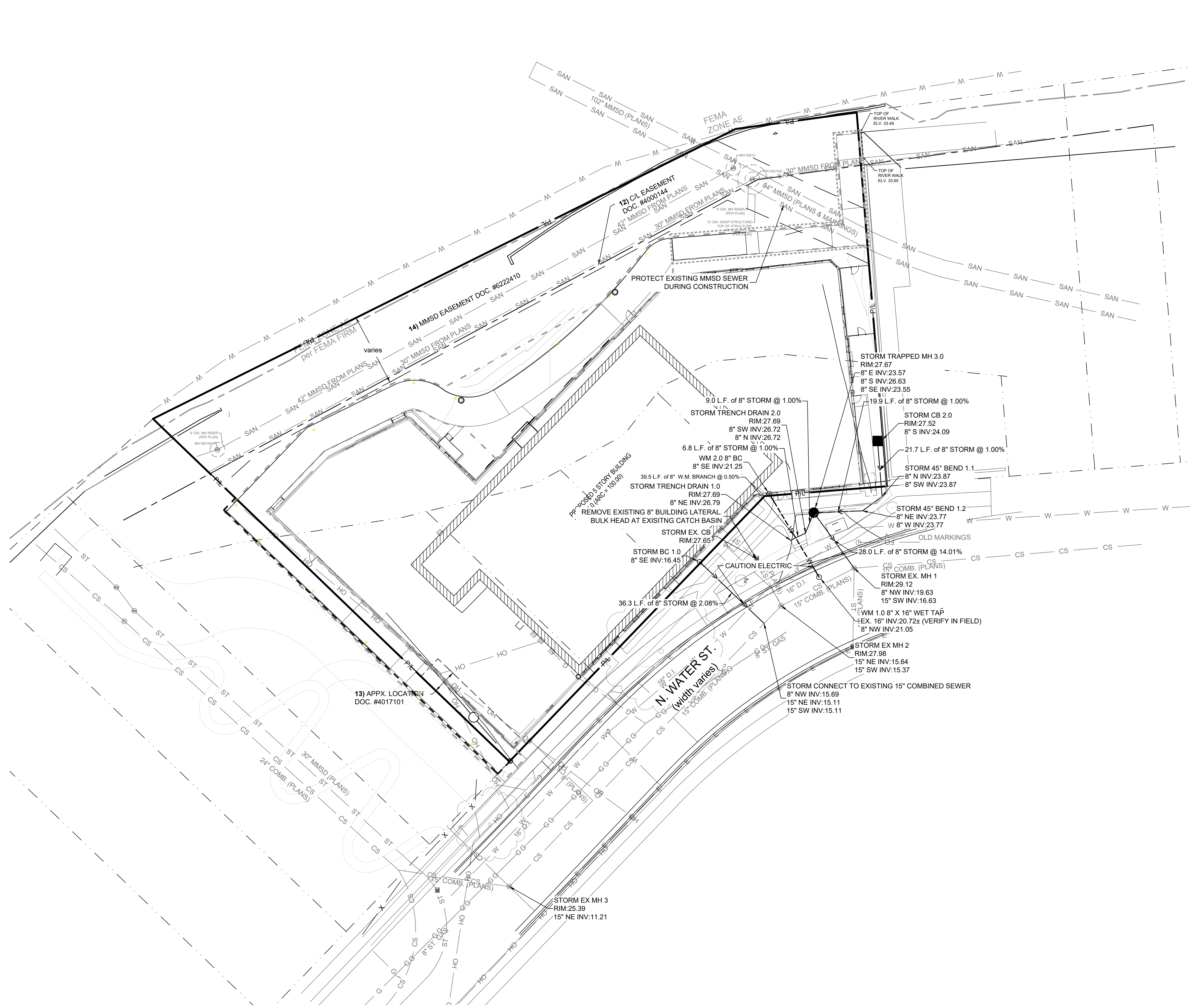
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



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- 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.

NOT FOR CONSTRUCTION
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: UTILITY PLAN

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	C300

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CONSTRUCTION**

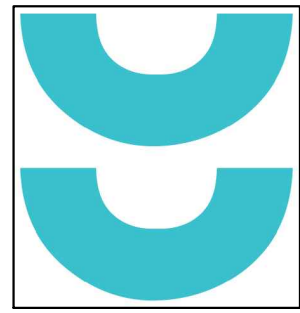
SIGMA PROJECT 19863 NUMBER



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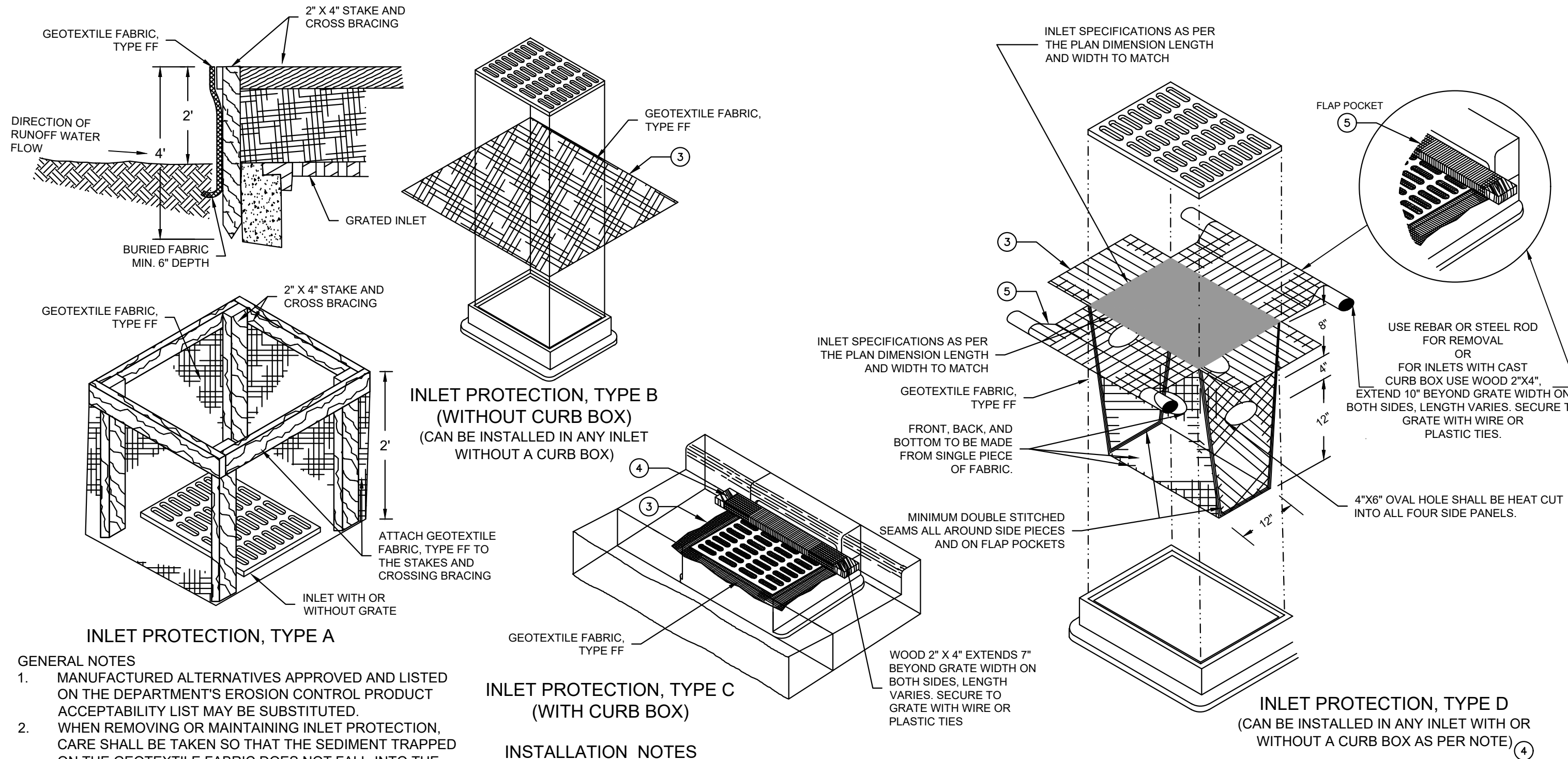
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



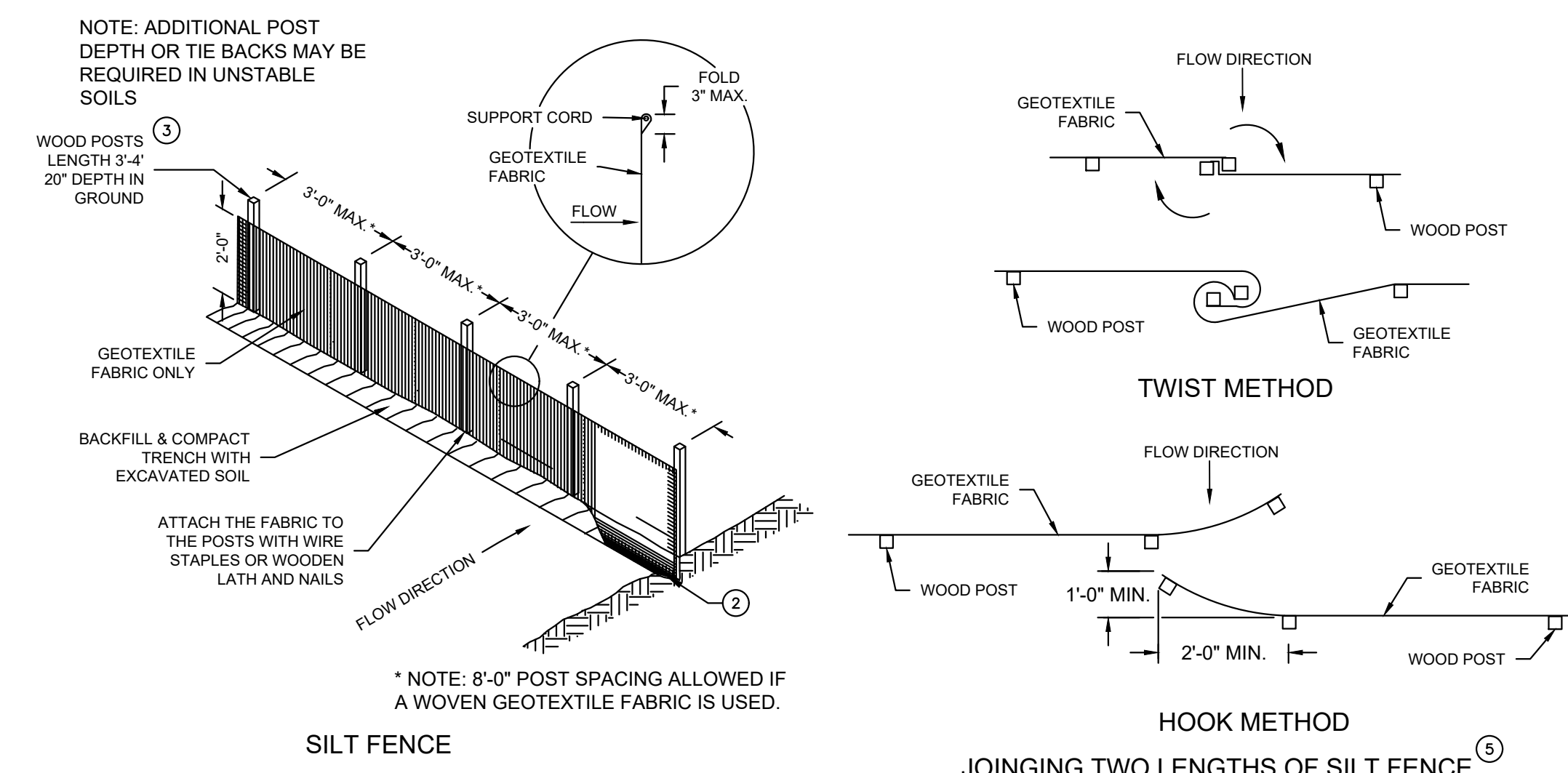
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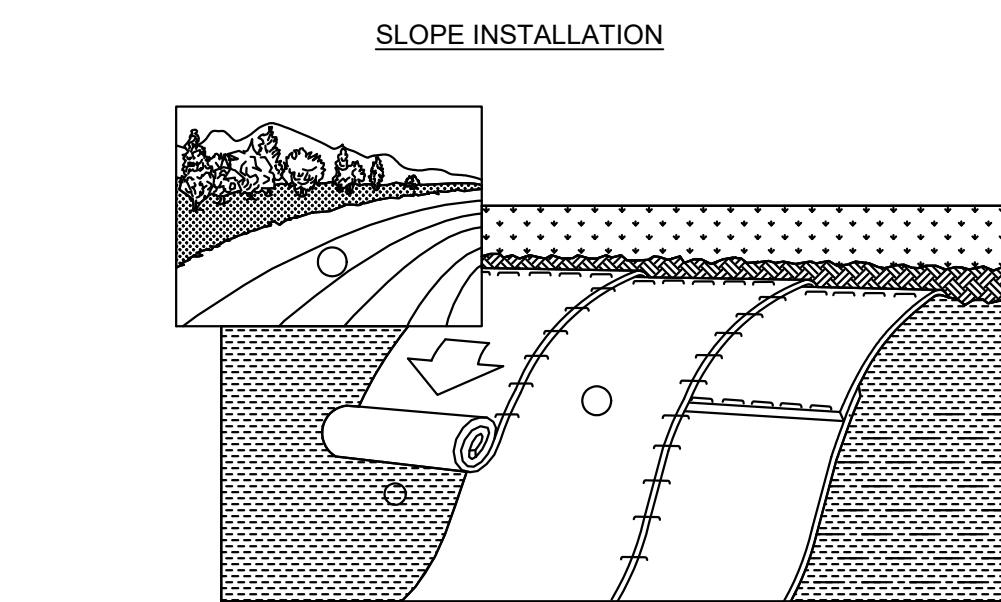
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A INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060
NOT TO SCALE



B SILT FENCE: WDNR TS-1056
NOT TO SCALE



- ECRMs (EROSION CONTROL REVEGETATIVE 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.

