

PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF, LLC

234 S WATER ST
MILWAUKEE, WI



OWNER

ADMIRAL'S WHARF, LLC
W230S4513 MILKY WAY ROAD
WAUKESHA, WI 53189

DEVELOPER



BEDFORD DEVELOPMENT
W230S4513 MILKY WAY ROAD
WAUKESHA, WI 53189



VJS DEVELOPMENT GROUP, LLC
W233N2847 ROUNDY CIRCLE WEST
PEWAUKEE, WI 53072

Approved Conditionally by CPC on 10/21/2019

PROJECT ARCHITECT

VJS CONSTRUCTION SERVICES
W233 N2847 ROUNDY CIRCLE WEST
PEWAUKEE, WI 53072
P: 262.542.9000
VJSCS.COM

GENERAL CONTRACTOR

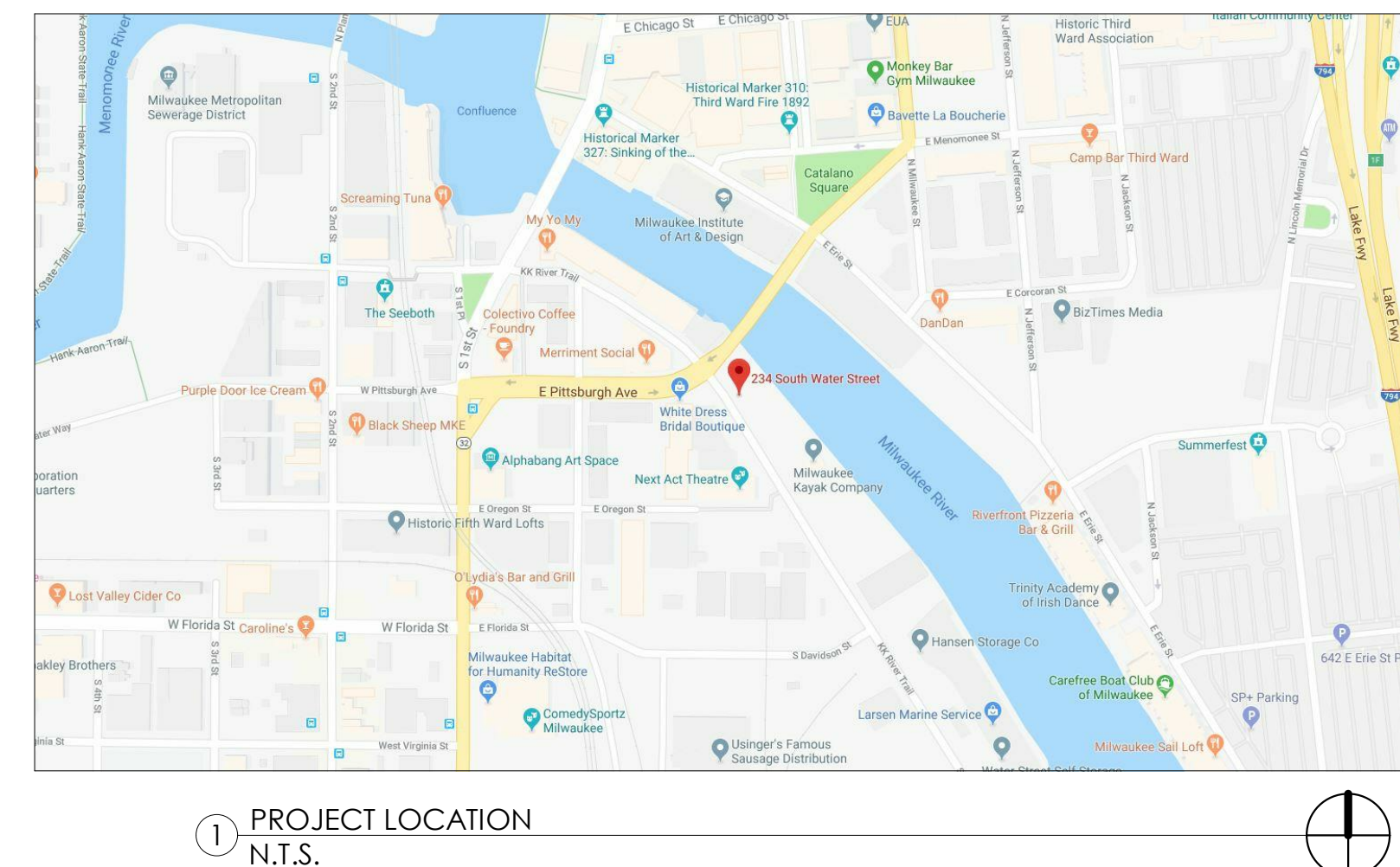
VJS CONSTRUCTION SERVICES
W233 N2847 ROUNDY CIRCLE WEST
PEWAUKEE, WI 53072
P: 262.542.9000
VJSCS.COM

STRUCTURAL ENGINEER

TO BE DETERMINED

CIVIL ENGINEER

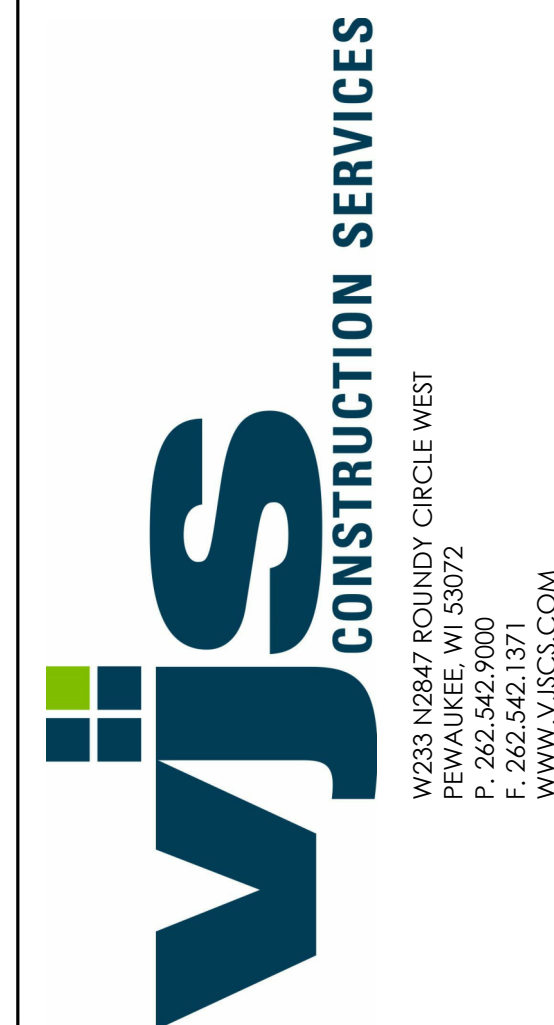
TO BE DETERMINED



GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL BE DONE IN STRICT COMPLIANCE W/ THE ADA AND THE LATEST EDITION OF THE STANDARD BUILDING CODE AS AMENDED BY THE APPLICABLE STATE, AND ALL OTHER CODES AND BUILDING REQUIREMENTS WHICH APPLY, AS WELL AS, MEET ALL APPLICABLE STANDARDS. IN INSTANCES WHERE SEVERAL DIFFERENT STANDARDS ARE APPLICABLE, THE STRICTEST STANDARD SHALL APPLY UNLESS PROHIBITED BY APPLICABLE CODES.
- GENERAL CONTRACTOR TO SUPPLY ALL SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS. ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE GENERAL CONTRACTOR IS TO VERIFY EXISTENCE OF ASBESTOS-CONTAINING MATERIAL (ACM) AND IS RESPONSIBLE FOR REMOVAL OF SUBSTANCE. GENERAL CONTRACTOR REPRESENTS THAT CONTRACTOR AND ITS EMPLOYEES ARE QUALIFIED IN ASBESTOS REMOVAL WITH FULL KNOWLEDGE OF, AND COMPLIANCE WITH, ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES, REGULATIONS, AND GUIDELINES GOVERNING ASBESTOS REMOVAL. CONTRACTOR MUST FURNISH ALL PERMITS, LABOR, MATERIAL, SERVICES, INSURANCE, TOOLS, EQUIPMENT, AND NOTIFICATIONS IN ACCORDANCE WITH EPA, OSHA, STATE, AND ALL OTHER APPLICABLE AGENCIES TO COMPLETE REMOVAL OF ACM.
- BIDDING CONTRACTORS AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE APPLICABLE CONSTRUCTION DOCUMENTS. DISCREPANCIES IN THE EXISTING FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMISSION OF THE BID. FAILURE TO DO SO ON THE PART OF THE CONTRACTOR DOES NOT RELIEVE SAID CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE A CORRECT AND FINISHED PRODUCT.
- THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION/DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, HEALTH DEPARTMENT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE ITEM LIST OF ALL FEES INCLUDED IN HIS BID AND SUBSTANTIATE HOW HE ARRIVED AT THOSE AMOUNTS.
- GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, (INCLUDING TELEPHONE, FAX, AND MODEM LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE TENANT/FRANCHISEE TAKES OCCUPANCY.
- GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER AND TEMPORARY TOILET FACILITIES (IF TOILET FACILITIES ARE NOT ALREADY ON SITE) FOR HIS AND HER SUBCONTRACTORS USE.
- GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.
- GENERAL CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.
- OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.
- UPON THE COMPLETION OF WORK, GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN THE PREMISES AND WASH THE INSIDE & OUTSIDE OF ALL WINDOWS SO THAT THE SPACE IS READY FOR OCCUPANCY BY TENANT/FRANCHISEE. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.
- GENERAL CONTRACTOR SHALL WARRANT ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR AS REQUIRED BY LAW, WHICHEVER IS GREATER.
- NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.
- SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GENERAL CONTRACTOR FIRST THEN ARCHITECT SECOND.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES SUCH AS: SANITARY AND STORM SEWER, WATER, NATURAL GAS AND ELECTRICAL LINES. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE AND SHALL PROVIDE ADDITIONAL SERVICE AS REQUIRED.
- MATERIALS SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT.
- ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER REQUIREMENTS.
- DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS A PART OF THE WORK OF THE CONTRACTOR.
- ALL WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.
- ALL DIMENSIONS ARE TO THE FACE OF FINISHED MATERIAL OR CENTER LINE OF THE OBJECT AS SPECIFICALLY NOTED.
- ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.
- ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.
- GENERAL CONTRACTOR ACCEPTS DELIVERIES OF ALL ITEMS NOTED ON PLANS, WHETHER OR NOT IN CONTRACT, AND IS RESPONSIBLE FOR THE LOSS/DAMAGE OF THESE ITEMS. ADDITIONALLY, GENERAL CONTRACTOR IS TO RECEIVE, UNPACK, INSPECT AND VERIFY QUANTITY, AND CONDITION OF FOIC ITEMS. CONTRACTOR IS TO NOTIFY OWNER OF ANY DISCREPANCIES IN QUANTITY, AND MATERIAL DAMAGE. FAILURE TO DO SO PLACES RESPONSIBILITY FOR ALL ITEMS ON THE GENERAL CONTRACTOR.
- UPON COMPLETION OF WORK, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RETURN OF ALL MASTER KEY ORIGINALS OR SHALL PAY EXPENSES REQUIRED TO RE-KEY BUILDING.
- ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.
- GIVE ALL SURPLUS PAINT MATERIALS TO TENANT/FRANCHISEE. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN LANDSCAPING.
- ALL GYPSUM WALL BOARD TO BE MIN. OF 1/2" THICK AND SHALL BE SCREWED TO MIN. 2 1/2" METAL STUDS OR 1 1/2" METAL FURRING @ 24" O.C.. ALL GWB SURFACES TO BE PAINTED SHALL BE TAPED AND SANDED TO A LEVEL 5 FINISH PER ASTM C-840 AND FREE OF ANY DEFECTS PRIOR TO PAINT APPLICATION. ALL GWB SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.
- APPLICATION OF MATERIALS BY A SUBCONTRACTOR TO EXISTING SURFACES OR PROVIDED UNDER THIS CONTRACT, SHALL IMPLY ACCEPTANCE AND SUITABILITY OF EXISTING CONDITIONS. SUCH SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE AND IRREGULARITIES TO HIS WORK PRODUCT AS A RESULT OF PREVIOUS CONDITIONS.
- INSTALL INSULATION IN WALLS U.N.O. ALL THERMAL INSULATION SHALL COMPLY WITH STANDARD BUILDING CODE. AS A MINIMUM, VAPOR BARRIERS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT NOT TO EXCEED 450 OR BETTER AS REQUIRE BY CODE. OCCUPANCY AND CONSTRUCTION TYPE, ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.
- PROVIDE DSCP/FIRE STOPS REQUIRED BY GOVERNING CODES AND OFFICIALS.
- GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS, TO LANDLORD, TENANT/FRANCHISEE WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.
- PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED, THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.
- PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL'S AND CODE REQUIREMENTS.
- PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.
- ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE TENANT/FRANCHISEE UNLESS NOTED.
- PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.
- GENERAL CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL CONTROL JOINTS AS REQUIRED TO PREVENT CRACKING AND FAILURE.

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PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI

FILE NUMBER: 190784

DATE	REV	ISSUE
9/30/2019		P.C. SUBMITTAL

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF VJS CONSTRUCTION SERVICES. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE, OR TERRITORY SHOWN ON THE SEAL.

PROJECT NUMBER 1170764
DATE 04/16/2019
DRAWN BY BDG/MAH
CHECKED BY KAK
SCALE N.T.S.

TITLE SHEET

T1.01

PROPOSED SCHEMATIC
 DRAWINGS FOR:

**ADMIRAL'S
 WHARF**

234 S WATER ST
 MILWAUKEE, WI

FILE NUMBER: 190784

DATE	REV	ISSUE
9/30/2019		P.C. SUBMITTAL

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF VJS CONSTRUCTION SERVICES. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE, OR TERRITORY SHOWN ON THE SEAL.