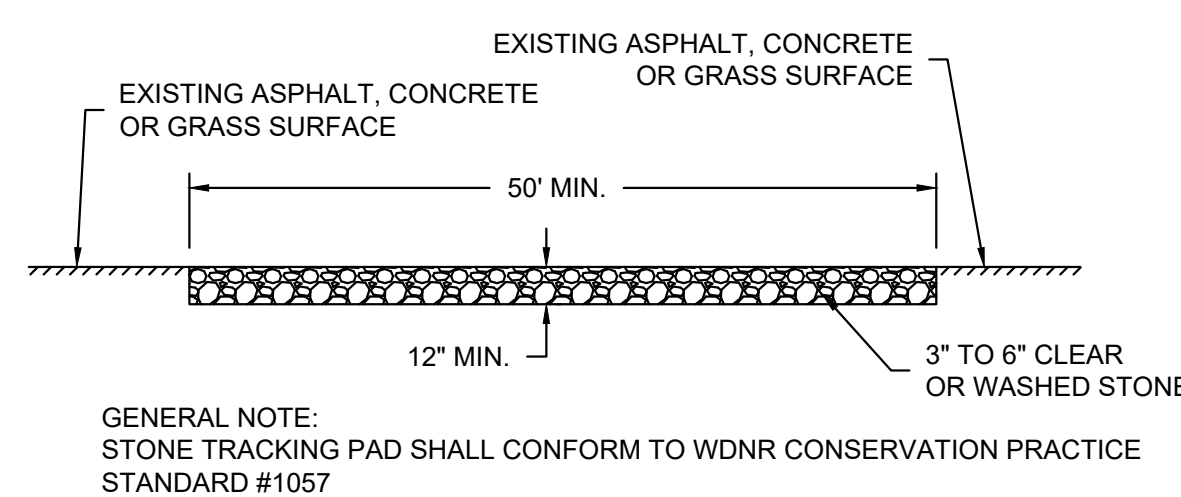
NOTES:

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

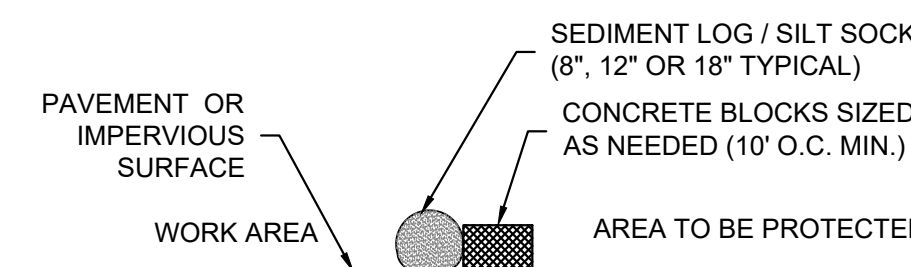
C EROSION MATTING: WDNR TS-1052
NOT TO SCALE

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

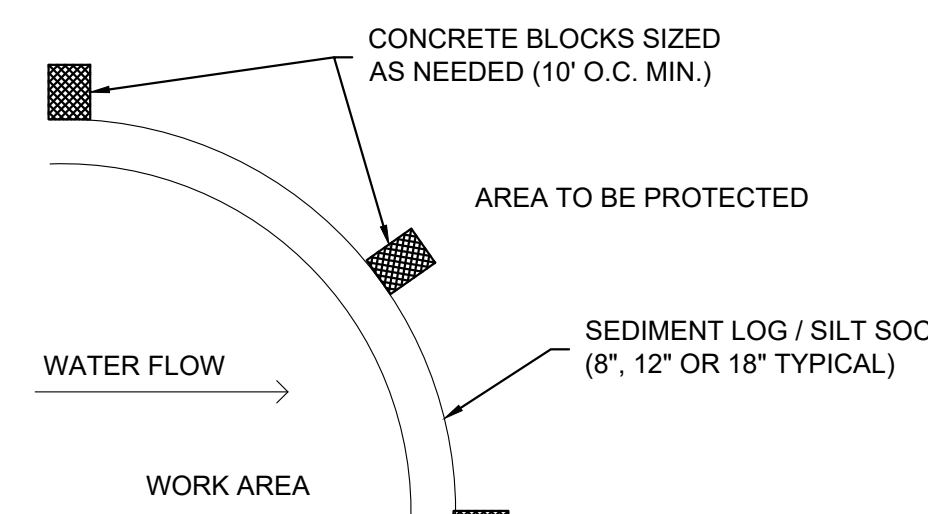
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCING AND INLET PROTECTION.
- INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
- STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
- PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS 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.



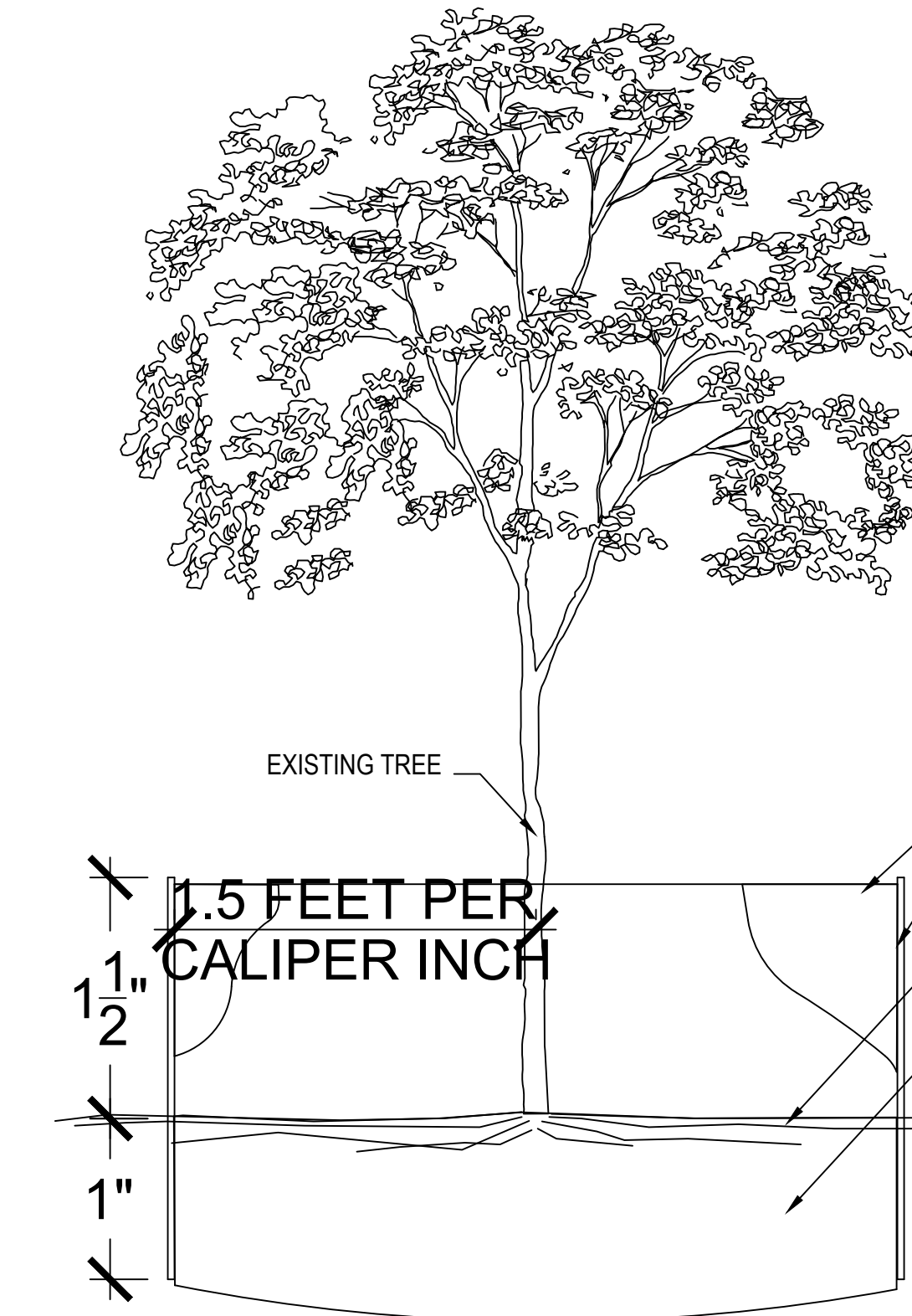
E CONSTRUCTION ENTRANCE/EXIT DETAIL: WDNR TS-1057
NOT TO SCALE



SECTION NTs



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

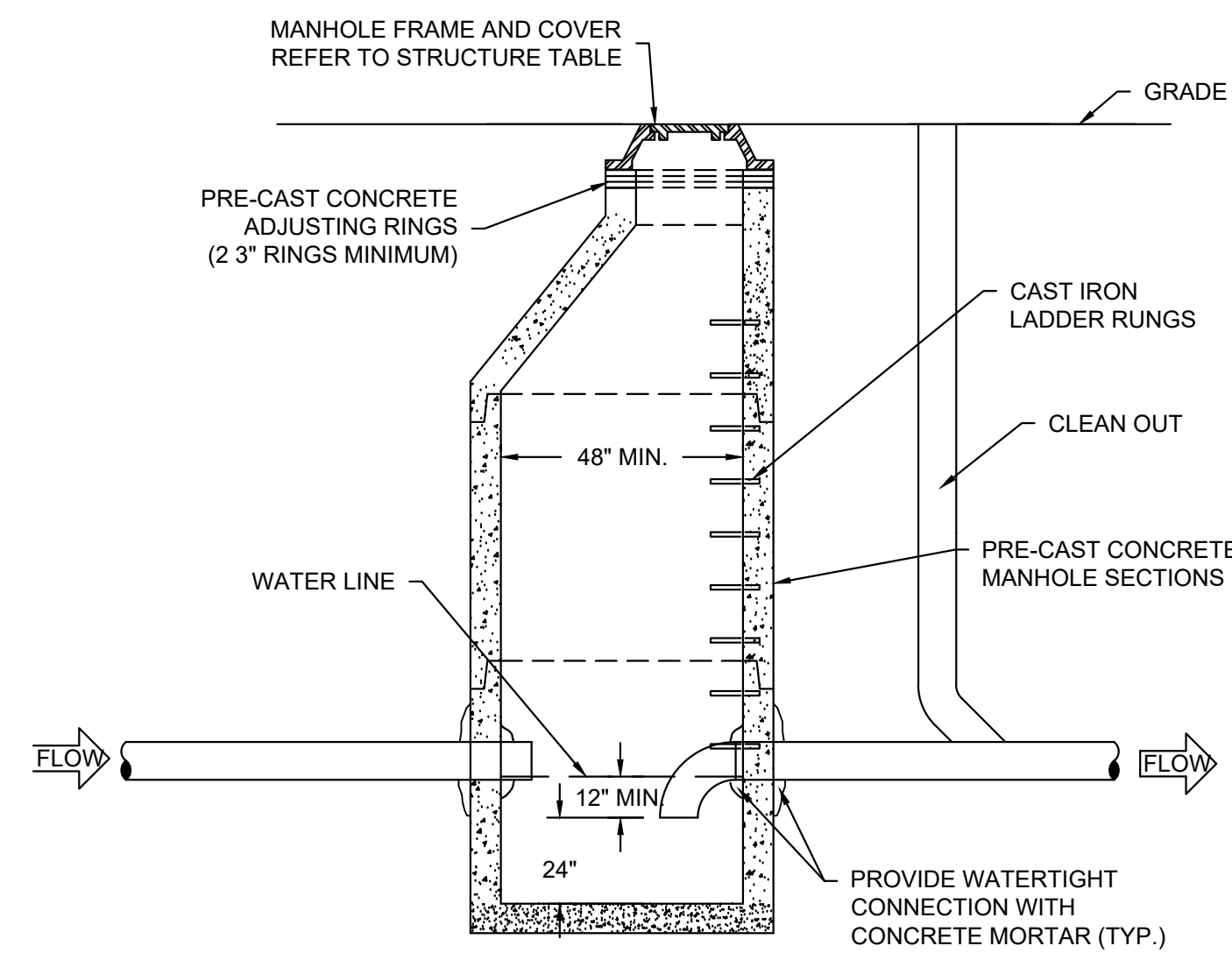
1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE: DETAILS

REVISIONS:

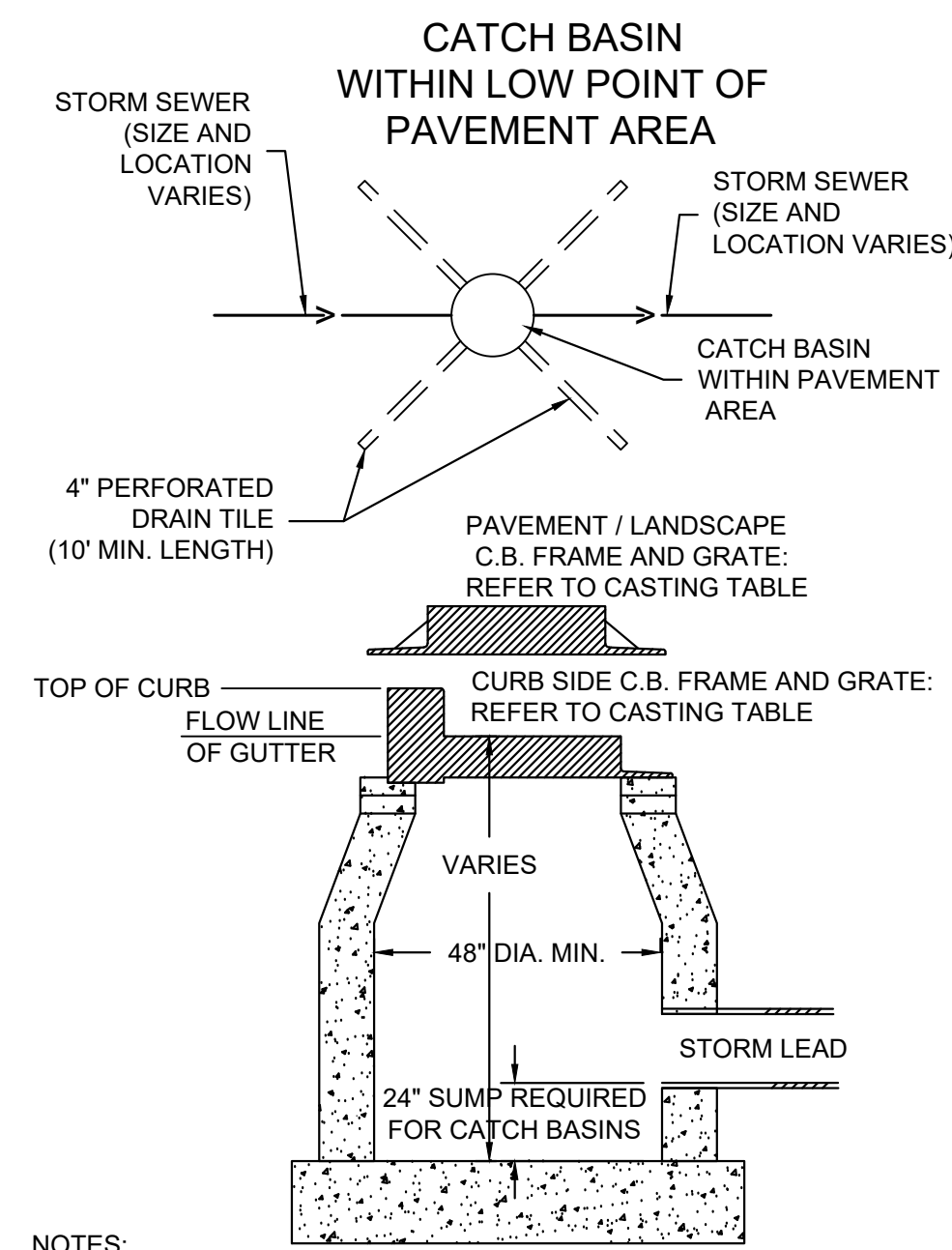
SCALE	NOT TO SCALE
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	C400

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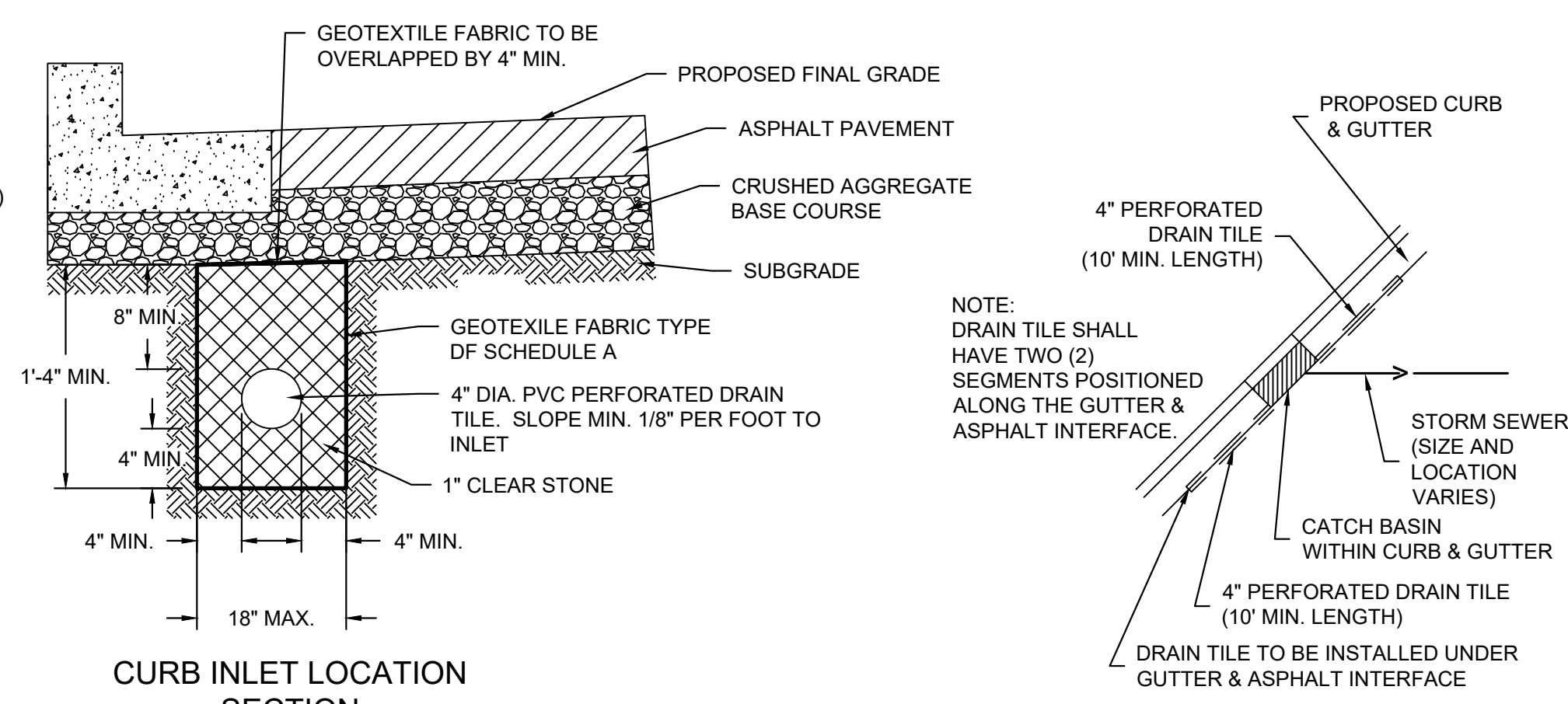


- NOTES:
1. FOR SEWER PIPE SIZES AND INVERT ELEVATIONS SEE UTILITY PLAN.
 2. INSTALL PER MUNICIPAL SPECIFICATIONS AND STANDARDS.