PROJECT NUMBER 1170764
 DATE 04/16/2019
 DRAWN BY BDG
 CHECKED BY KAK
 SCALE 1/16" = 1'-0"

UNIT FLOOR AREA
 PLAN

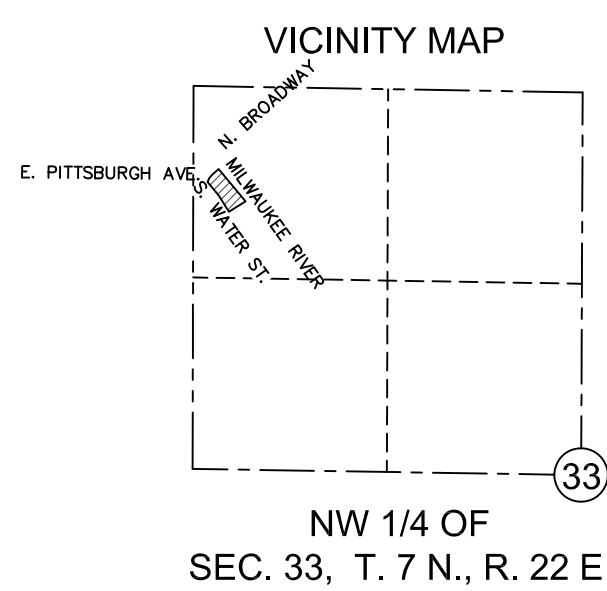
T1.02



① UNIT FLOOR AREA PLAN, TYP.
 1/16" = 1'-0"

PLAT OF SURVEY WITH TOPOGRAPHY

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

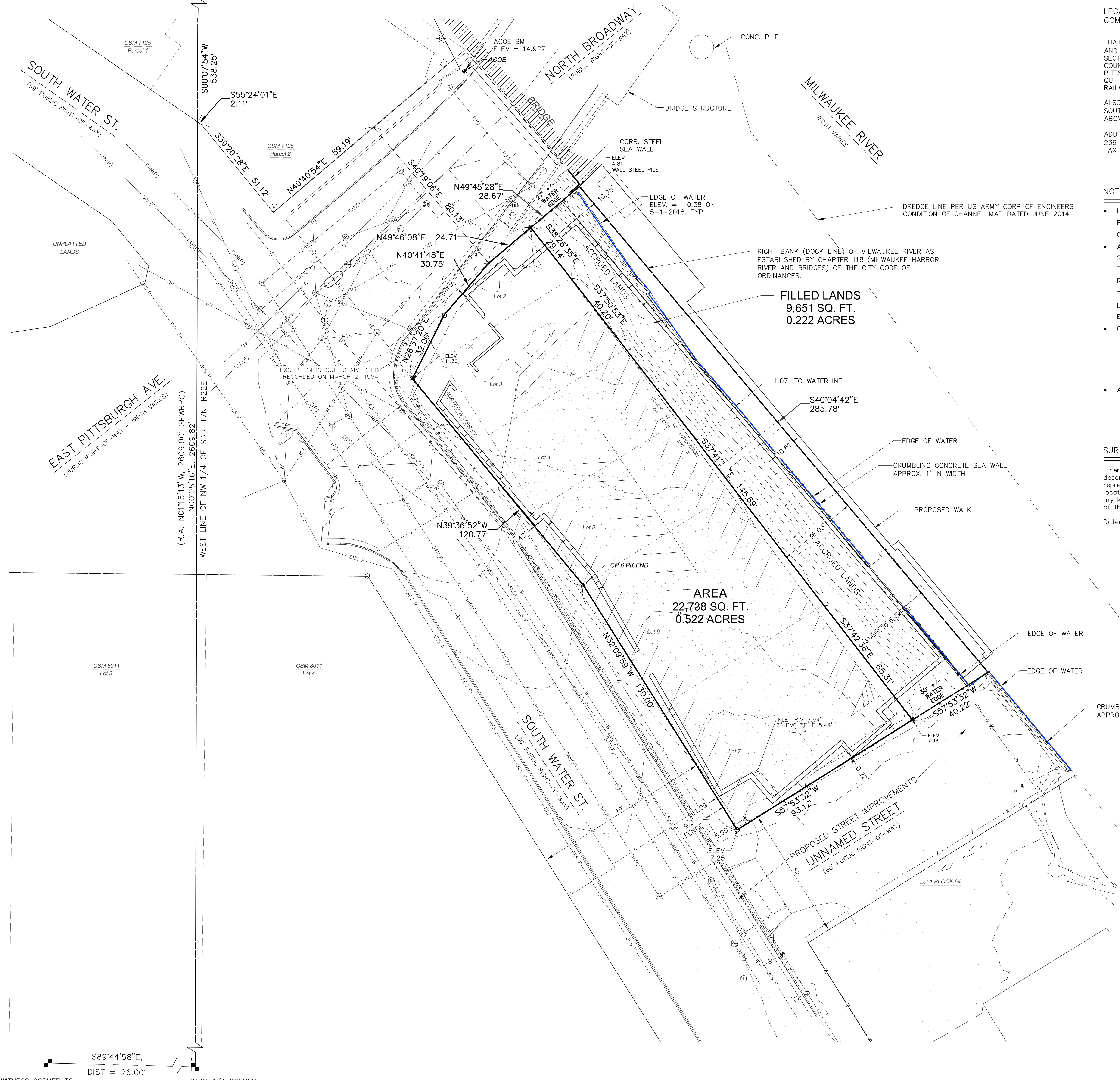


NORTHWEST CORNER SECTION 33 T7N R22E CONCRETE MONUMENT SEWRPC BRASS CAP

(R.A. N88°54'38"E, 2639.92' SEWRPC)
S89°36'18"E, 2639.30'

NORTH 1/4 CORNER SEC. 33 T7N R22E CONCRETE MONUMENT SEWRPC BRASS CAP

NORTH LINE OF NW 1/4 OF S33-T7N-R22E



HORIZONTAL DATUM IS THE WISCONSIN COUNTY COORDINATE SYSTEM MILWAUKEE COUNTY ZONE NAD83 (2011). NORTH IS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 33-7-22 MEASURED AS S00°08'16"W.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM N 1/4 CORNER OF SECTION 32-7-22, ELEV. 5.306 (COMPUTED APPLYING CONVERSION FACTOR OF 580.603 TO SEWRPC ELEVATION OF 585.909) SITE BENCH MARK IS ACOE MONUMENT ELEVATION 14.927.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-643054-MKE, DATED MARCH 31, 2016

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

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

ADDRESS: 234 S. WATER STREET, MILWAUKEE, WI 53204 (CLIENT PROVIDED)
236 S. WATER STREET (PER TITLE COMMITMENT)
TAX ID NO.: 429-0002-100-8

NOTES:

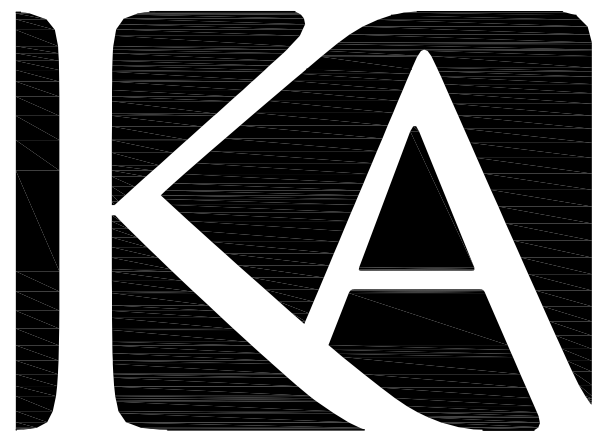
- LEGAL DESCRIPTION PER THE LAST DEED OF RECORD DOES NOT INCLUDE THE LAND BETWEEN THE NORTHEAST LINE OF THE SUBJECT PROPERTY AND THE RIVER'S EDGE OR ESTABLISHED RIGHT BANK.
- AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT No. 09267494 ON JULY 12, 2006 CORRECTS THE LEGAL DESCRIPTION OF SEVERAL PREVIOUS DEEDS PROVIDED THAT WERE RECORDED DATING BACK TO 1973 WHICH MODIFIES THE DESCRIPTION BY REMOVING THE LINE "BUT INCLUDING ALL SUBMERGED AND OTHER LANDS BETWEEN THE DOCK LINE OF THE MILWAUKEE RIVER AND SAID LOTS" WHICH DESCRIBES THE LAND BETWEEN THE NORTHEAST LINE OF THE PLATTED SUBDIVISION LOTS AND THE ESTABLISHED RIGHT BANK OF THE RIVER.
- OWNER OF RECORD:
236 WATER STREET ONE LLC
236 S. WATER ST.
MILWAUKEE, WI 53204
- ALL DISTANCES SHOWN ARE GROUND MEASURED DISTANCES.

SURVEYOR'S CERTIFICATE:

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

Dated this 9th day of September, 2019

BRIAN SANDBERG P.S. 2500



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

PROJECT:
ADMIRALS WHARF

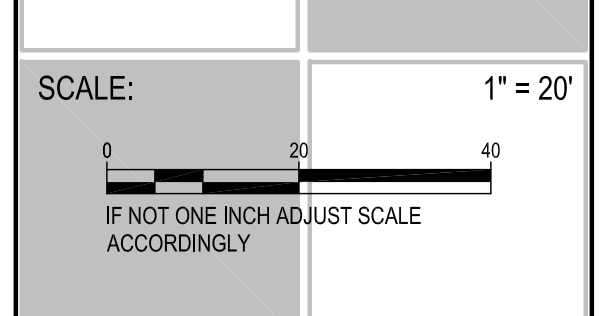
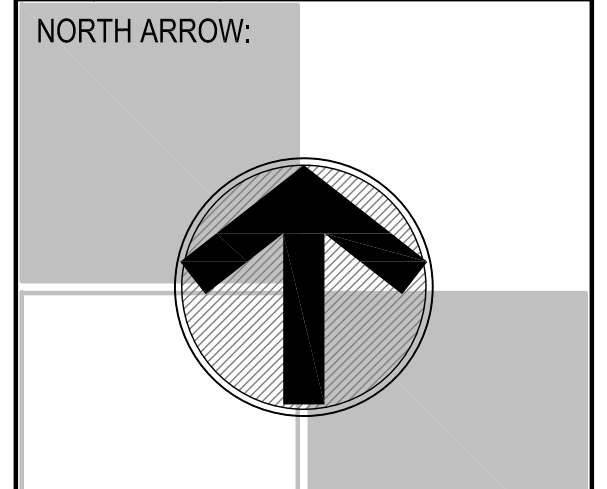
LOCATION:
234 S. WATER ST., MILWAUKEE, WI 53204

CLIENT:
VJS CONSTRUCTION SERVICES

RELEASE:

REVISIONS:

#	DATE	DESCRIPTION



SEAL:

SHEET:
PLAT OF SURVEY WITH TOPOGRAPHY

PROJECT MANAGER: TP
PROJECT NUMBER: 15.0063.01
DATE: SEPTEMBER 9, 2019

SHEET NUMBER:
S100

FILENAME: S:_Sifadgn\WJS Construction Services\190459 Admirals Wharf\Survey\150063_building-permit-plot.dwg

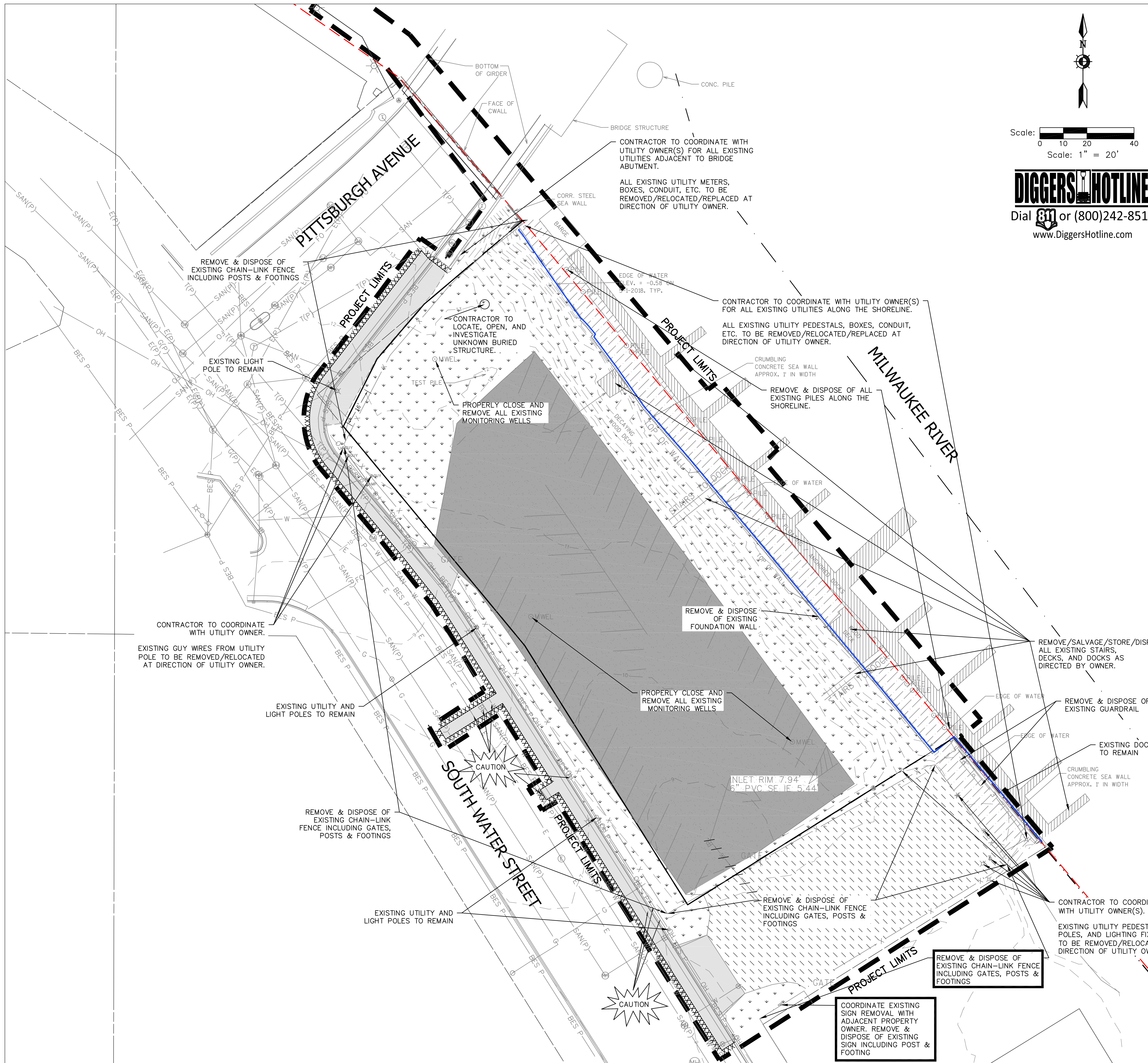
- ### LEGEND
- ◆ = BENCH MARK
 - ▲ = CONTROL POINT
 - ⊗ = CHISELED MARK FOUND
 - ✕ = CUT CROSS SET
 - = FOUND 1" IP OR MONUMENTATION AS NOTED
 - = 1-1/4" O.D. x 24" LONG IRON PIPE SET, WEIGHING 1.68 LBS./FT.
 - = SECTION CORNER MON.
 - ▲ = FOUND MAG/PSK
 - ▲ = SET MAG NAIL
 - (R.A.) = RECORDED AS
 - ⊕ = WATER VALVE
 - ⊕ = FIRE HYDRANT
 - = SOIL BORING
 - 970.50 = SPOT ELEVATION
 - ⊕ = BUSH, SHRUB
 - ⊕ = POLE/POST/BOLLARD
 - = BOULDER
 - ⊕ = WINDMILL
 - ⊕ = PULLBOX
 - ⊕ = MANHOLE TYPE NOTED
 - SA = SANITARY SEWER MANHOLE
 - ⊕ = STORM SEWER MANHOLE
 - ⊕ = ELECTRIC MANHOLE
 - ⊕ = TELEPHONE MANHOLE
 - ⊕ = WATER MANHOLE
 - ⊕ = UTILITY METER
 - ↑ = SPRINKLER
 - ⊕ = GUY WIRE POLE
 - ⊕ = LIGHT POLE
 - ⊕ = PEDESTAL
 - ⊕ = POWER POLE
 - ⊕ = POWER/LIGHT POLE
 - ⊕ = TRAFFIC SIGNAL
 - ⊕ = CURB STOP
 - ⊕ = INLET
 - ⊕ = CURB INLET
 - ⊕ = GAS VALVE
 - ⊕ = LIGHT POLE WITH MAST
 - ⊕ = TREE (CONIFEROUS) DRIP LINE SCALABLE
 - ⊕ = TREE (DECIDUOUS) DRIP LINE SCALABLE
 - ⊕ = TREE STUMP
 - ⊕ = FOUND REBAR
 - ⊕ = CLEANOUT
 - ⊕ = FLAG POLE
 - ⊕ = UTILITY MARKER POST
 - ⊕ = WELL
 - ⊕ = MONITORING WELL
 - ⊕ = SIGN ON POST
 - ⊕ = PARKING METER
 - ⊕ = UTILITY CONTROL BOX
 - ⊕ = UNKNOWN UTILITY VALVE
 - FL. EL. = FIRST FLOOR ELEVATION
 - ▭ = BUILDING OUTLINE
 - - - 3 - - - = MINOR CONTOUR
 - - - 5 - - - = MAJOR CONTOUR
 - - - - - = FENCE
 - - - - - = BEAM GUARD
 - - - - - = CHAINLINK FENCE
 - - - - - = WOODED AREA/SHRUB EDGE
 - - - - - = WATER MAIN
 - - - - - = STORM SEWER
 - - - - - = SANITARY SEWER
 - - - - - = COMBINED SEWER
 - - - - - = NATURAL GAS MAIN
 - - - - - = UNDERGROUND TELEPHONE
 - - - - - = UNDERGROUND ELECTRIC
 - - - - - = OVERHEAD UTILITY LINES
 - - - - - = UNDERGROUND FIBER OPTIC
 - - - - - = UNDERGROUND CABLE TV
 - - - - - = BUREAU OF ELEC. SERV. CI. MIL.
 - - - - - = STEAM LINE
 - - - - - = COMMUNICATION CONDUIT
 - (P) IN LIFESTYLE INDICATES DRAIN PER EXISTING PLANS AND ARE APPROXIMATE
 - ▭ = ASPHALT SURFACE
 - ▭ = CONCRETE SURFACE
 - ▭ = WETLANDS

WITNESS CORNER TO WEST 1/4 CORNER SECTION 33 T7N R22E CONCRETE MONUMENT SEWRPC BRASS CAP 26' WESTERLY ON 1/4 SECTION LINE

WEST 1/4 CORNER FALLS INSIDE BUILDING

Note:
Underground Utilities Located by
DIGGERS' HOTLINE
Toll Free (800)242-8511
Milwaukee Area (414)259-1811
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTERS HOTLINE TICKETS
20144802951, 20144802952

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



Scale: Scale: 1" = 20'

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

DEMOLITION LEGEND

- VEGETATION TO BE REMOVED AND DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED, UNUSED AND UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT OR FIELD VERIFY DEPTH IF GEOTECHNICAL REPORT NOT AVAILABLE.
- ASPHALT PAVEMENT AND BASE MATERIAL TO BE REMOVED TO SUB-BASE AND DISPOSED OF OFFSITE. PAVEMENT AND BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED AND DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED, UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE AND BASE MATERIAL TO BE REMOVED TO SUB-BASE AND DISPOSED OF OFFSITE. CONCRETE AND BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAR AND GRUB VEGETATION, REMOVE ROOTS AND STUMPS. REMOVE AND DISPOSE OF OFFSITE.
- SAWCUT FULL DEPTH
- TREES AND STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED AND REMOVED.
- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- DENOTES EXISTING STORM INLETS TO BE REMOVED. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION UNTIL REMOVED. SEE DETAIL 5/C2.2

- ### DEMOLITION NOTES
1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
 2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WOOD, COUNTY, AND STORM WATER MANAGEMENT.
 4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
 6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
 7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.
 8. ALL EXISTING UTILITY LINES SHALL BE FULLY PROTECTED AND SUPPORTED/SHORED DURING CONSTRUCTION TO KEEP LINES IN SERVICE AND TO PREVENT DAMAGE. WHERE NEW UNDERGROUND UTILITIES ARE TO BE INSTALLED BELOW EXISTING UTILITIES, SUPPORT EXISTING LINES IN PLACE. PROVIDE RESTRICTION OF BOTH HORIZONTAL AND VERTICAL MOVEMENT OF UTILITY. AFTER NEW UTILITIES HAVE BEEN INSTALLED, EXISTING UTILITIES SHALL BE BACKFILLED IN SAME MANNER AS THAT SPECIFIED FOR NEW UTILITIES. PROVIDE FLOWABLE CONCRETE FILL DIRECTLY BENEATH EXISTING UTILITIES WHERE SPECIFIED COMPACTION REQUIREMENTS CANNOT BE ACHIEVED.

VJS CONSTRUCTION SERVICES

W233 N2847 ROUNDY CIRCLE WEST
MILWAUKEE, WI 53072
P. 262.542.9000
F. 262.542.1371
WWW.VJSCS.COM

PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI



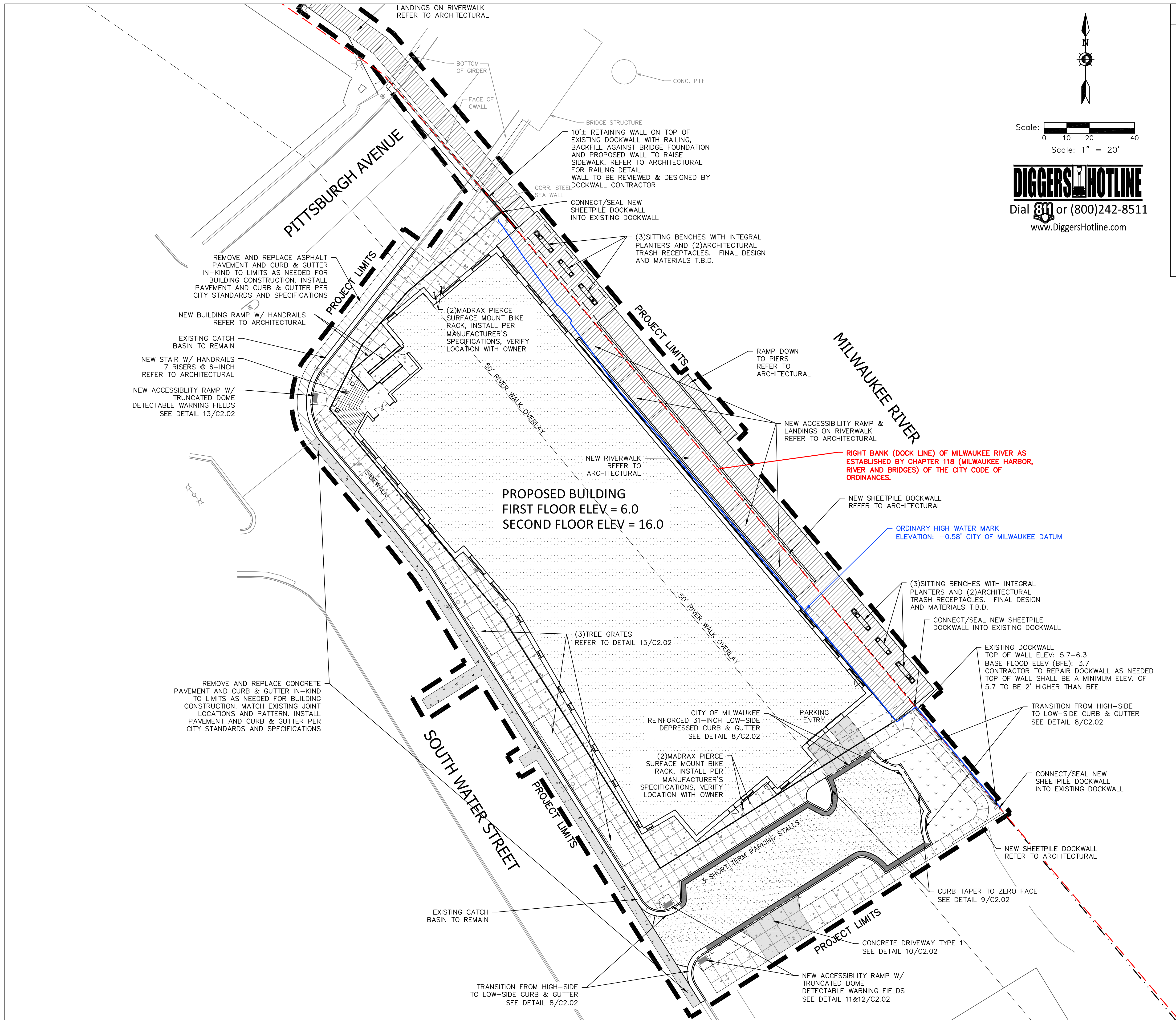
DATE	REV	ISSUE

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PROJECT NUMBER 1170764
DATE 09/30/2019
DRAWN BY BWJ
CHECKED BY TP
SCALE 1" = 20'-0"

SITE DEMOLITION PLAN

C1.01



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

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HATCH LEGEND

	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (LIGHT DUTY) SEE DETAIL 5/C2.02
	NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL 5/C2.02
	NEW CONCRETE SLAB SEE DETAIL 6/C2.02
	NEW HEAVY DUTY CONCRETE SLAB SEE DETAIL 6/C2.02
	NEW CITY OF MILWAUKEE REINFORCED 31" VERTICAL FACE HIGH-SIDE CURB & GUTTER INSTALL IN ACCORDANCE TO CITY STANDARDS AND SPECIFICATIONS (UNLESS NOTED OTHERWISE) SEE DETAIL 8/C2.02
	NEW CITY OF MILWAUKEE REINFORCED 31" VERTICAL FACE LOW-SIDE CURB & GUTTER INSTALL IN ACCORDANCE TO CITY STANDARDS AND SPECIFICATIONS (UNLESS NOTED OTHERWISE) SEE DETAIL 8/C2.02
	ROOF OVERHANG/CANOPY REFER TO ARCHITECTURAL ROOF PLAN

VJS CONSTRUCTION SERVICES

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MILWAUKEE, WI 53072
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PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI



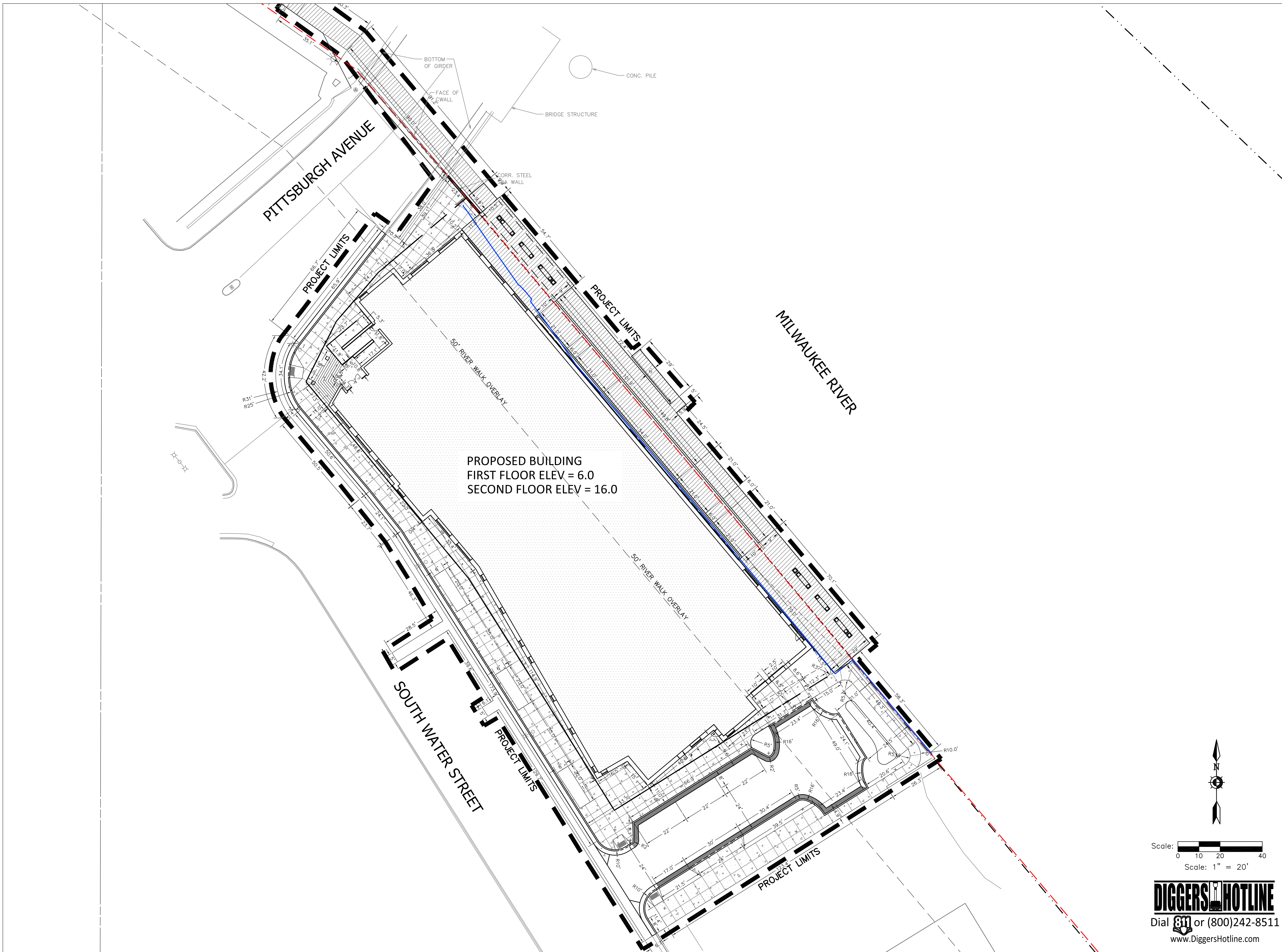
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DATE	09/30/2019
DRAWN BY	BWJ
CHECKED BY	TP
SCALE	1" = 20'-0"

SITE PLAN

C1.02



PROPOSED BUILDING
 FIRST FLOOR ELEV = 6.0
 SECOND FLOOR ELEV = 16.0



PROPOSED SCHEMATIC
 DRAWINGS FOR:

**ADMIRAL'S
 WHARF**

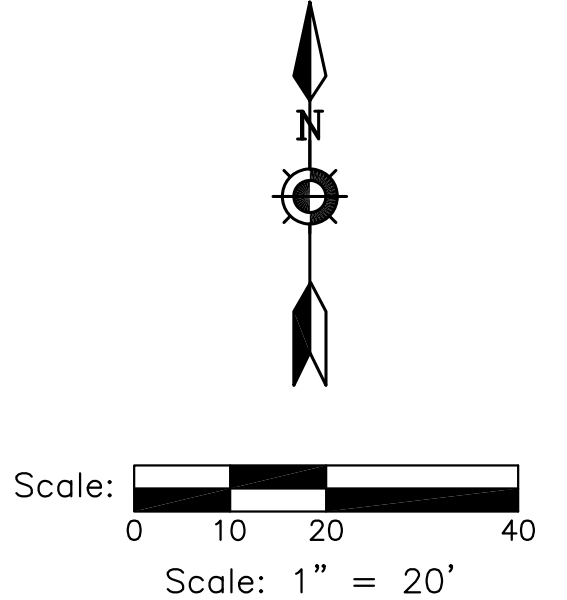
234 S WATER ST
 MILWAUKEE, WI



DATE	REV	ISSUE

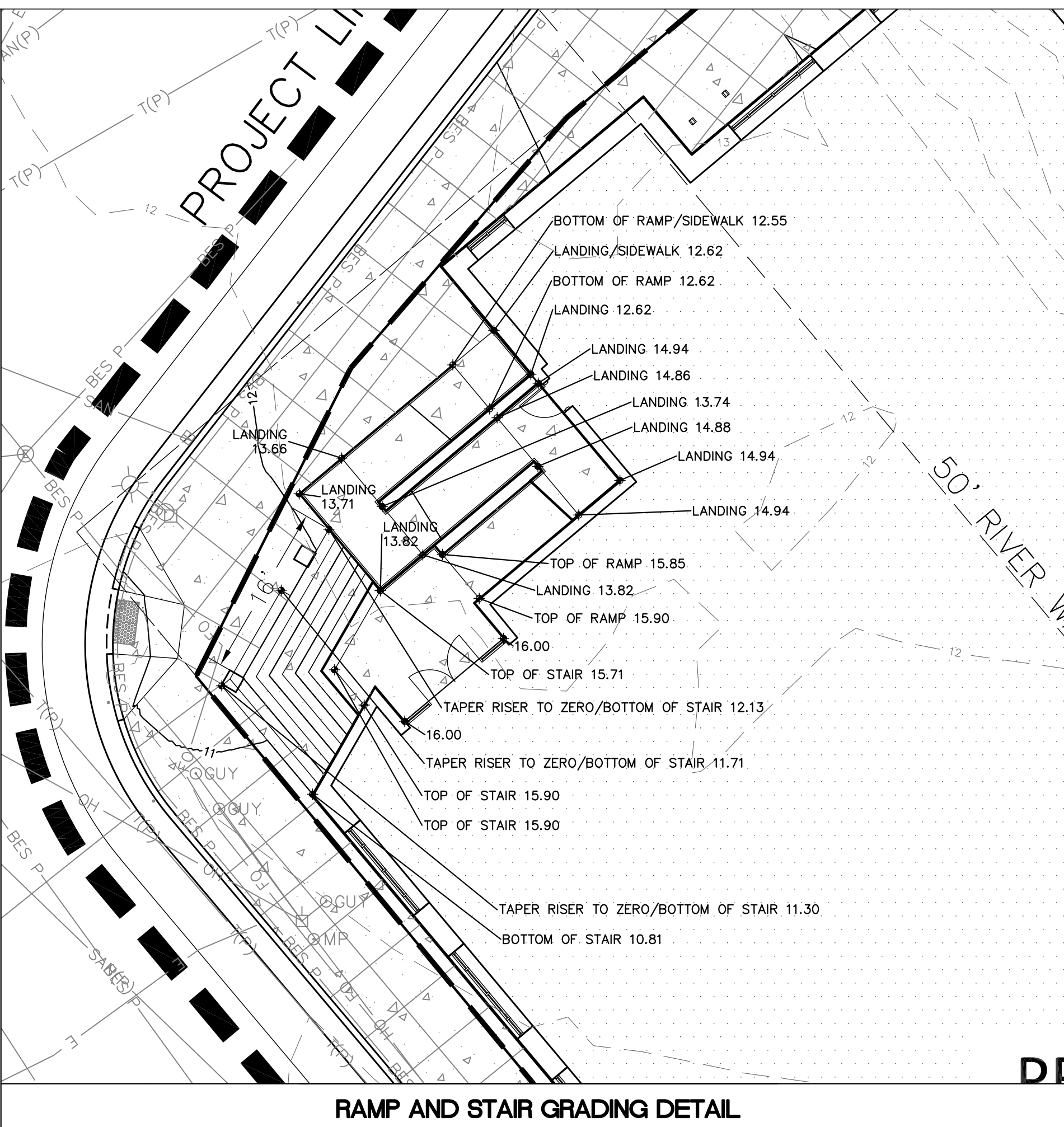
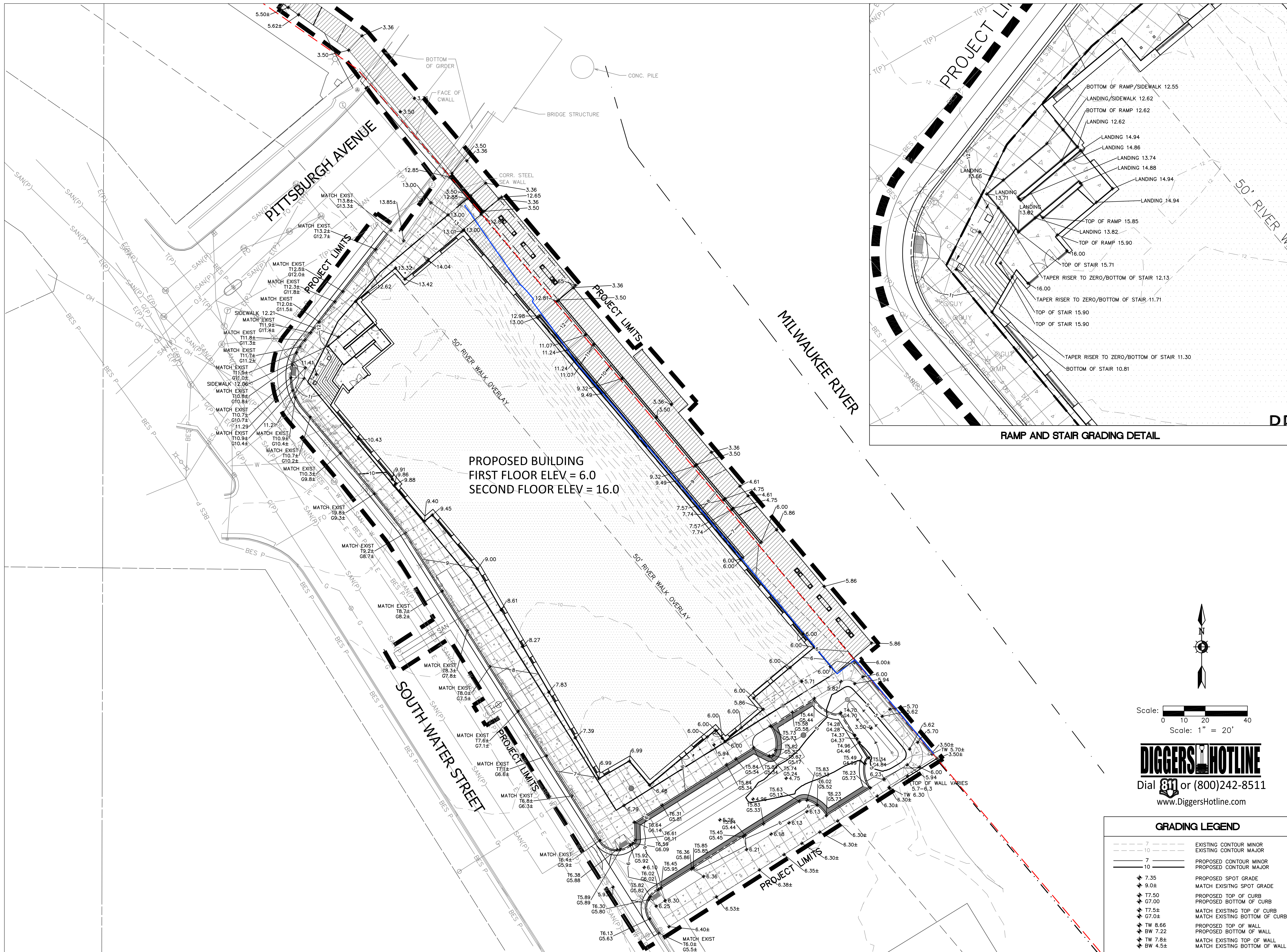
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PROJECT NUMBER 1170764
 DATE 09/30/2019
 DRAWN BY BWJ
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 SCALE 1" = 20'-0"



SITE GEOMETRIC
 PLAN

C1.03



PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
 MILWAUKEE, WI



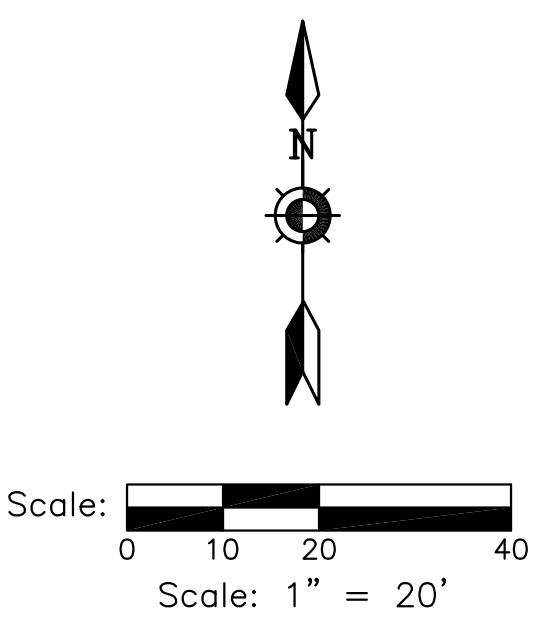
DATE	REV	ISSUE

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PROJECT NUMBER 1170764
 DATE 09/30/2019
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 SCALE 1" = 20'-0"

SITE GRADING PLAN

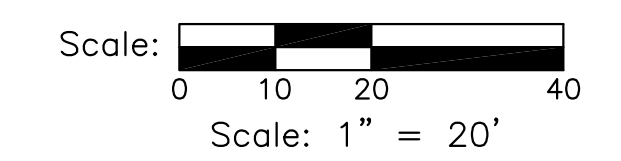
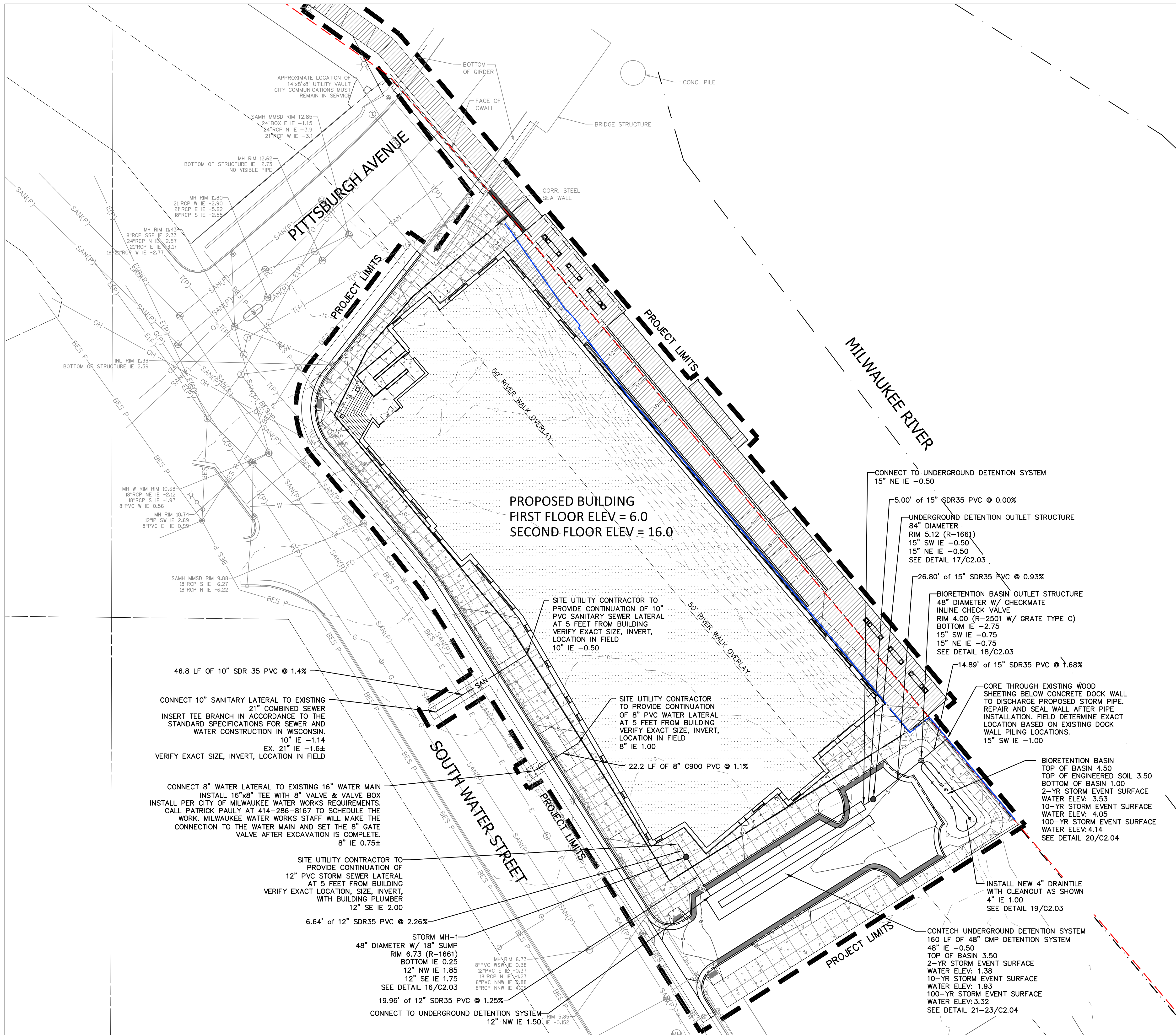
C1.04



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

GRADING LEGEND

---	7	EXISTING CONTOUR MINOR
---	10	EXISTING CONTOUR MAJOR
---	7	PROPOSED CONTOUR MINOR
---	10	PROPOSED CONTOUR MAJOR
+	7.35	PROPOSED SPOT GRADE
+	9.0±	MATCH EXISTING SPOT GRADE
+	17.50	PROPOSED TOP OF CURB
+	67.00	PROPOSED BOTTOM OF CURB
+	17.5±	MATCH EXISTING TOP OF CURB
+	67.0±	MATCH EXISTING BOTTOM OF CURB
+	TW 8.66	PROPOSED TOP OF WALL
+	BW 7.22	PROPOSED BOTTOM OF WALL
+	TW 7.8±	MATCH EXISTING TOP OF WALL
+	BW 4.5±	MATCH EXISTING BOTTOM OF WALL



DIGGERS HOTLINE
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SITE UTILITY LEGEND AND NOTES

CAUTION

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

- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO MNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THE SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
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VJS CONSTRUCTION SERVICES
 W233 N2847 ROUNDY CIRCLE WEST
 MILWAUKEE, WI 53072
 P. 262.542.9000
 F. 262.542.1371
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PROPOSED SCHEMATIC DRAWINGS FOR:
ADMIRAL'S WHARF
 234 S WATER ST
 MILWAUKEE, WI

Kapur

DATE	REV	ISSUE

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PROJECT NUMBER	1170764
DATE	09/30/2019
DRAWN BY	BWJ
CHECKED BY	TP
SCALE	1" = 20'-0"

SITE UTILITY PLAN
C1.05



POINTS OF CONTACT

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

PROJECT ENGINEER:
 THOMAS PEREZ, P.E.
 KAPUR & ASSOCIATES, INC
 7711 NORTH PORT WASHINGTON
 ROAD
 MILWAUKEE, WI 53217
 PHONE: (414) 351-6668

CONSTRUCTION MANAGER:
 --- PROJECT MANAGER
 --- CONSTRUCTION
 --- STREET
 --- WI ---
 PHONE: (---) ---

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA. AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

EROSION CONTROL LEGEND

--- FILTER FABRIC FENCE
 SEE DETAIL 1/C2.01

--- SILT SOCK MAY BE USED IN LIEU OF FILTER FABRIC FENCE DEPENDENT ON GROUND CONDITIONS
 SEE DETAIL 2/C2.01

DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
 SEE DETAIL 4/C2.01

DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED
 SEE DETAIL 4/C2.01

INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES

USE CLASS I, TYPE A FROM MUSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES

USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.



PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

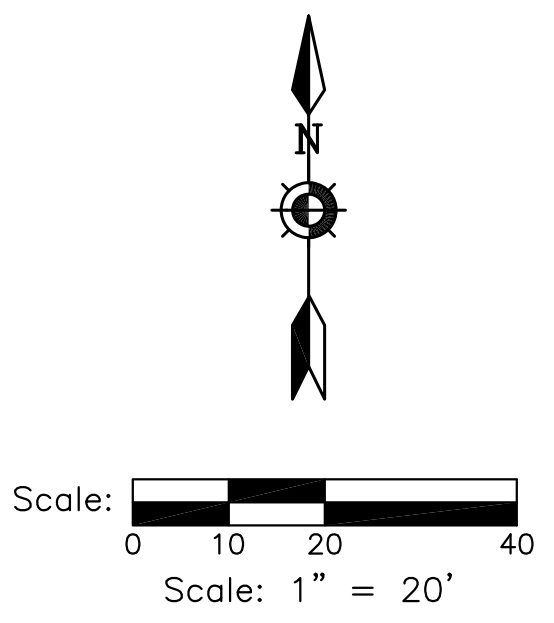
234 S WATER ST
 MILWAUKEE, WI



DATE	REV	ISSUE

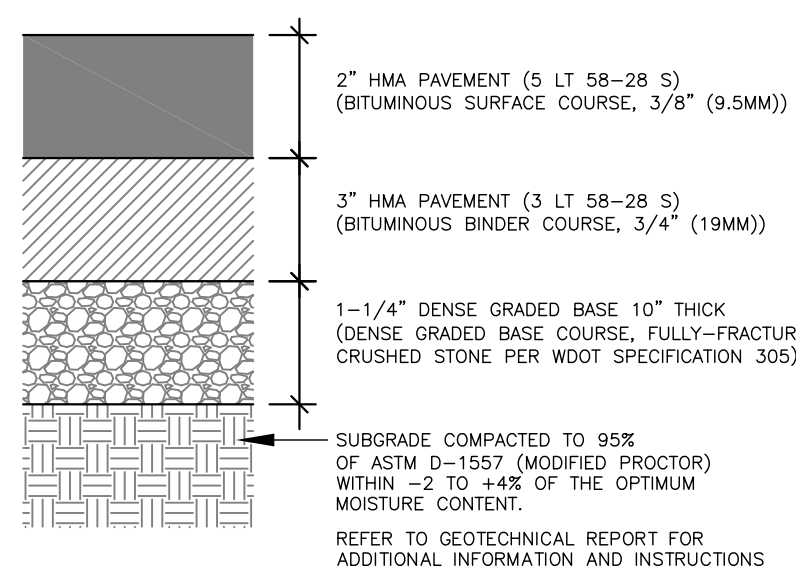
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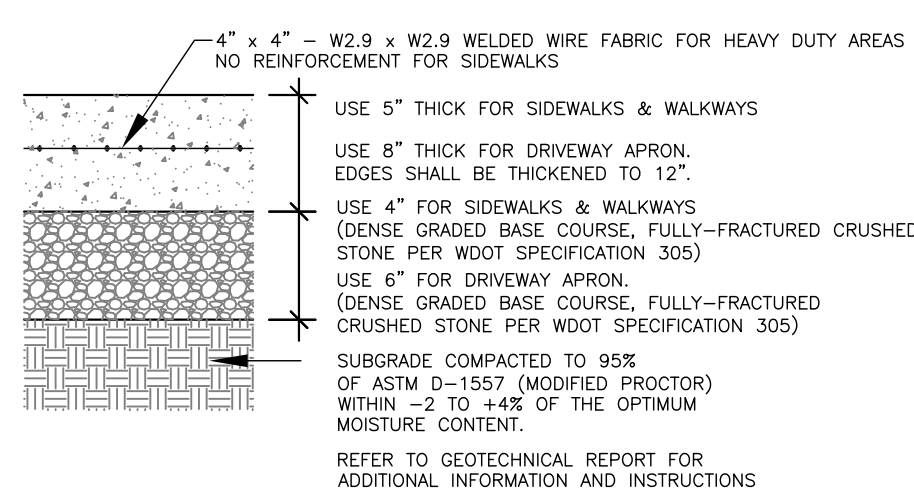


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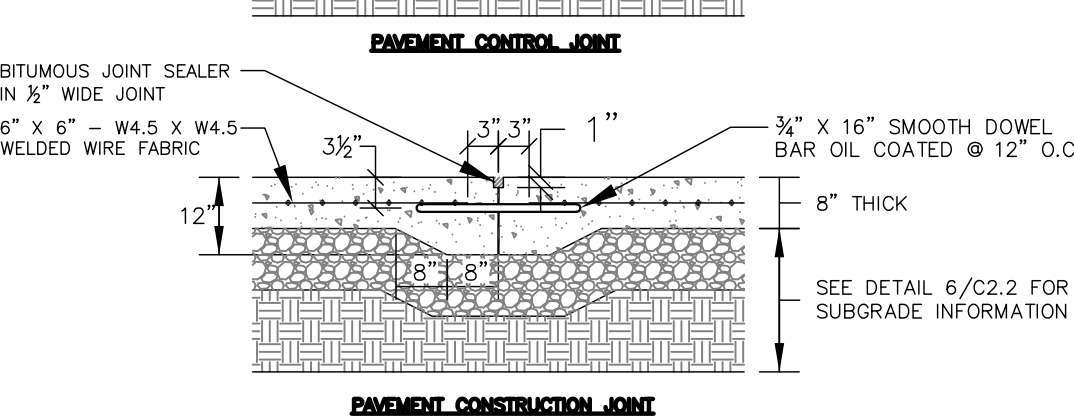
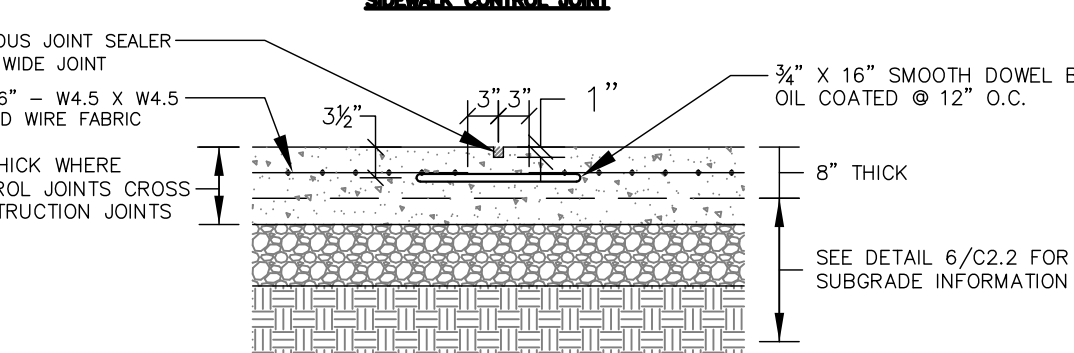
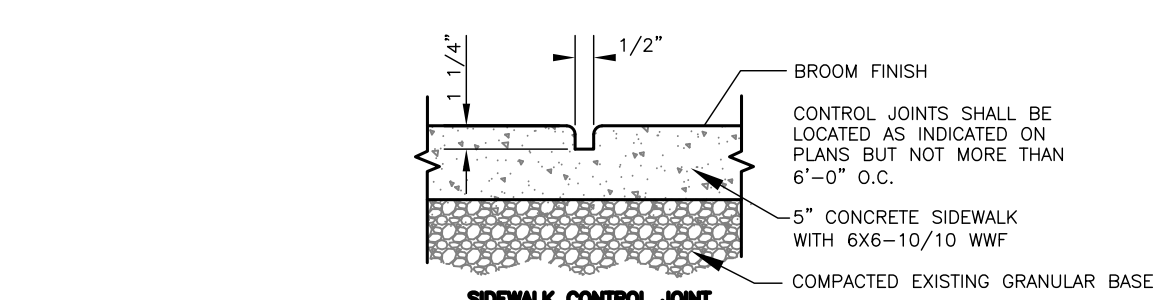
SITE EROSION CONTROL PLAN
C1.06



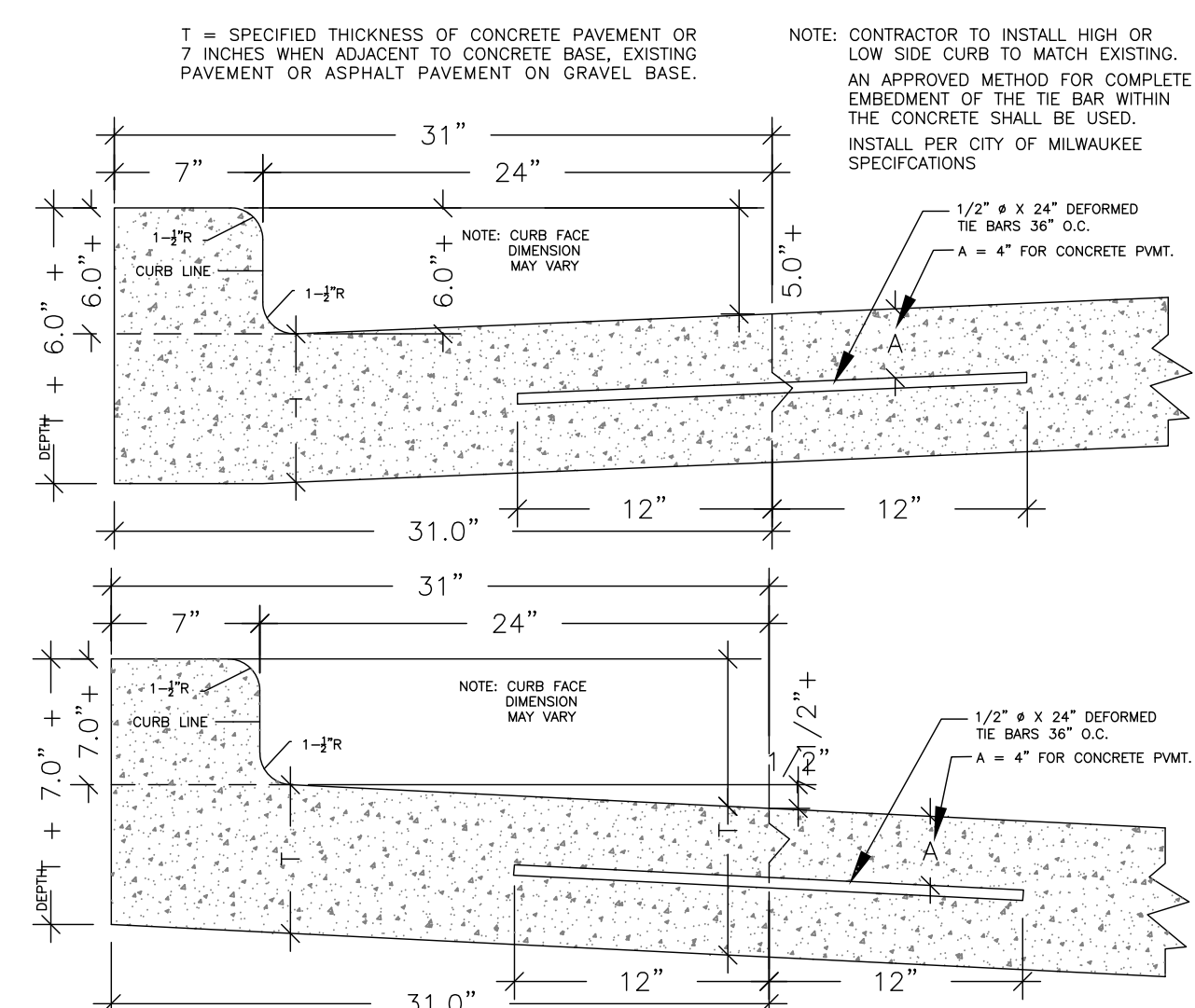
5 ASPHALTIC CONCRETE PAVEMENT
N.T.S.



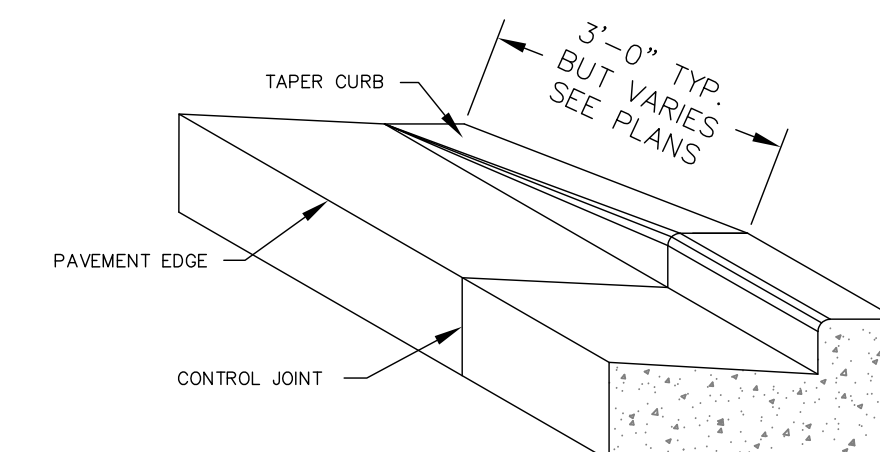
6 CONCRETE SIDEWALK/SLAB
N.T.S.