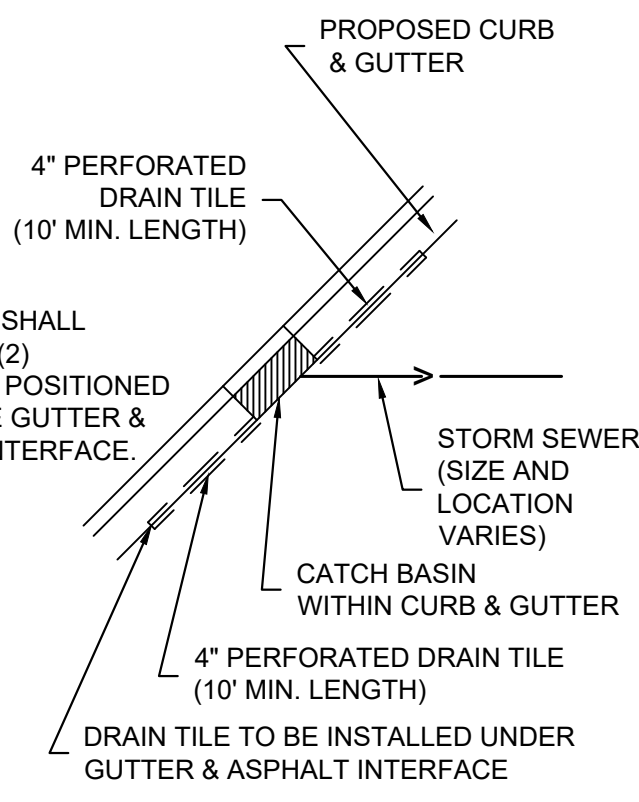
G TRAPPED & SUMPED MANHOLE WITH CLEANOUT
NOT TO SCALE



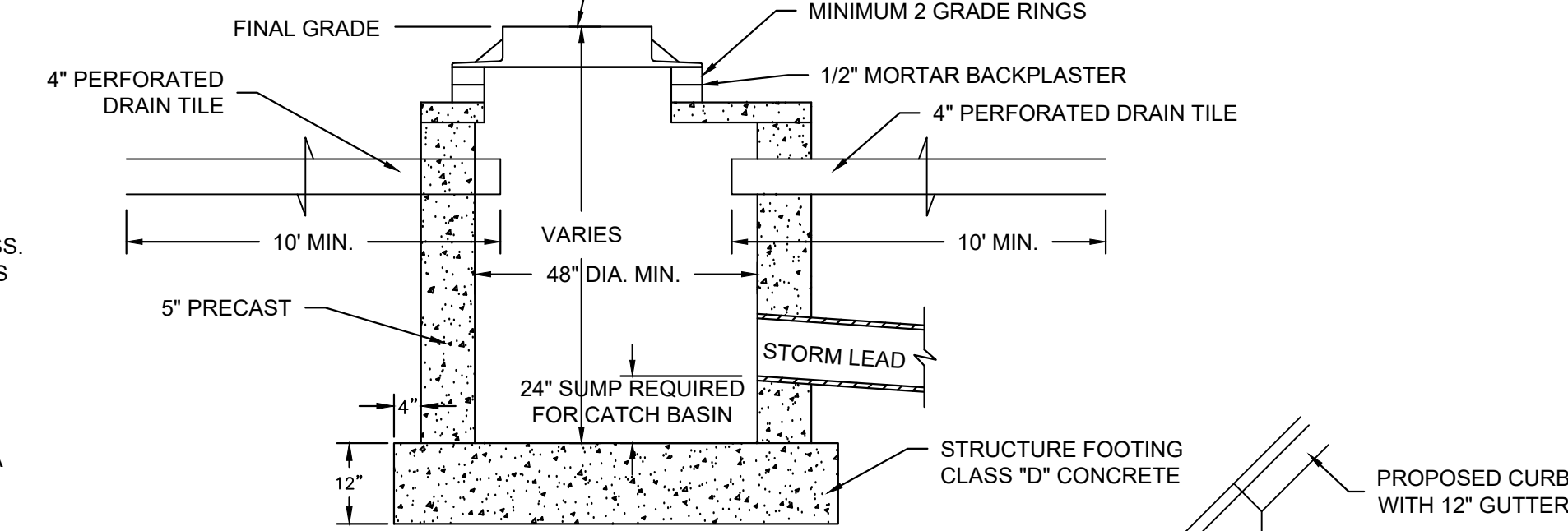
- NOTES:
1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
 2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 3. 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.
 4. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.



CURB INLET LOCATION SECTION



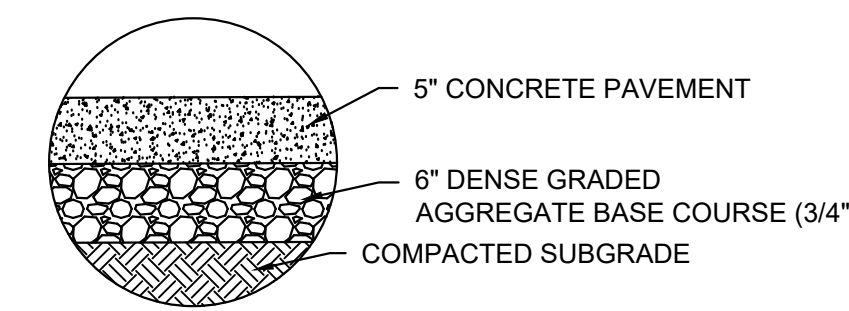
CURB INLET WITHIN CURB & GUTTER



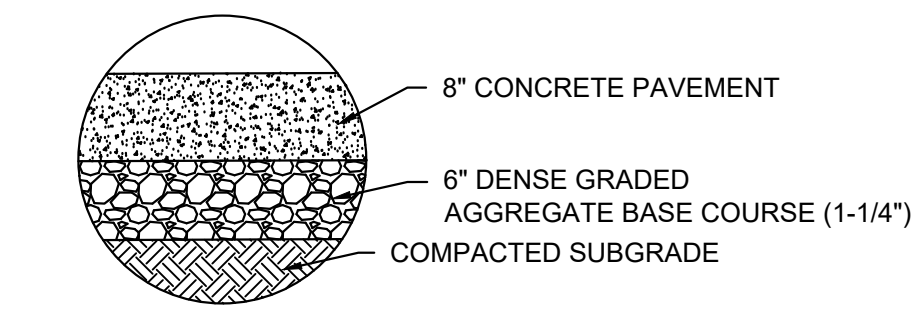
CONCRETE BUMP OUT TO BE APPLIED FOR 12\"/>

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

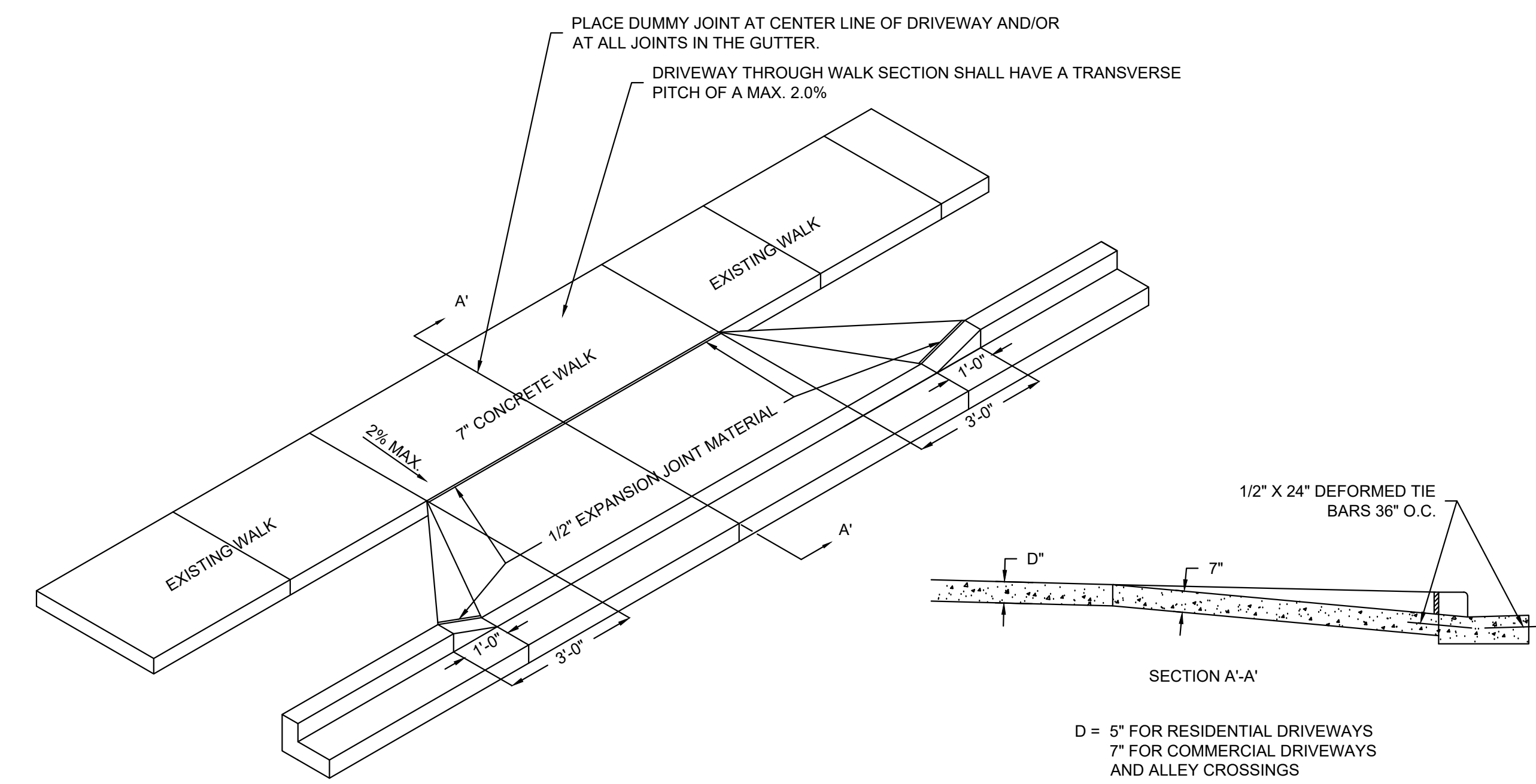
M INLET AND CATCH BASIN
NOT TO SCALE



A CONCRETE SIDEWALK SECTION
NOT TO SCALE

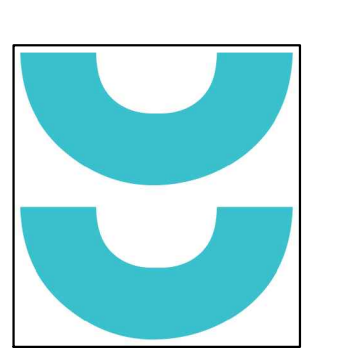


B CONCRETE PAVEMENT SECTION
NOT TO SCALE



- 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:

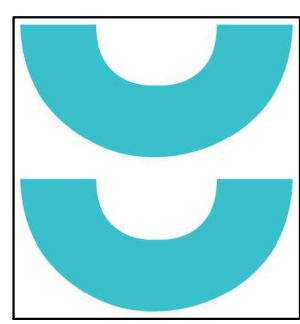
SCALE: NOT TO SCALE

PROJECT NUMBER: 210502

SET TYPE: DPD SUBMITTAL

DATE ISSUED: 07/20/21

SHEET NUMBER: **C401**



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EIGHTEEN87 ON WATER

1827 N WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE
SPECIFICATIONS

REVISIONS:

SCALE	NOT TO SCALE
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	C500

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SIGMA PROJECT NUMBER 19863

GENERAL:

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
- CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

- EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
- MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
- SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
- UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
- DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
- PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
- LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
- PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
- LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
- EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
- FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
- REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
- STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
- STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
- REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
- SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
- REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

SITE WATER SERVICE:

- COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
- DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
- WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.
- DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
 - CLASS 52
 - CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 51.8 OF AWWA C151.
 - PUSH-ON GASKET PIPE
 - PLAIN RUBBER GASKETS
 - BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
- JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11, LATEST EDITION)
- FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION; CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TAPPED; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS
- PVC AWWA PIPE: AWWA C900, CLASS 225 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. MECHANICAL JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN, GLANDS, GASKETS AND BOLTS; AWWA C111, DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
- GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN SUITABLE FOR DIRECT BURY.
- VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
- 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
- GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
- INSTALL PVC AWWA PIPE ACCORDING TO ASTM F645 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- 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 NOS.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. INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6" OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.

SITE WATER SERVICE CONT.:

- BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR B BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.
- INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.
- DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651.

SANITARY SEWERAGE:

- ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
- ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
- PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
- MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
- MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
- SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
- PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D2321 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS
- PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
- CLASS B COMPACTED TRENCH SECTION (FILE NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
- MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
- AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(1)(A) OF THE STANDARD SPECIFICATIONS. REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AAND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

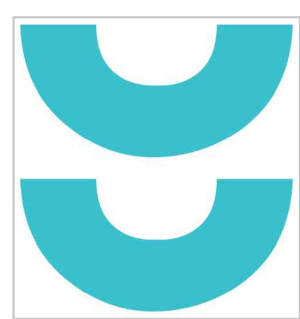
STORM DRAINAGE:

- ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
- ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
- PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
- REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- HDPE PIPE: AOS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
- CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
- FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
- MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
- MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
- SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
- PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
- CLASS B COMPACTED TRENCH SECTION (FILE NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
- MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
- CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON PLANS.
- AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(1)(A) OF THE STANDARD SPECIFICATIONS. REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

EARTH MOVING:

- ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PROVIDED REPORTS. IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
- CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
- CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
- THE SITE IS KNOWN TO CONTAIN ENVIRONMENTALLY CONTAMINATED SOILS INCLUDING FOUNDRY SANDS. REFER TO THE REMEDIAL ACTION PLAN PREPARED BY THE SIGMA GROUP, INC. AND DATED JUNE 2014 FOR DETAILS. ON-SITE SOILS SHALL BE MANAGED IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN. ANY SOILS OR MATERIAL HAULED OFF SITE SHALL BE DISPOSED OF IN A LEGAL FASHION.
- OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.
- FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
- SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GP, GW, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.
- UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.
- AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
- ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS. IT SHALL HAVE A MAXIMUM PARTICLE SIZE LESSER THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
- BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL. ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57, WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
- PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
- SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
- PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER Tired VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AxLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INOT THE SURROUNDING SUITABLE SOIL, SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
- DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINTILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINTILES SHALL BE 0.5%.
- CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
- ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
- EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION.
- WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPENED TO COMPETENT BEARING SOIL AND THE FOOTING LOWERED OR AN OVEREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL TREATMENT REQUIRES WIDENING THE DEEPENED EXCAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
- A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557)
- UTILITY TRENCHES FOR SEWER AND WATER SHALL CONFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE MOISTURE CONDITIONED TO BE WITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.
- UTILITY BEDDING PLACEMENT: CONFORM TO SECTION 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. BEDDING MATEERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
- COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR EACH LIFT WITHIN 200 LINEAR FEET OF TRENCH, WHICHEVER IS LESS.
- AGGREGATE BASE COURSE BENEATH PAVEMENTS SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
- GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
- TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
- FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.
- BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
- PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS.
- UTILITY TRENCH BACKFILL TESTING: ONE TEST FOR EACH 200 CUBIC YARDS OF FILL BACKFILL PLACED OR ONE TEST PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT, WHICHEVER IS LESS.
- FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
- WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNERS PROPERTY.