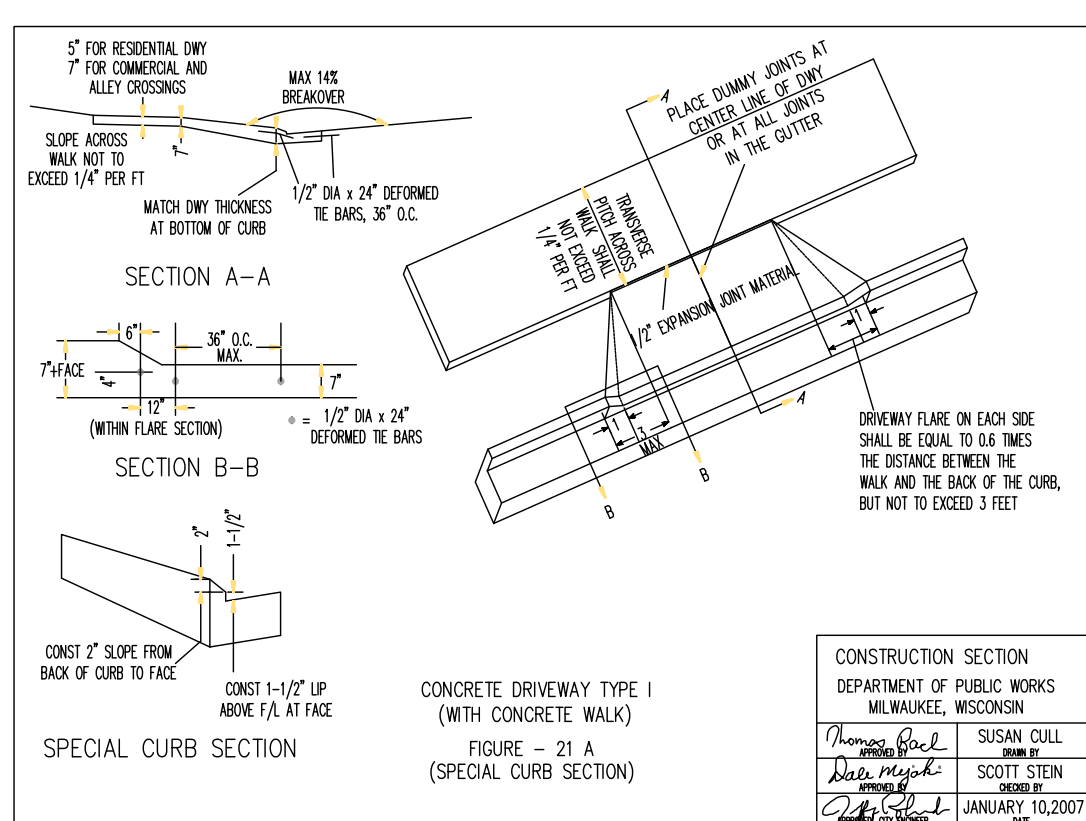
7 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
N.T.S.



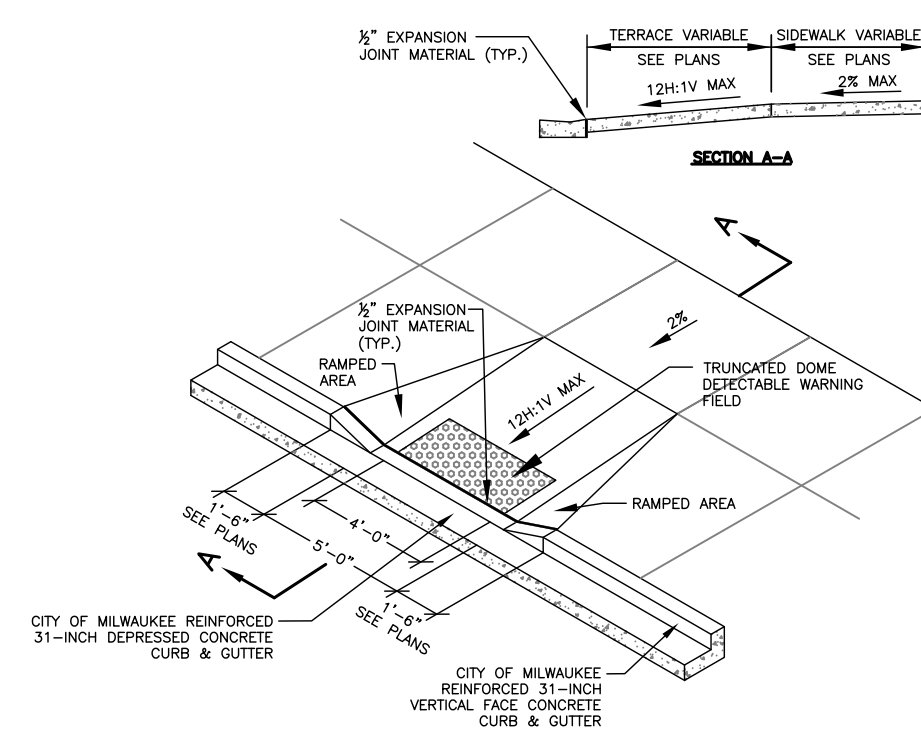
8 CITY OF MILWAUKEE REINFORCED 31-INCH VERTICAL
FACE CONCRETE CURB & GUTTER
N.T.S.



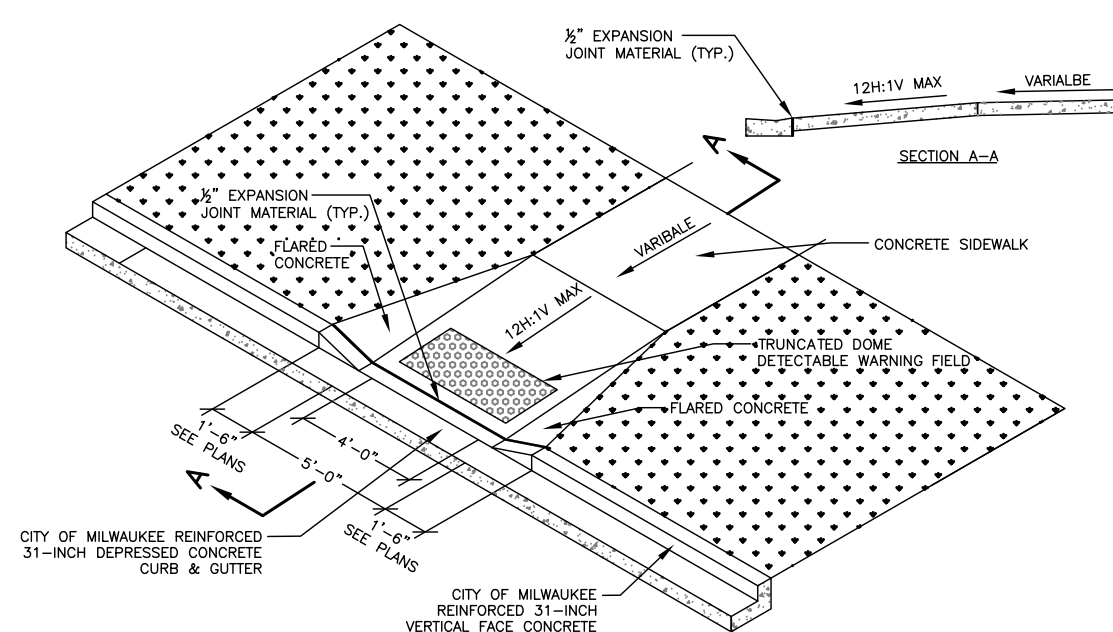
9 CONCRETE CURB & GUTTER TRANSITION
TO ZERO-FACE CURB
N.T.S.



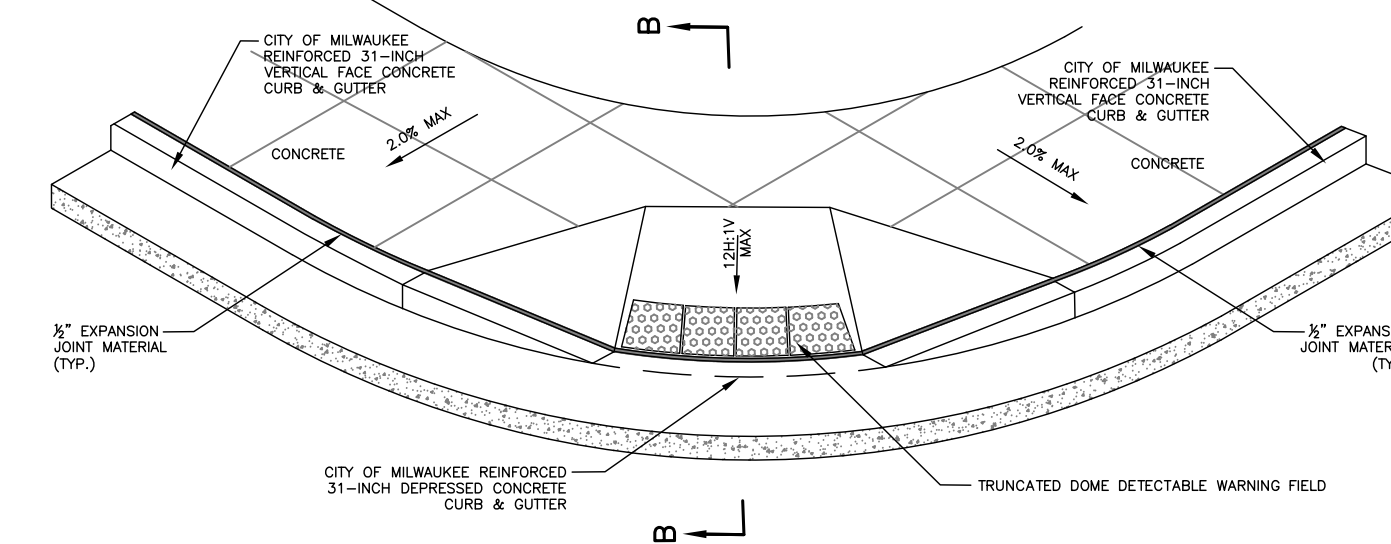
10 CONCRETE DRIVEWAY TYPE 1
N.T.S.



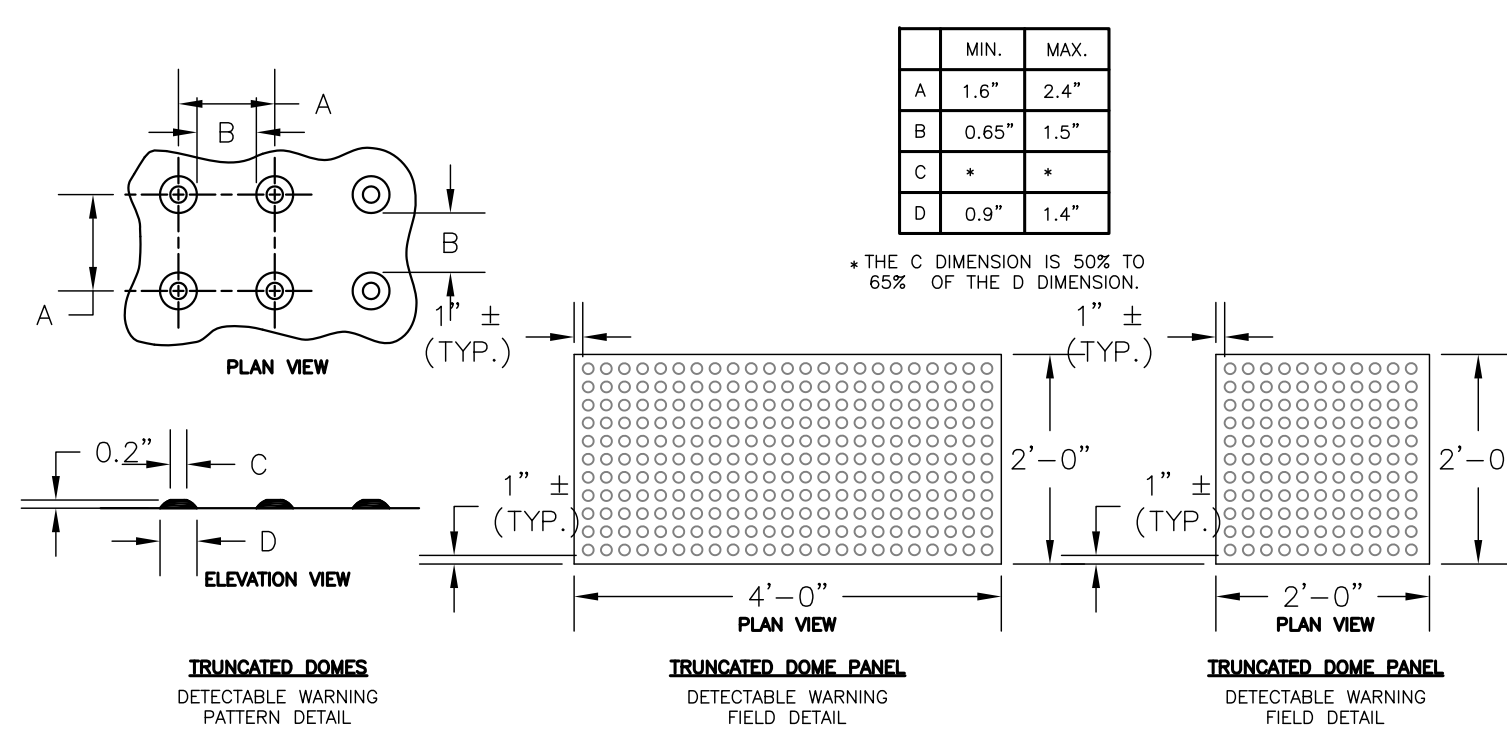
11 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED
DOME DETECTABLE WARNING FIELD
N.T.S.