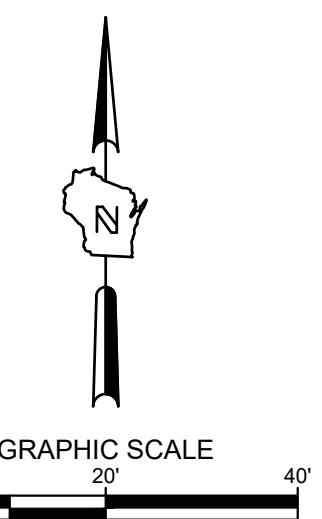
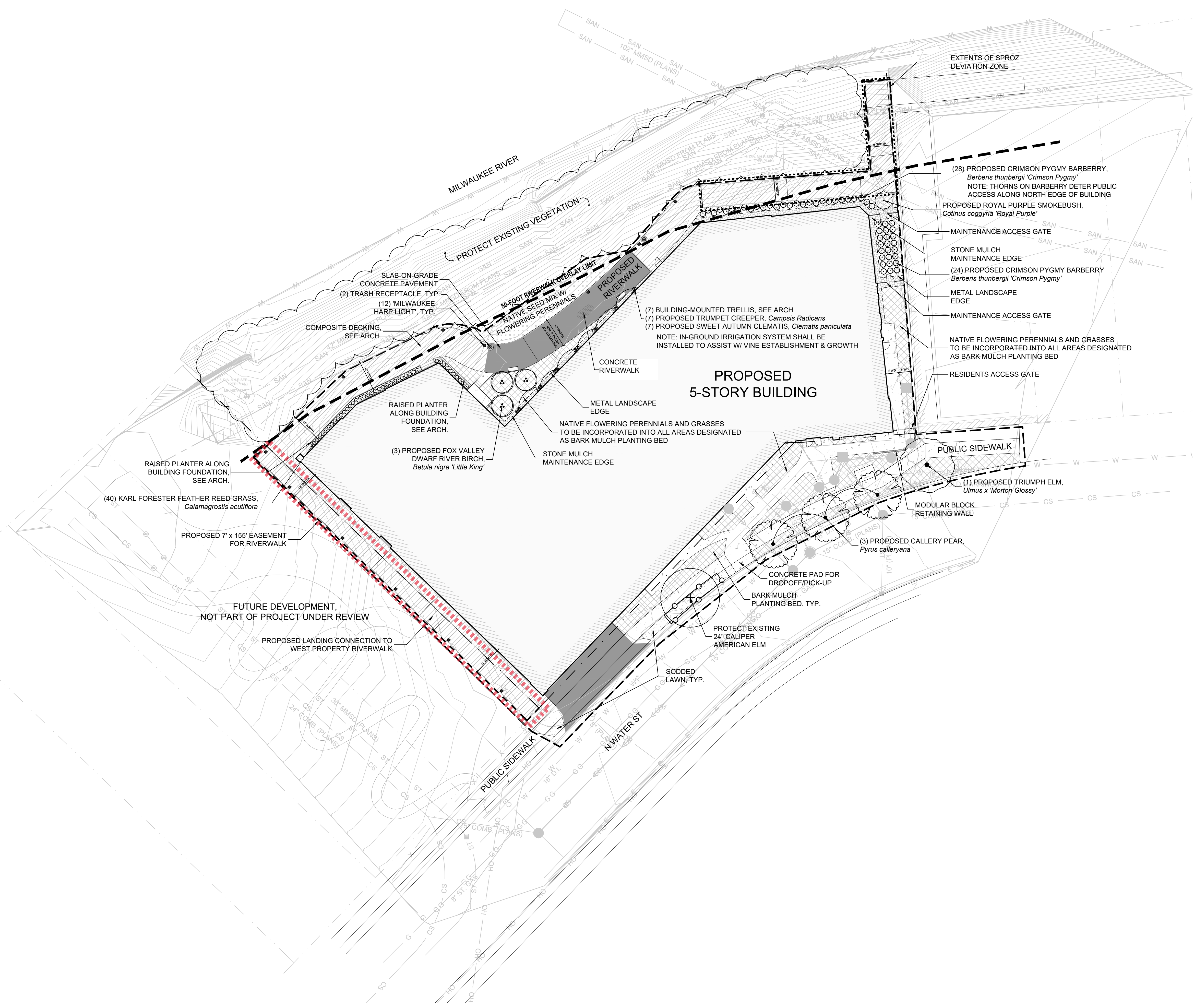
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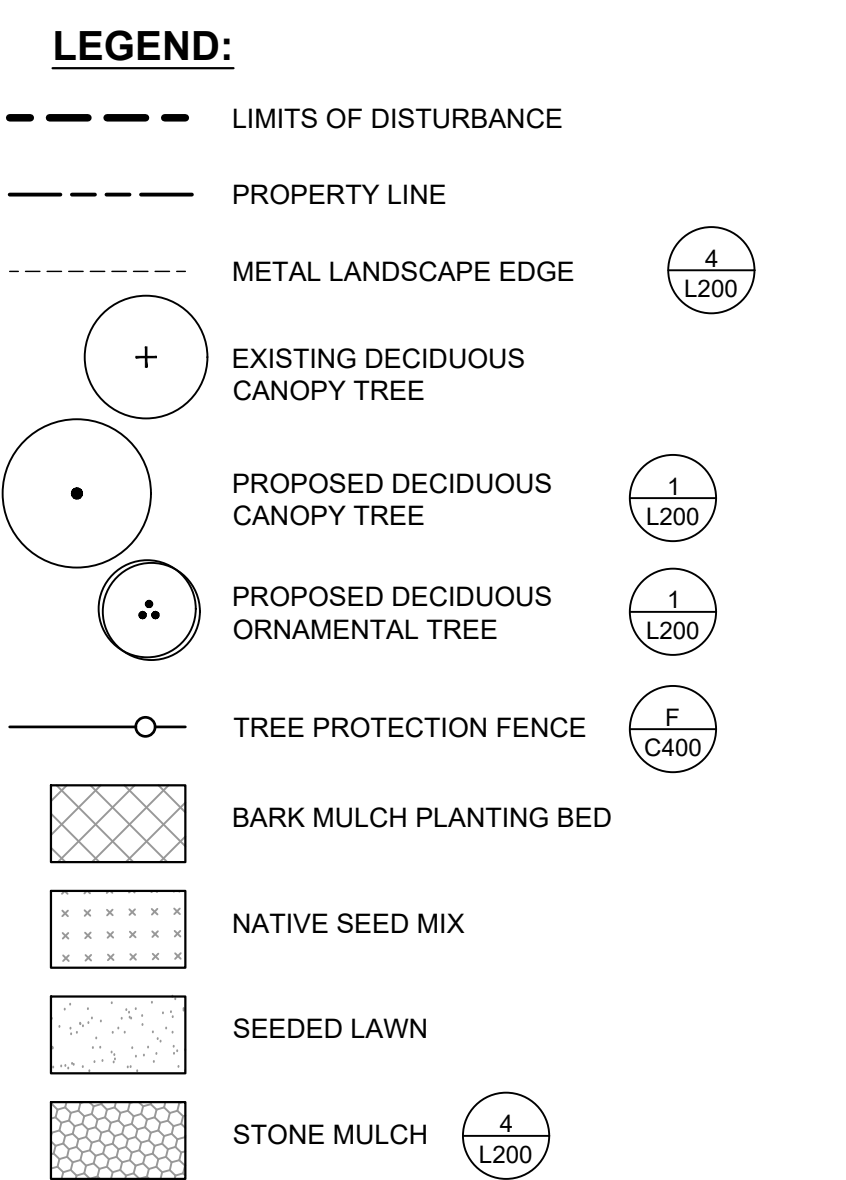
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- GENERAL NOTES:**
- IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE 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-SEEDING 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.



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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	DPD SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	L100

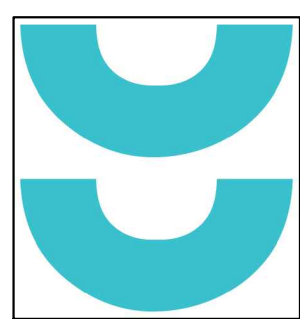
**PRELIMINARY
NOT FOR
CONSTRUCTION**

SIGMA PROJECT NUMBER 19863



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WE EXISTE 18.07.2019
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.

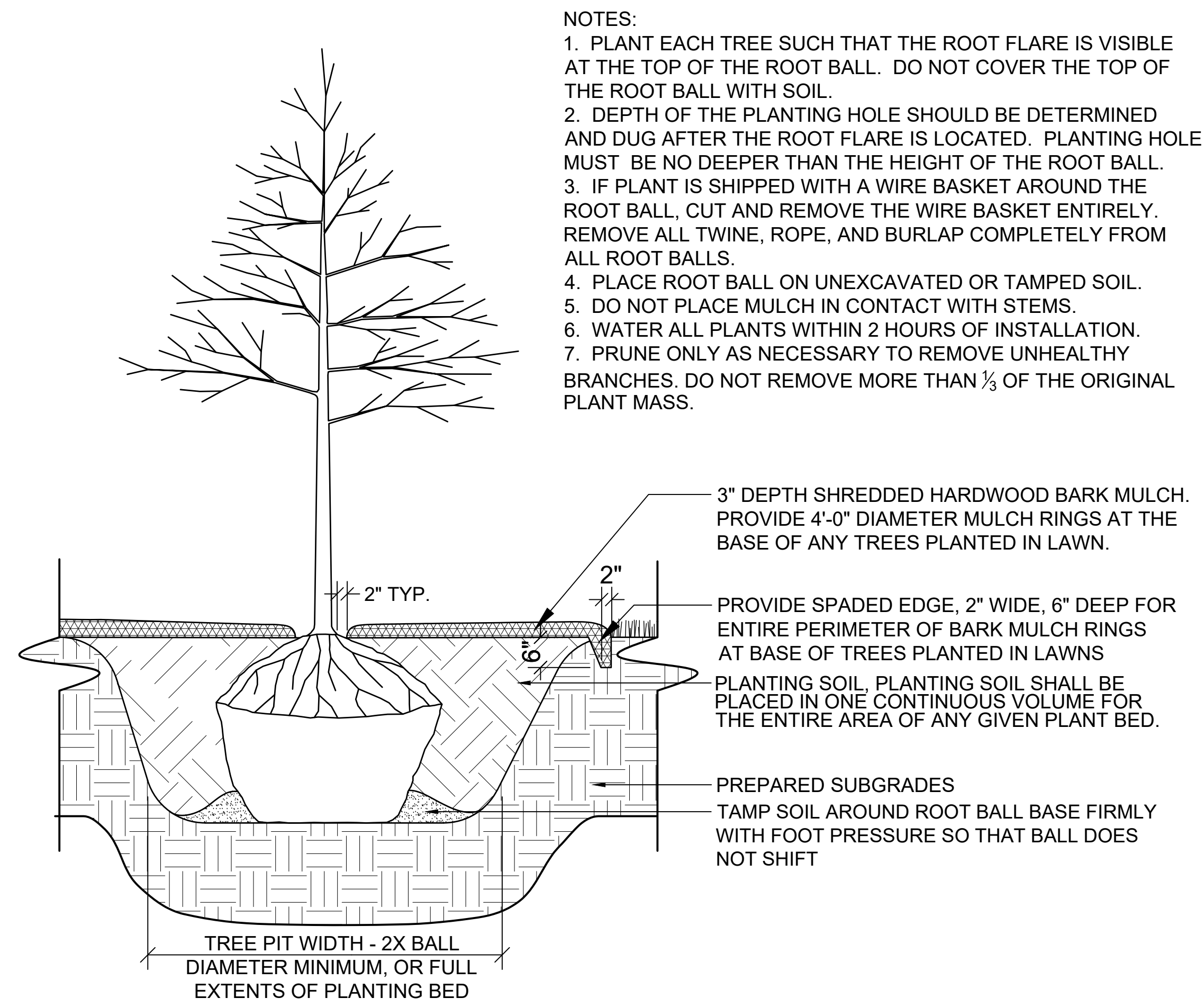


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CONSULTANTS:

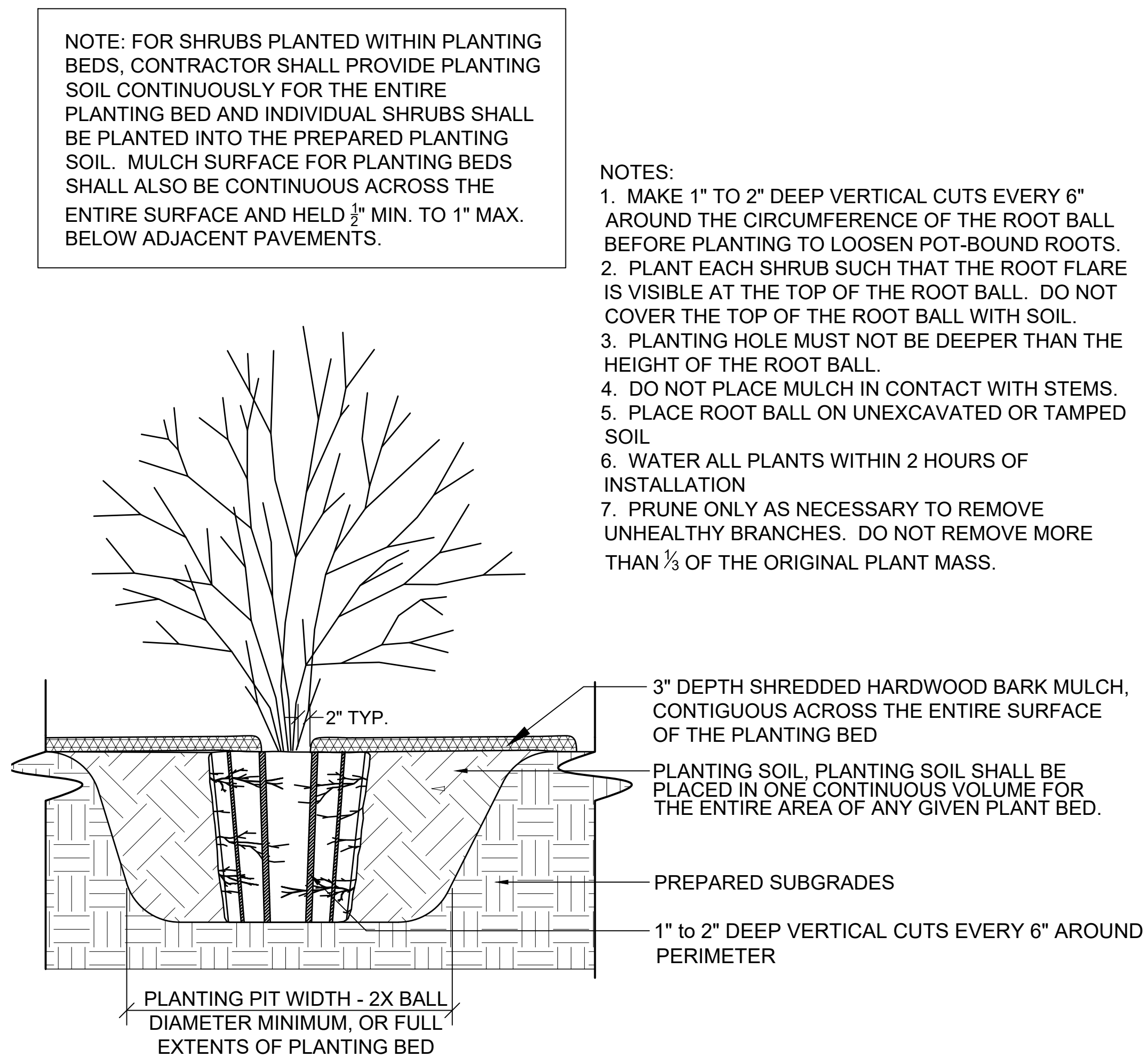
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- NOTES:
1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
 3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.
 4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
 5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
 6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
 7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.

1 TYPICAL TREE PLANTING

NOT TO SCALE

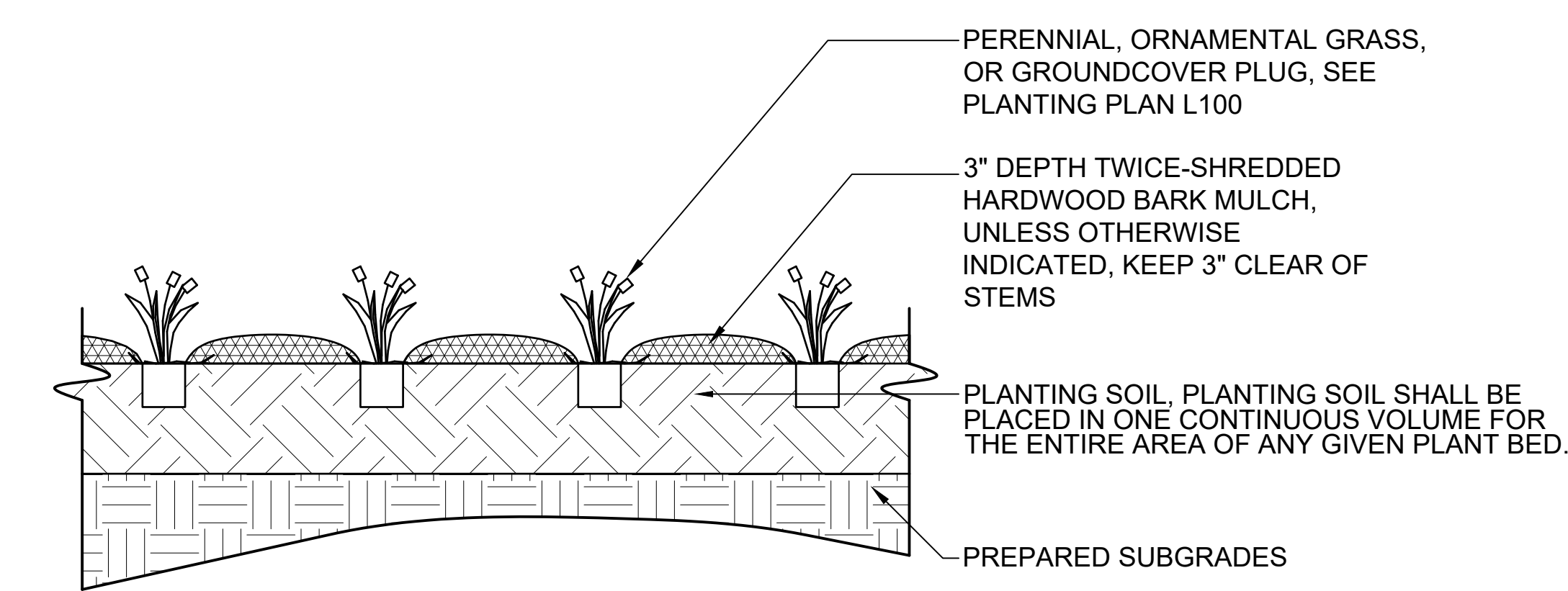


NOTE: FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD 1/2" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.

- NOTES:
1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS.
 2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
 4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
 5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL
 6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION
 7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.

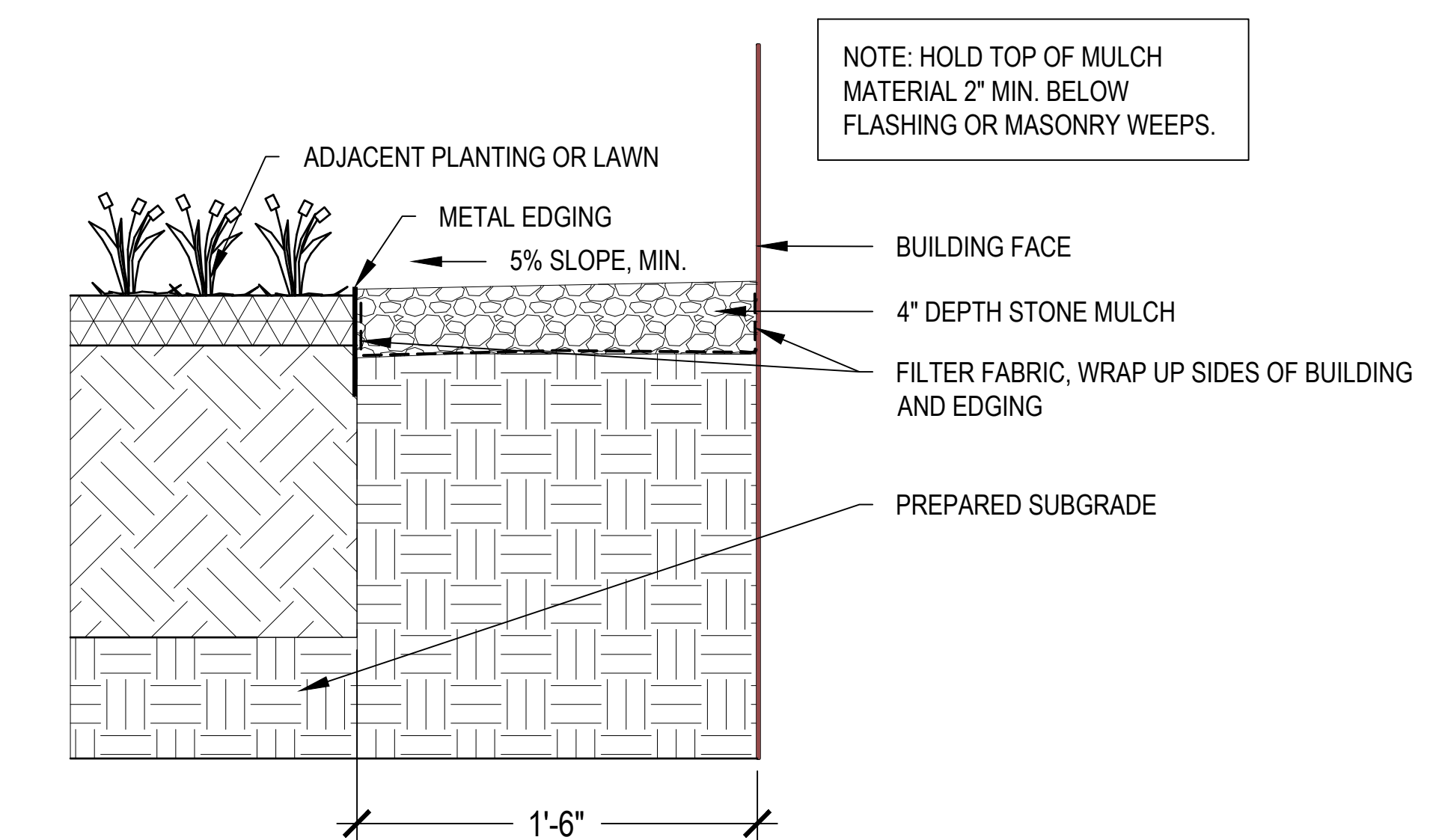
2 TYPICAL SHRUB PLANTING

NOT TO SCALE



3 TYPICAL PERENNIAL PLANTING

NOT TO SCALE



4 STONE MULCH MAINTENANCE EDGE

NOT TO SCALE

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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 SUBMITTAL

DATE ISSUED 07/20/21

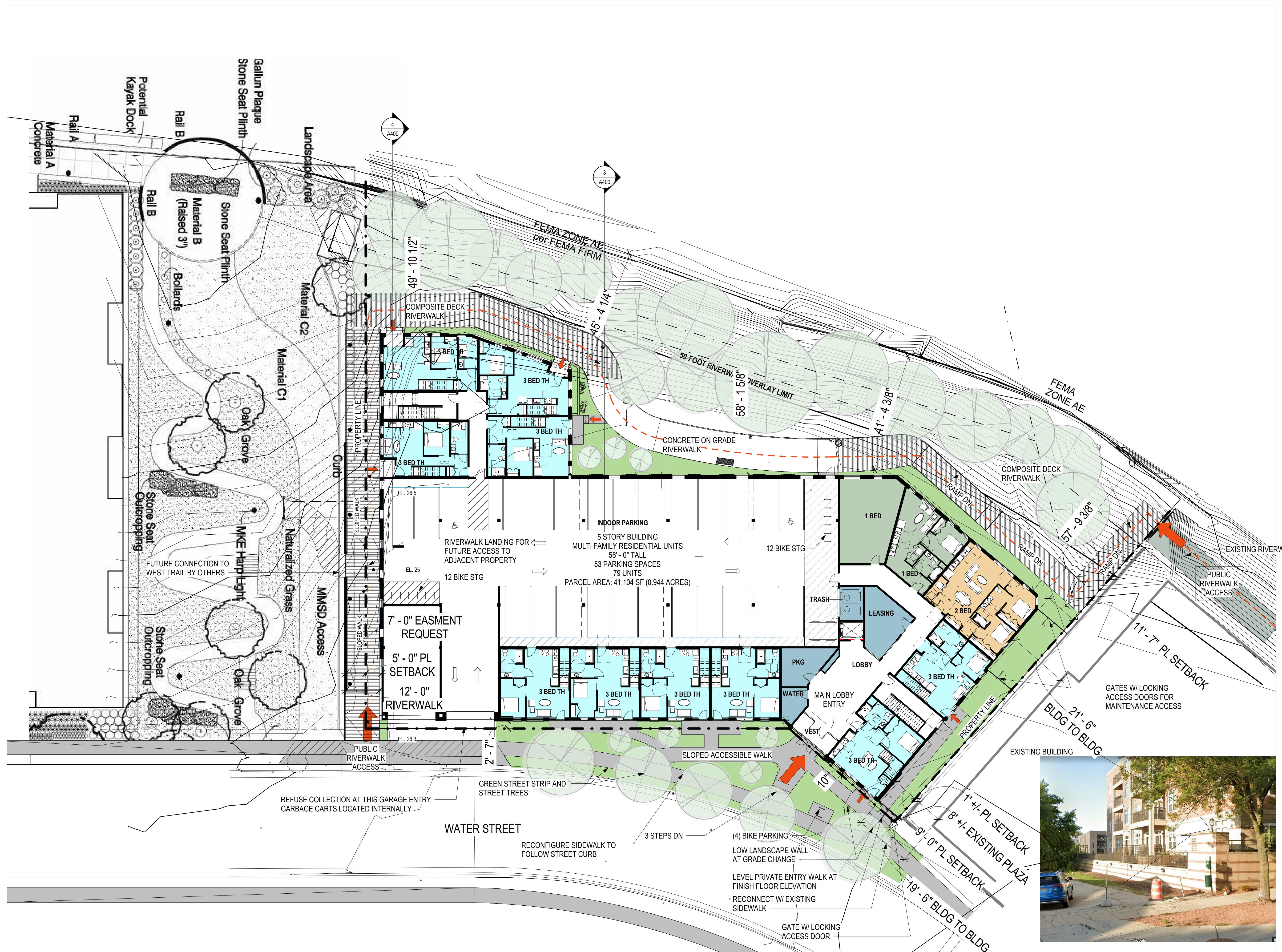
SHEET NUMBER

L200



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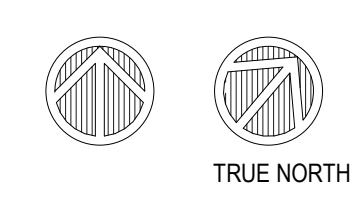
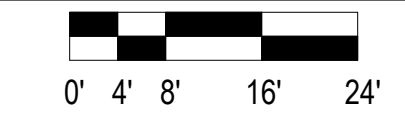
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EIGHTEEN87 ON WATER
 1887 N WATER STREET
 MILWAUKEE, WI 53202
 SHEET TITLE
 SITE PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/2021
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:
THIRD, FOURTH & FIFTH LEVEL FLOOR PLANS

REVISIONS:

SCALE VARIES

PROJECT NUMBER 210502

SET TYPE DPD SUBMITTAL

DATE ISSUED 07/20/2021

SHEET NUMBER **A202**

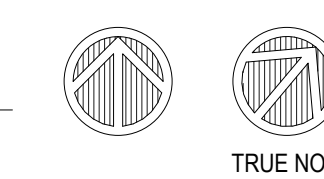


FIT PLAN - LEVELS 04 & 05
SCALE 1/16" = 1'-0"



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	8 UNITS	8 UNITS	8 UNITS	28 UNITS
2 BED	1 UNIT	2 UNITS	11 UNITS	12 UNITS	12 UNITS	38 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

REVISIONS:

SHEET TITLE:
SOUTH AND WEST ELEVATIONS & WALL SECTIONS

SCALE: VARIES

PROJECT NUMBER: 210502

SET TYPE: DPD SUBMITTAL

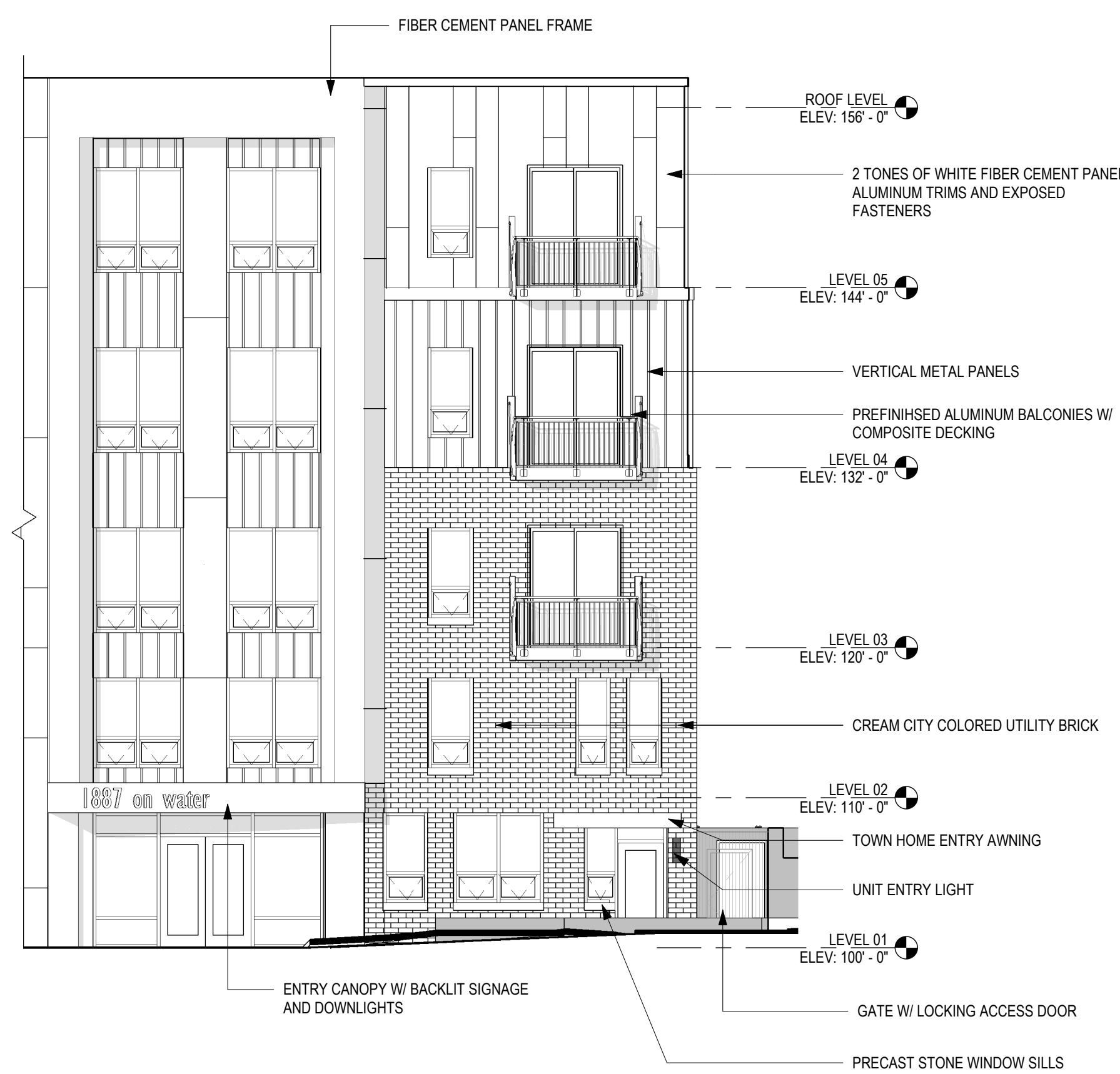
DATE ISSUED: 07/20/2021

SHEET NUMBER: A-400

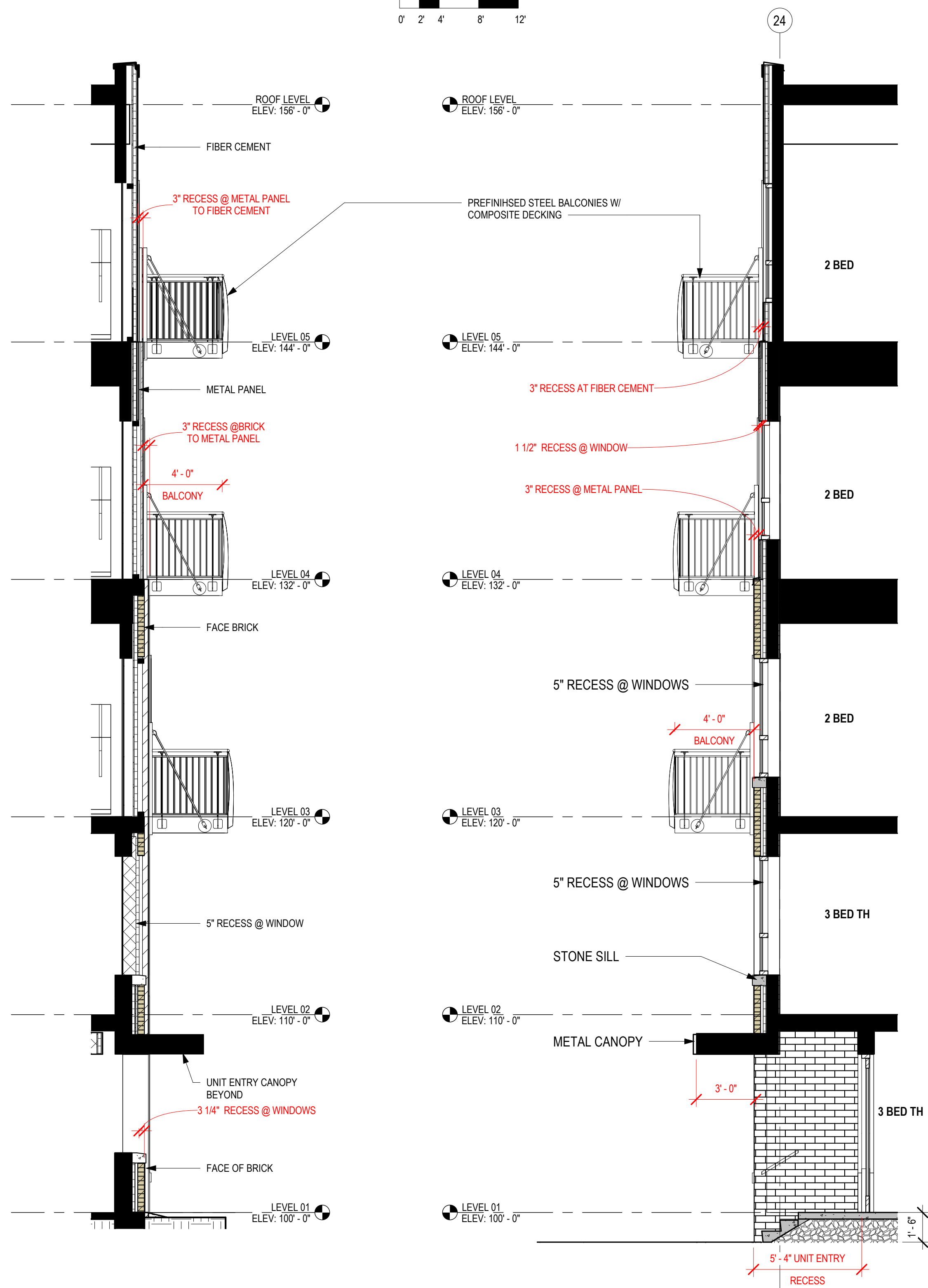
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2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

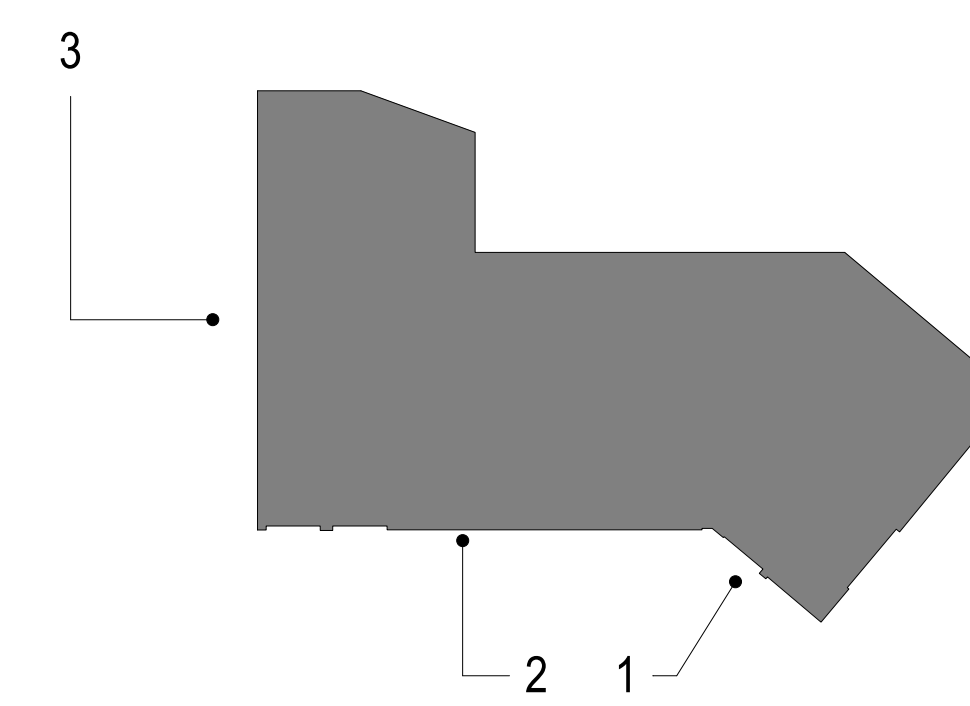


1 SOUTH ELEVATION - ENTRY
Scale: 1/8" = 1'-0"



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"

60' - 5"

PREFINISHED METAL GRILLES.
FINAL DESIGN SUBJECT TO
APPROVAL BY DPD STAFF.

PREFINISHED METAL LOUVER



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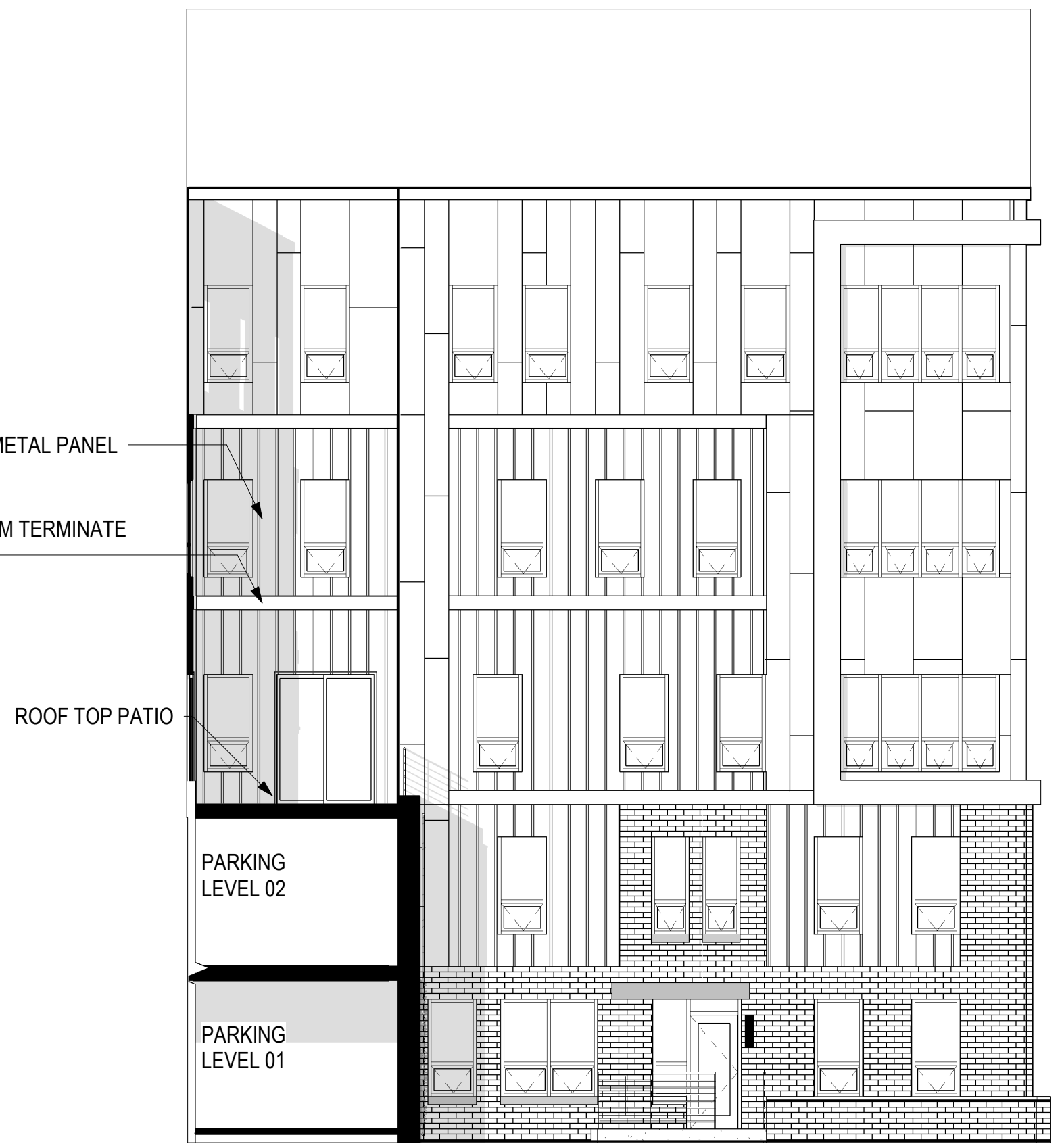
EIGHTEEN87 ON WATER
 1887 N WATER STREET
 MILWAUKEE, WI 53202
 SHEET TITLE:
NORTH AND EAST ELEVATIONS & WALL SECTIONS

REVISIONS:

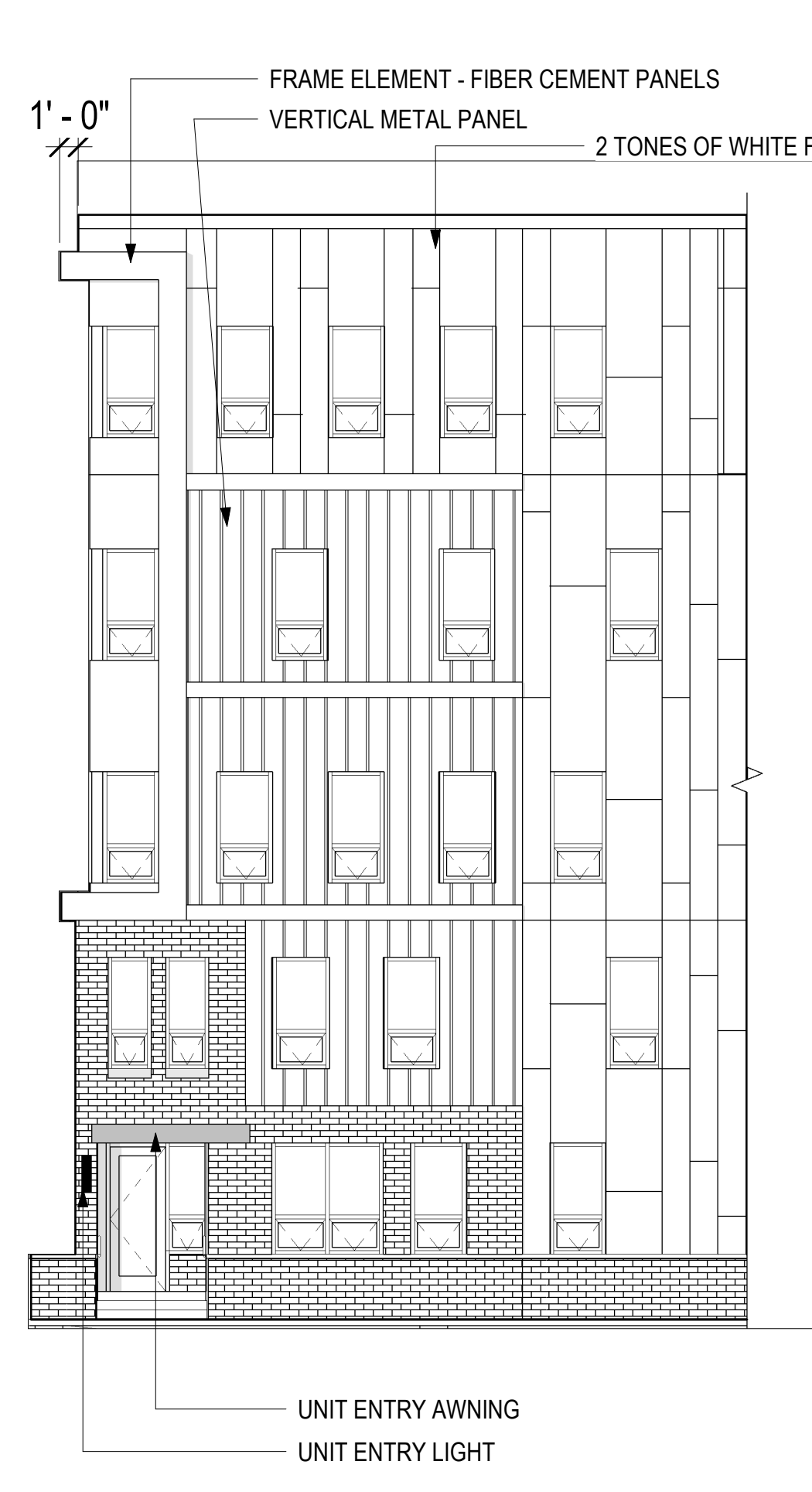
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PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A-401