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

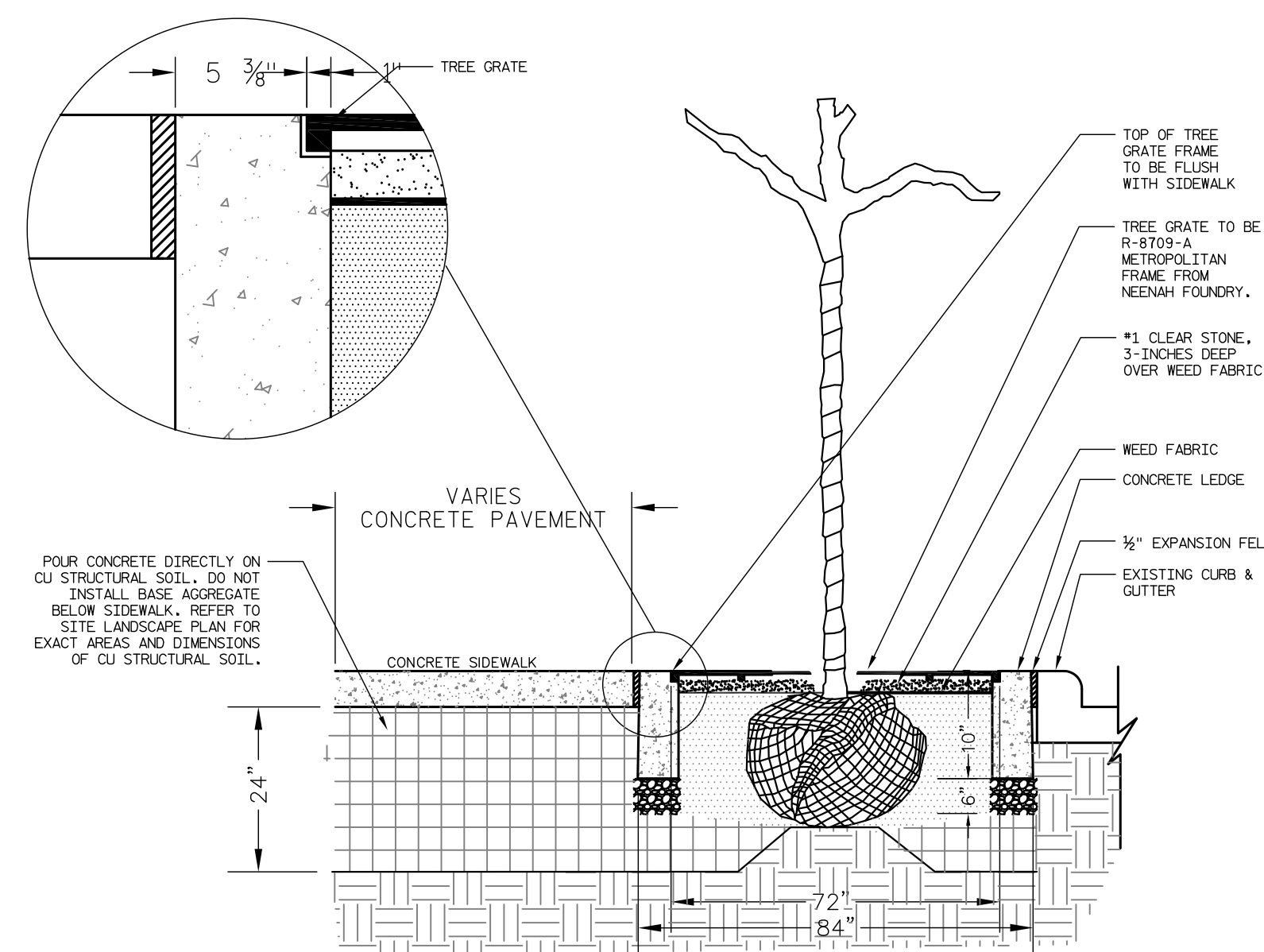


13 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED
DOME DETECTABLE WARNING FIELD
N.T.S.



GENERAL NOTES
TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY KEE SHOULDER. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. USE 24\"/>

14 TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



15 TREE PLANTING WITH GRATE ABUTTING CURB AND GUTTER
N.T.S.

PROPOSED SCHEMATIC
DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI

DATE	REV	ISSUE

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PROJECT NUMBER 1170764
DATE 09/30/2019
DRAWN BY BWJ
CHECKED BY TP
SCALE 1" = 20'-0"

SITE DETAILS

C2.02

PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
 MILWAUKEE, WI



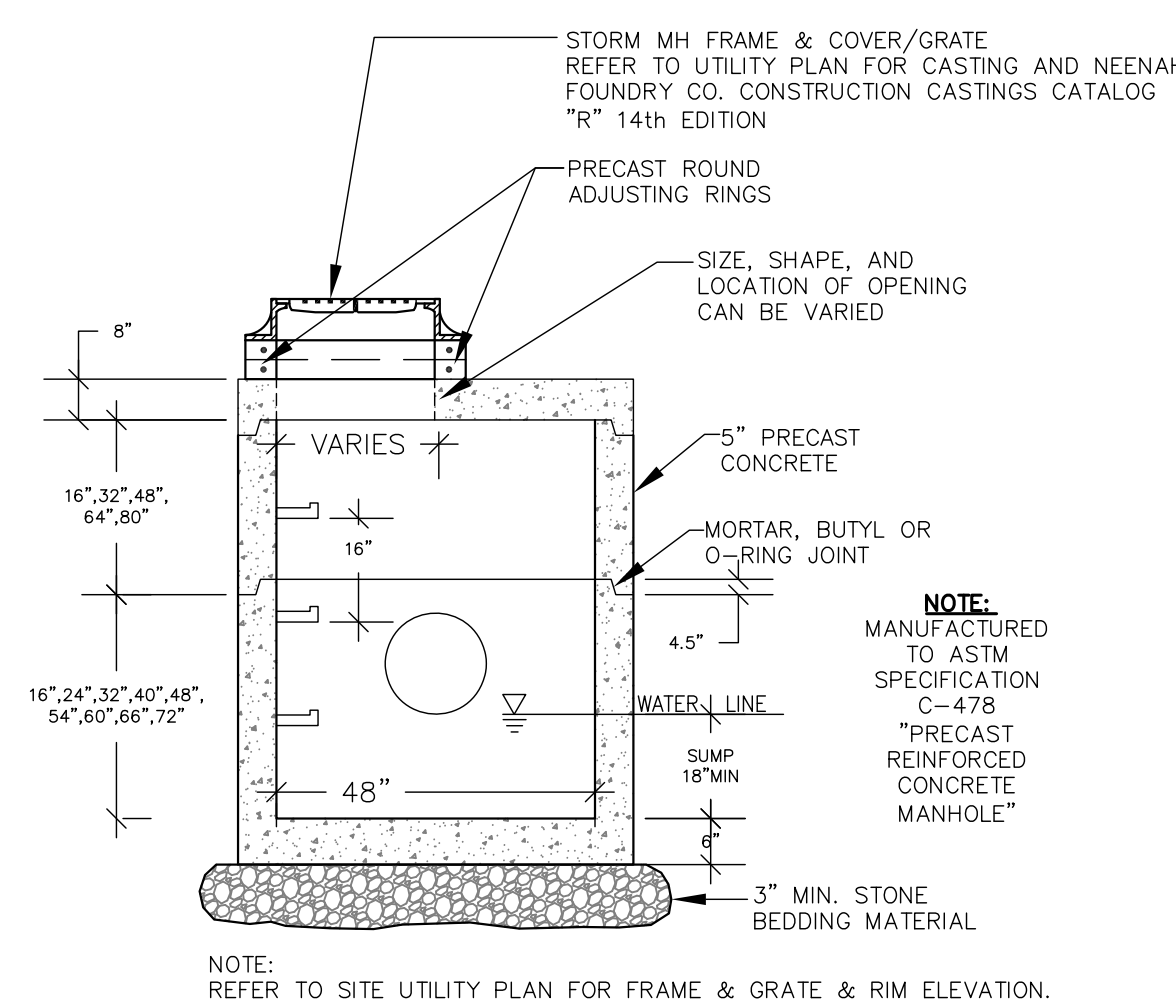
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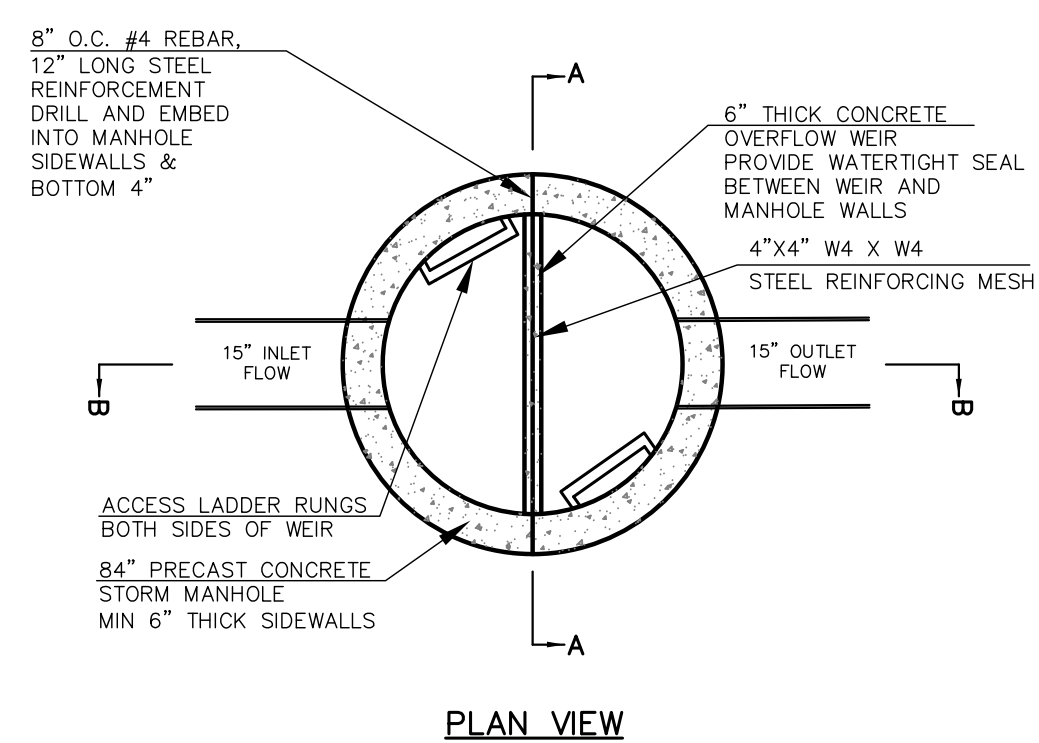
PROJECT NUMBER	1170764
DATE	09/30/2019
DRAWN BY	BJW
CHECKED BY	TP
SCALE	1" = 20'-0"