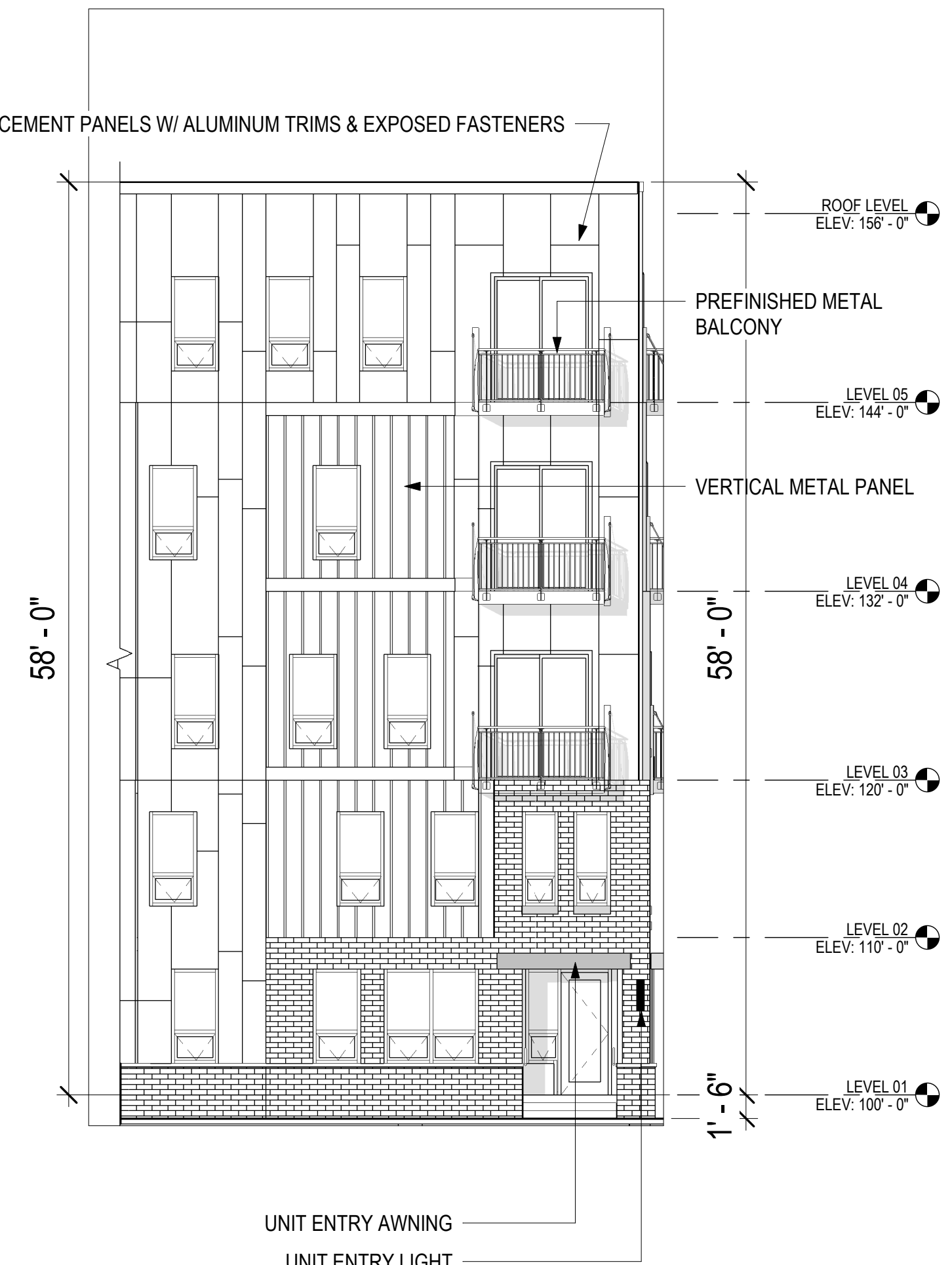
4 NORTH ELEVATION
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 12'



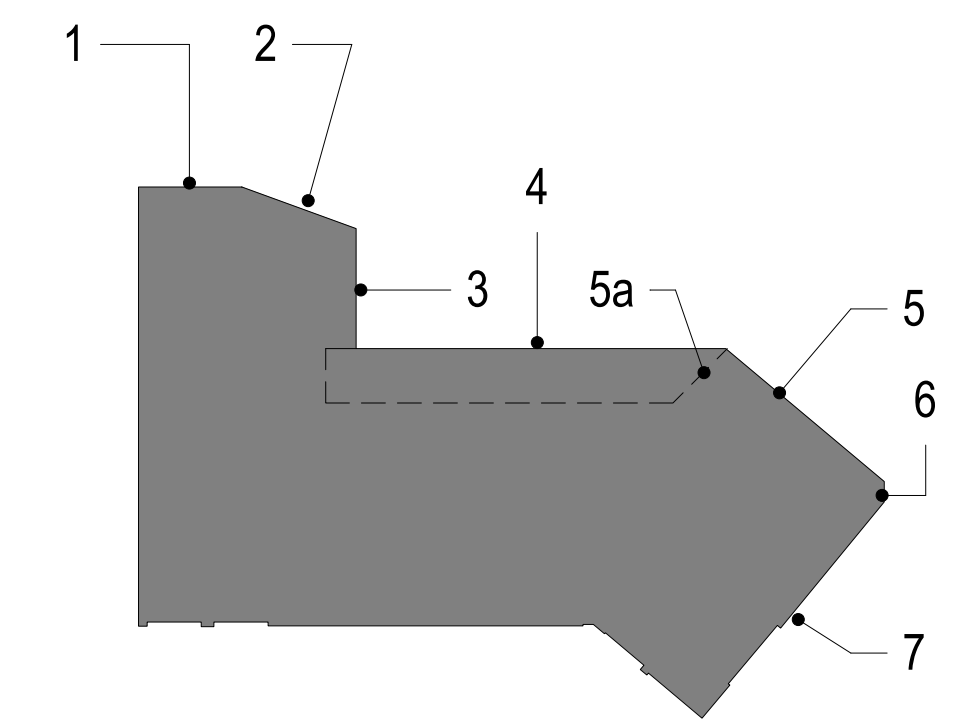
3 EAST ELEVATION - NORTH WING
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 12'



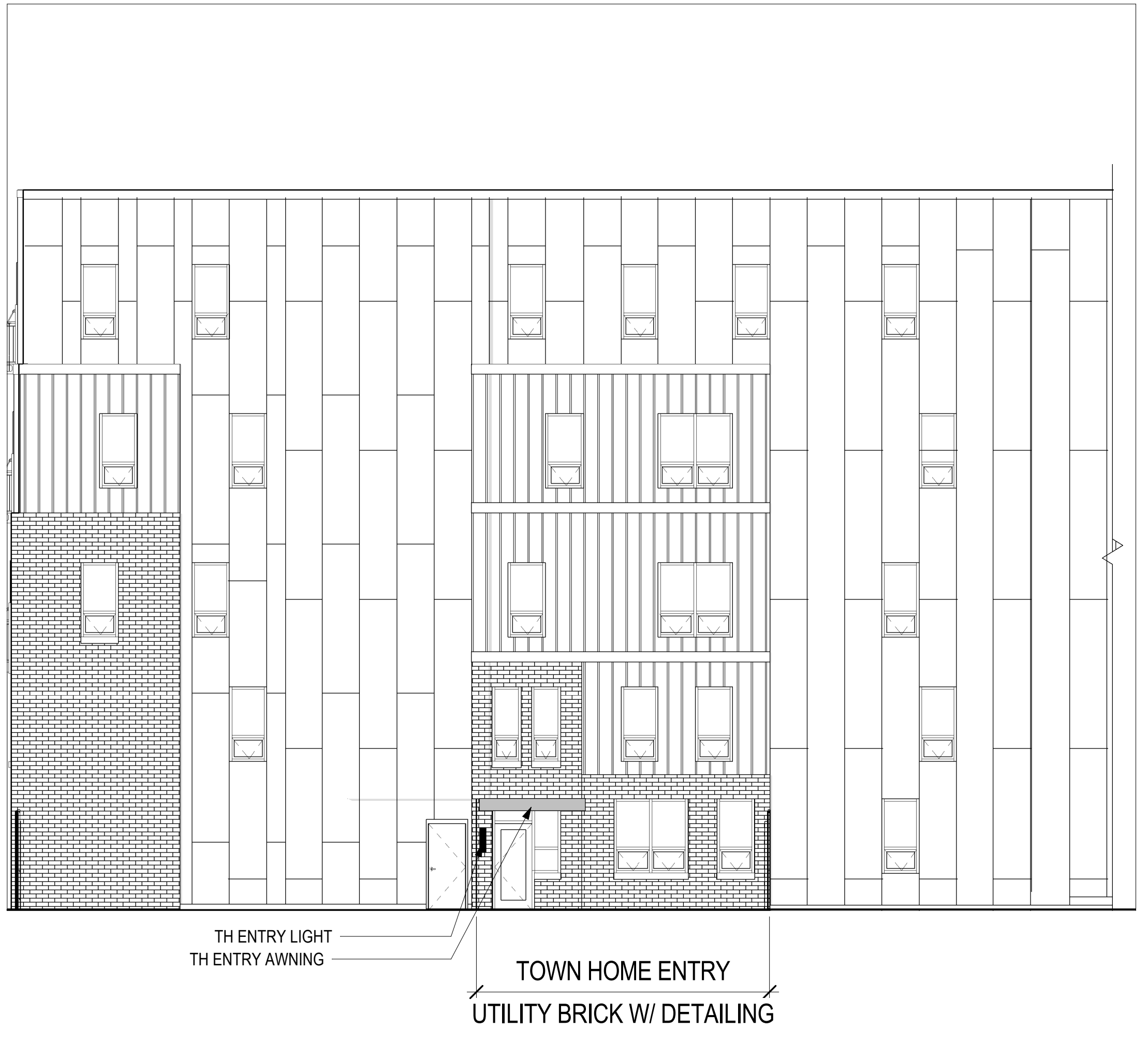
2 NORTH WING ANGLED WALL
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 12'



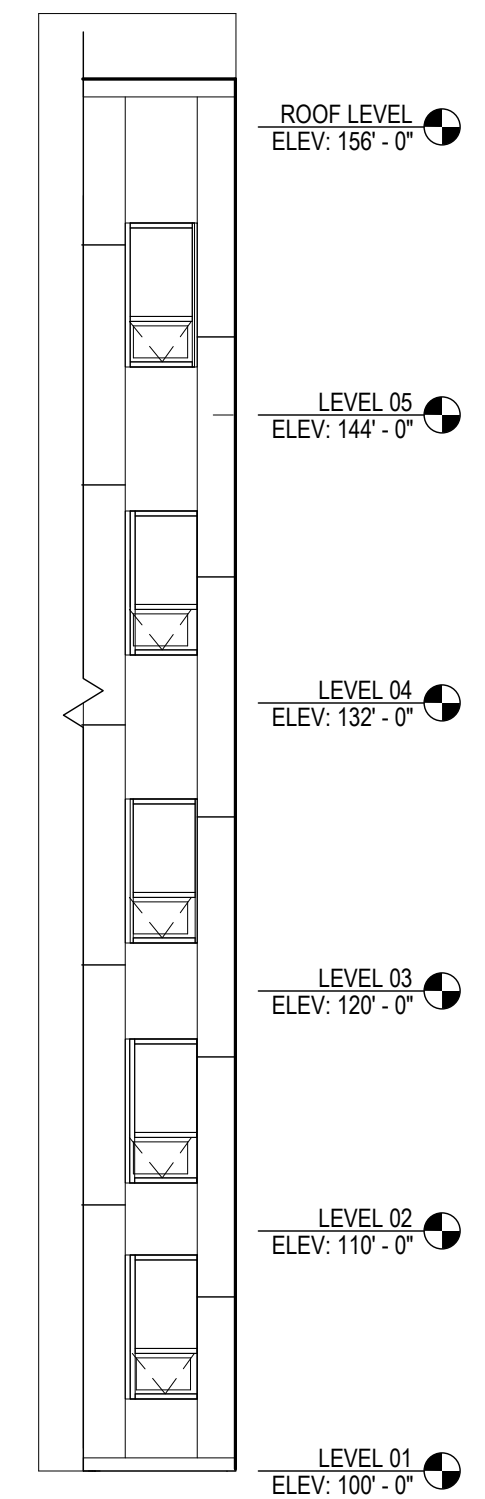
1 NORTH WING ELEVATION
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 12'



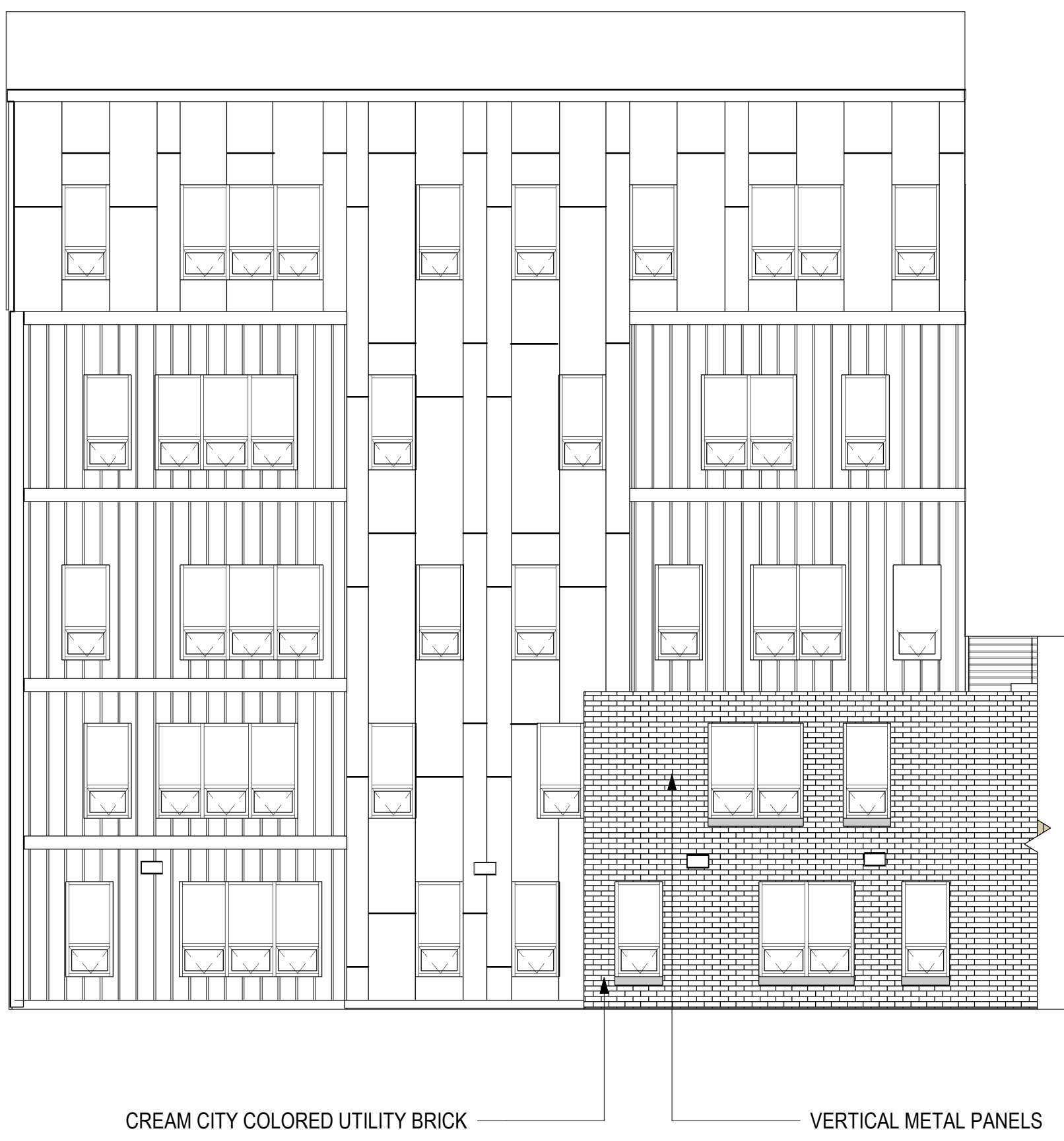
ELEVATION KEY PLAN
 Scale: 1" = 60'-0"
 0' 25' 50' 100' 150'



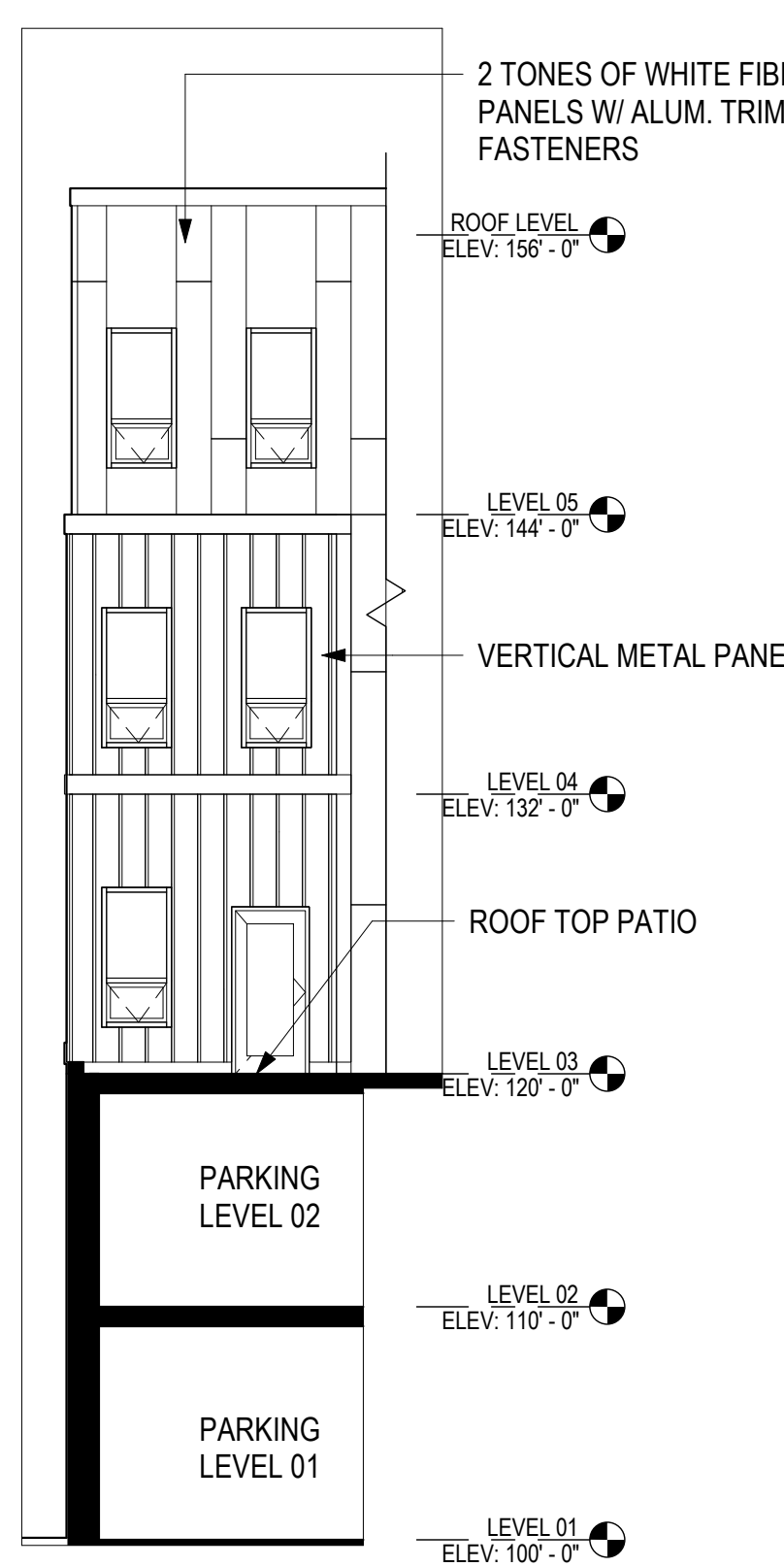
7 EAST ELEVATION
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 12'



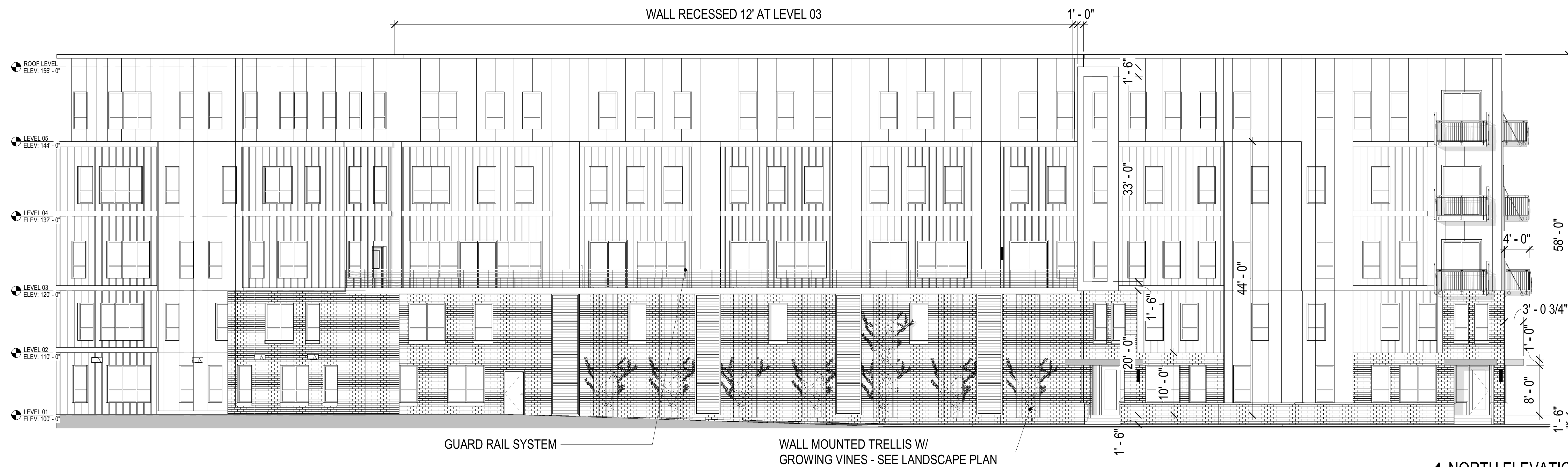
6 EAST ELEVATION ANGLED WALL
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 12'



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



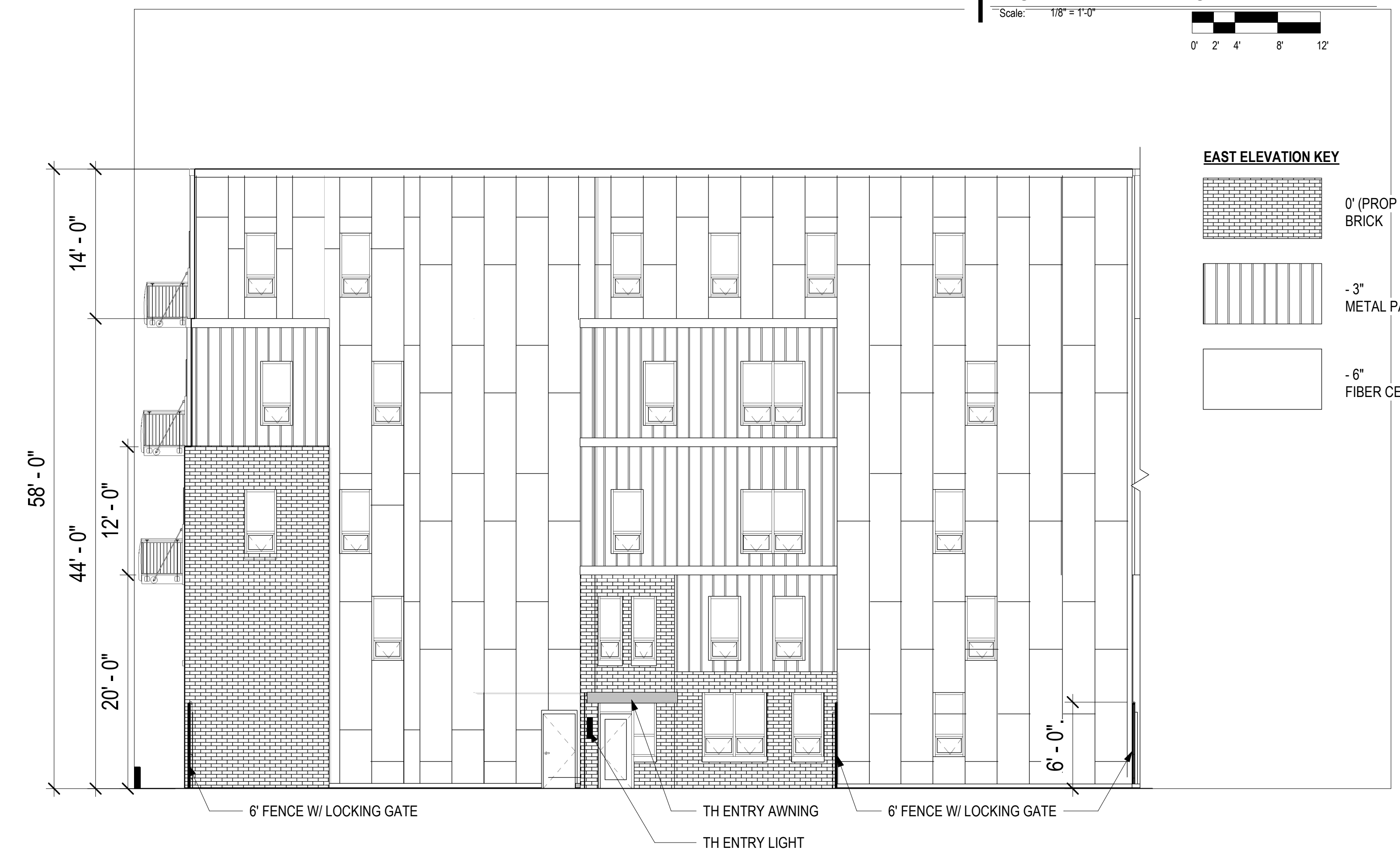
5a NORTH ELEVATION ANGLED WALL
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 12'



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

EAST ELEVATION KEY

	0" (PROP LINE) BRICK
	-3" METAL PANEL
	-6" FIBER CEMENT



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

EAST ELEVATION KEY

	0" (PROP LINE) BRICK
	-3" METAL PANEL
	-6" FIBER CEMENT



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

EAST ELEVATION KEY

	0" (PROP LINE) BRICK
	-3" METAL PANEL
	-6" FIBER CEMENT

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EIGHTEEN87 ON WATER
1887 N WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: **NORTH, SOUTH & EAST MATERIAL SETBACK ELEVATIONS**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A402



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EIGHTEEN87 ON WATER

1887 N WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE
SOUTH BUILDING PERSPECTIVE

REVISIONS:

SCALE VARIES

PROJECT NUMBER 210502

SET TYPE DPD SUBMITTAL

DATE ISSUED 07/20/2021

SHEET NUMBER **A500**

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STEP DOWN ENTRY ENLARGED

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PERSPECTIVE VIEW - SOUTH ELEVATION

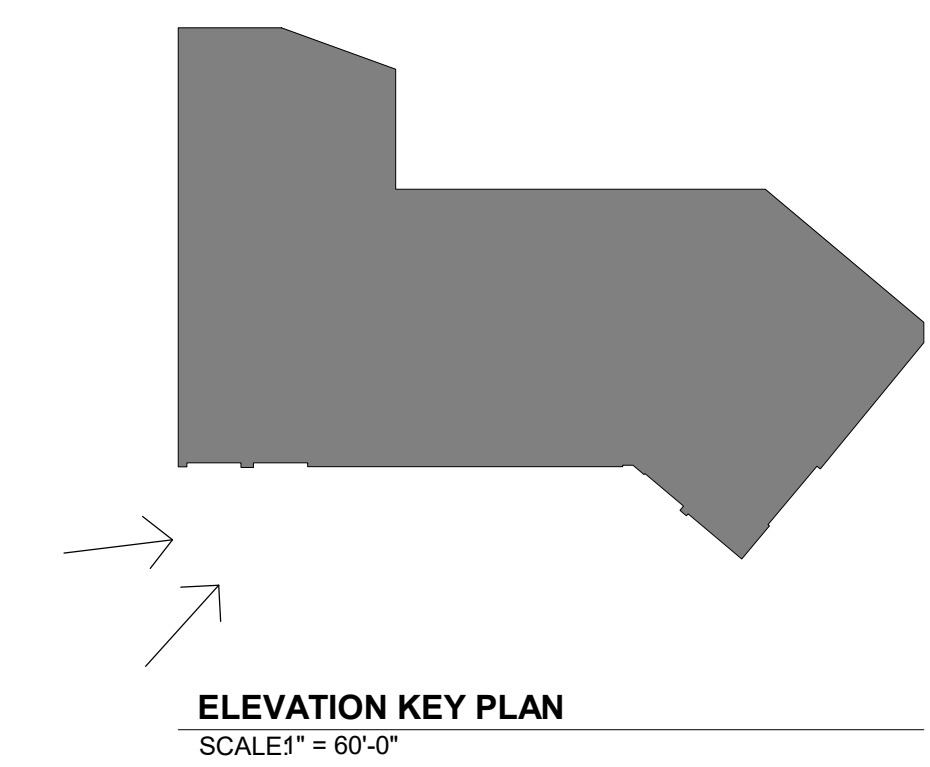


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PERSPECTIVE VIEWS - SOUTH ELEVATION

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EIGHTEEN87 ON WATER

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MILWAUKEE, WI 53202

SHEET TITLE
SOUTH BUILDING PERSPECTIVES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A501



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

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A502

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PERSPECTIVE VIEW - WEST ELEVATION

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



PERSPECTIVE VIEW - NORTH ELEVATION

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



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EIGHTEEN87 ON WATER

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SHEET TITLE
NORTH BUILDING PERSPECTIVE

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A503

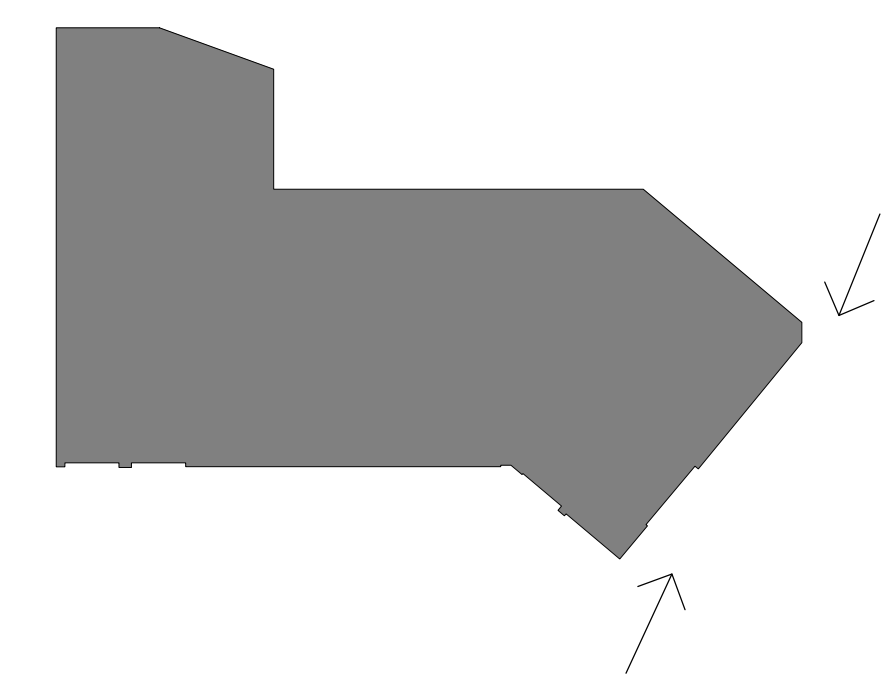


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PERSPECTIVE VIEWS - EAST VIEW



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



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EIGHTEEN87 ON WATER
1887 N WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE
EAST BUILDING PERSPECTIVES

REVISIONS:


SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/2021
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	07/20/2021
SHEET NUMBER	A505

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SOUTHEAST ELEVATION MID AM



NORTHEAST ELEVATION MID AM

PERSPECTIVE VIEWS - SHADOW STUDY



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EIGHTEEN87 ON WATER

1887 N WATER STREET
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SHEET TITLE
 SHADOW STUDY MID AM

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A506



SOUTHEAST ELEVATION MID DAY



NORTHEAST ELEVATION MID DAY

PERSPECTIVE VIEWS - SHADOW STUDY



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EIGHTEEN87 ON WATER
 1887 N WATER STREET
 MILWAUKEE, WI 53202
 SHEET TITLE: SHADOW STUDY MID DAY

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A507



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EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE
SHADOW STUDY MID PM

REVISIONS:

SCALE VARIES

PROJECT NUMBER 210502

SET TYPE DPD SUBMITTAL

DATE ISSUED 07/20/2021

SHEET NUMBER **A508**



SOUTHEAST ELEVATION MID PM



NORTHEAST ELEVATION MID PM

PERSPECTIVE VIEWS - SHADOW STUDY

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RIVER BRIDGE MID PM

PERSPECTIVE VIEWS - SHADOW STUDY



W 747 553 4973
 : 840 #h1h1wzq#w1
 Vx:4h533
 P 1z dxnhh/Az 1B6535

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EIGHTEEN87 ON WATER

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SHADOW STUDY MID PM RIVER BRIDGE

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DPD SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A509

#P681U2E#E#353#FO#Q#X#P#U#P#R#R#V#A#R#D#Q#U#U#M#F#1