SITE DETAILS

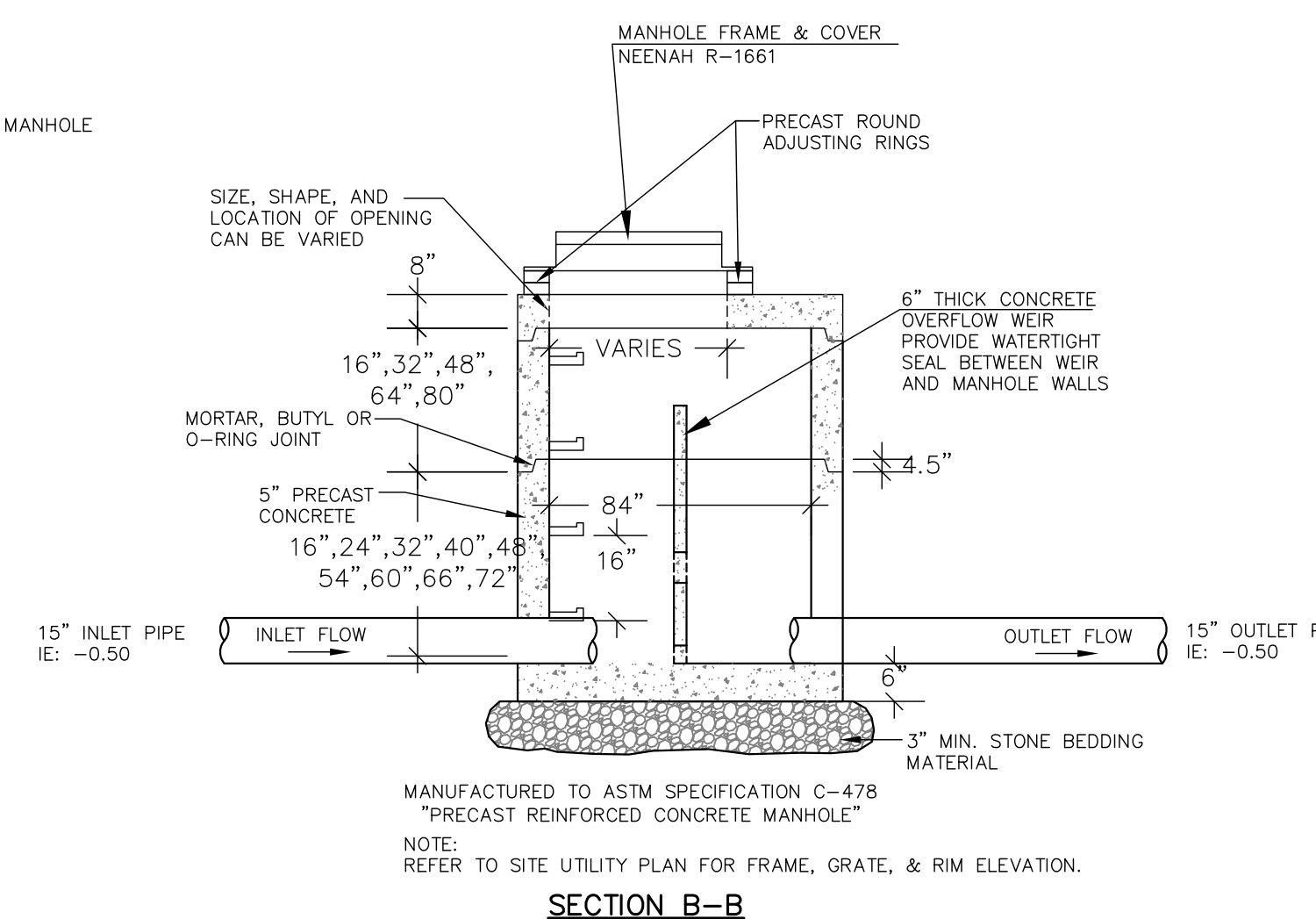
C2.03



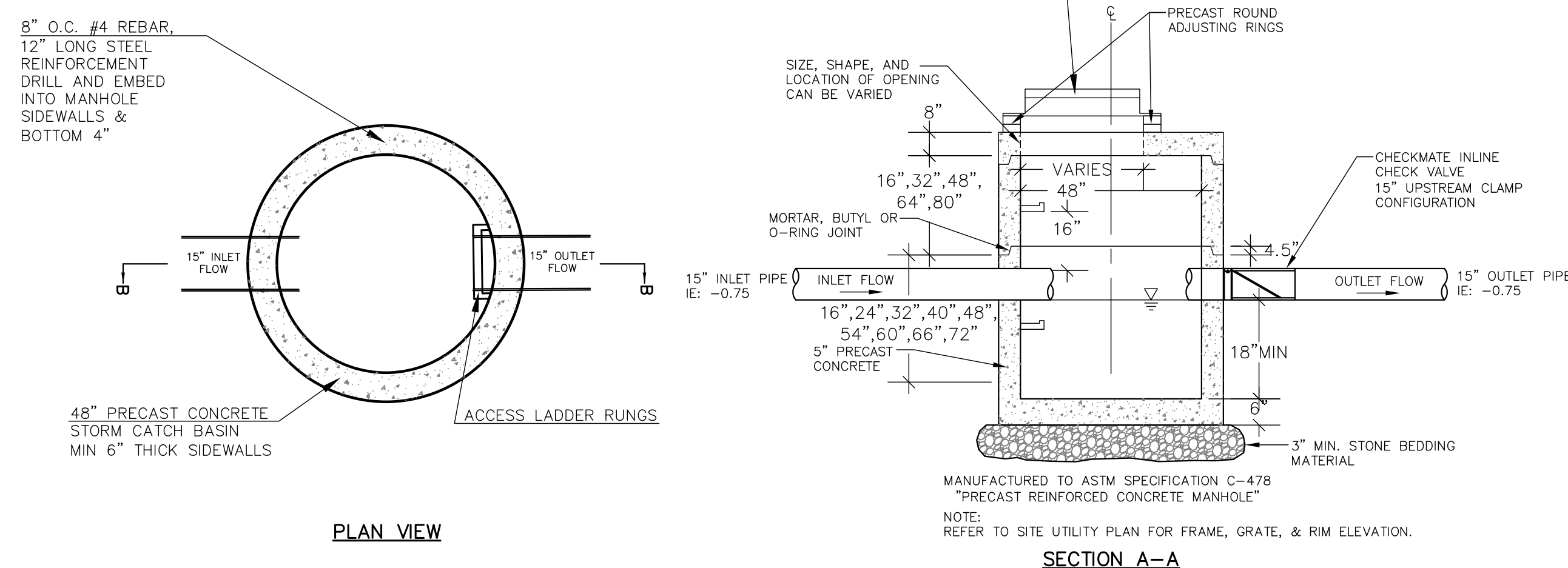
16 48-INCH DIAMETER STORM MANHOLE WITH 18-INCH SUMP
 N.T.S.



17 UNDERGROUND DETENTION FACILITY OUTLET STRUCTURE
 N.T.S.



18 BIO-RETENTION FACILITY OUTLET STRUCTURE
 N.T.S.

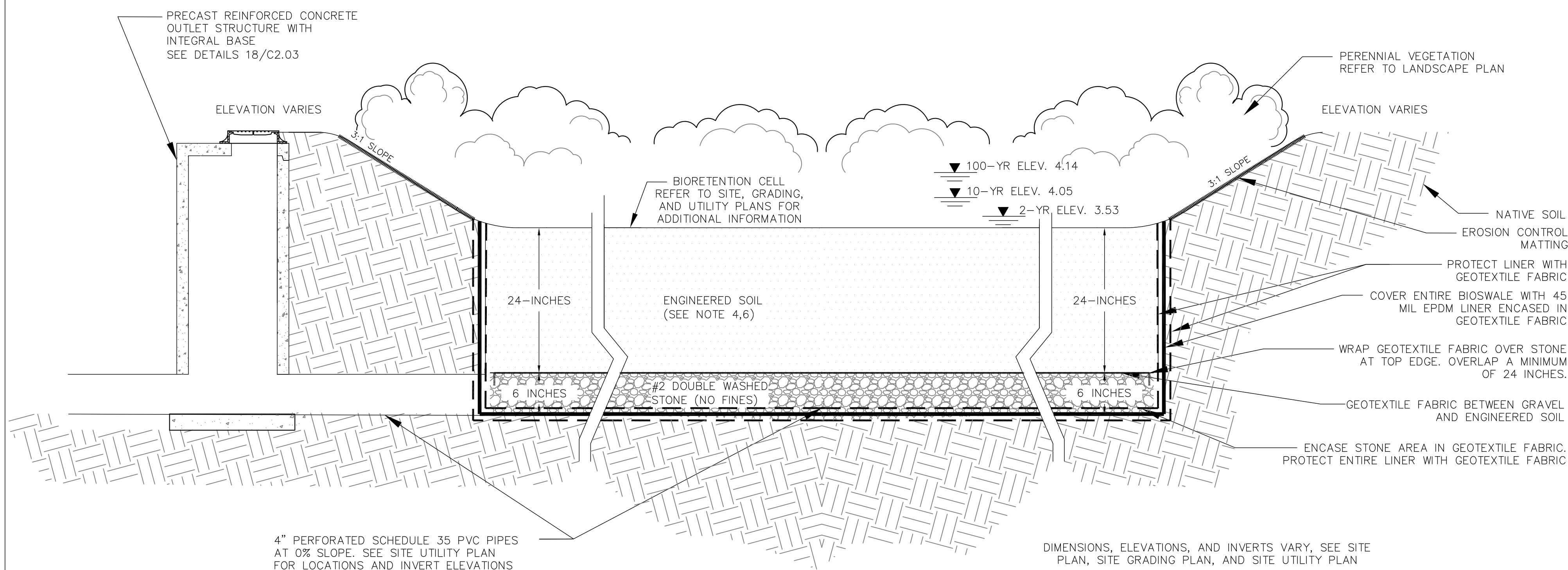


19 STORM SEWER ENDRUN & INLINE 4\"/>

STORM OUTFALL STRUCTURE NOTES:

1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. JOINTS SHALL BE WATER-TIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
5. SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.
6. OUTFALL STRUCTURE SHALL HAVE TWO ACCESS-POINTS WITH MANHOLE FRAME & COVER AND ACCESS LADDERS, ONE ON EACH SIDE OF THE WEIR WALL.

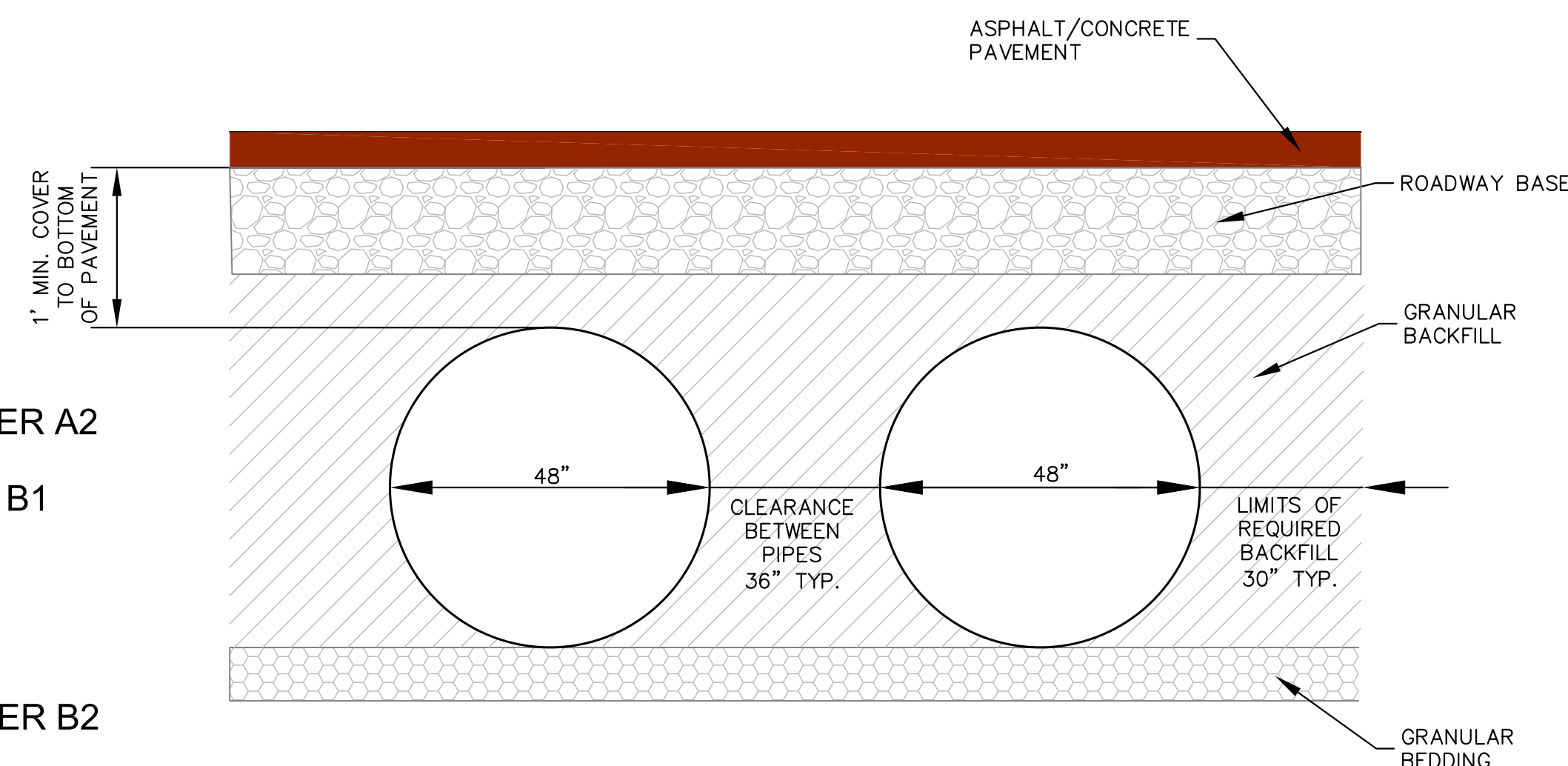
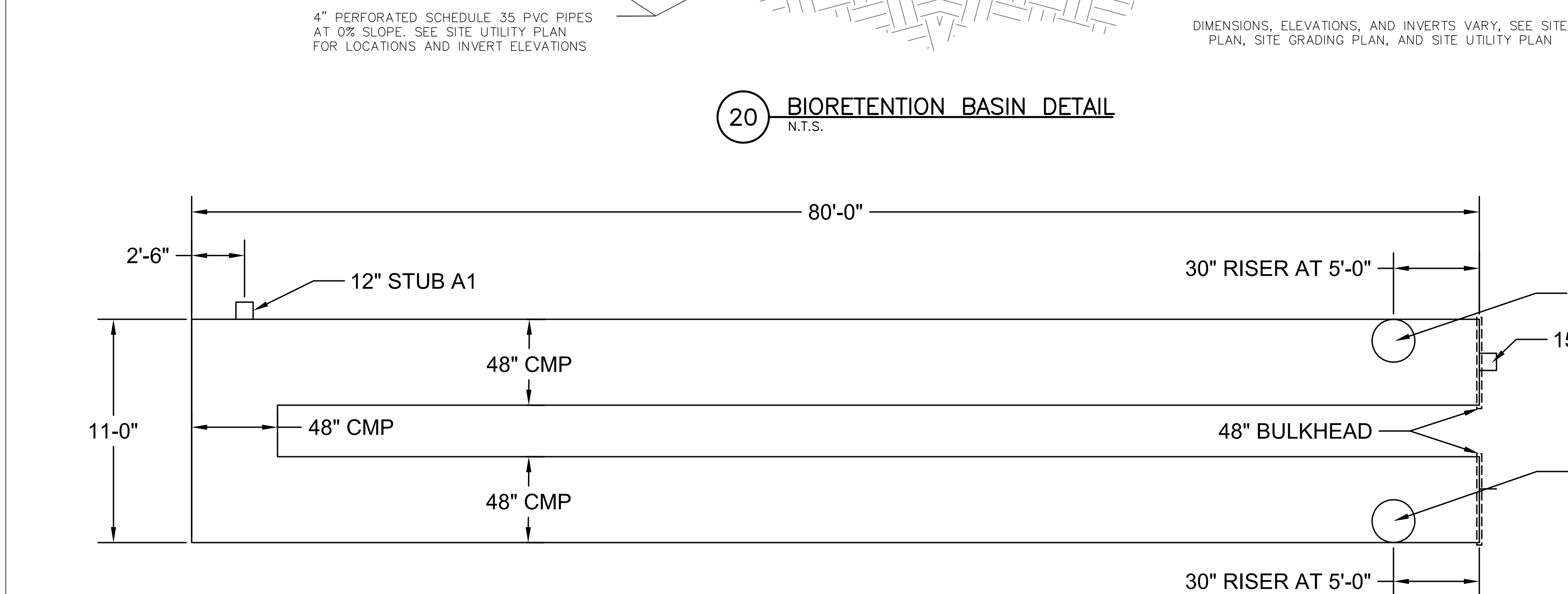
- STORM OUTFALL STRUCTURE NOTES:**
1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
 2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
 3. JOINTS SHALL BE WATER-TIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
 4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
 5. SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.
 6. TEMPORARY 3" ORIFICE IN OUTLET STRUCTURE USED DURING THE OPERATION OF THE TEMPORARY SEDIMENT BASIN SHALL BE BULK-HEADED AND CLOSED ON INTERIOR AND EXTERIOR OF STRUCTURE AND SHALL BE MADE WATER-TIGHT WHEN BIORETENTION BASIN IS BROUGHT ONLINE. 8" INFLOW PIPE SHALL BE CORED INTO THE STRUCTURE WHEN THE BIORETENTION BASIN IS BROUGHT ONLINE.



20 BIORETENTION BASIN DETAIL
N.T.S.

CONSTRUCTION NOTES

- NOTE 1: THE BIO-RETENTION BASINS WILL FUNCTION AS TEMPORARY SEDIMENT BASINS DURING LAND DISTURBING CONSTRUCTION ACTIVITIES. THE SEDIMENT BASINS SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF FUTURE BIO-RETENTION BASINS AND EXCAVATED TO THE APPROXIMATE DIMENSIONS OF THE FUTURE BIO-RETENTION BASINS. SEDIMENT BASINS SHALL BE CONSTRUCTED IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1064 UNLESS SHOWN OTHERWISE IN PLANS OR SPECIFICATIONS. IF SEDIMENT BASIN NEEDS TO BE DEWATERED IT SHALL BE DONE IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1061.
- NOTE 2: FOLLOWING SITE STABILIZATION, SEDIMENT BASIN SHALL BE DEWATERED AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED. FOLLOWING SEDIMENT REMOVAL THE BASINS WILL NO LONGER ACT AS TEMPORARY SEDIMENT BASINS AND THEREFORE NO SEDIMENT LADEN WATER FROM CONSTRUCTION ACTIVITIES SHALL BE ALLOWED TO DISCHARGE INTO THESE BASINS.
- NOTE 3: CONSTRUCTION OF THE BIO-RETENTION BASINS SHALL BEGIN ONLY AFTER ACCUMULATED SEDIMENT WITHIN THE BASIN HAS BEEN DISPOSED AND THE SITE HAS BEEN FULLY DEVELOPED AND STABILIZED FROM EROSION SUCH THAT NO SEDIMENT/SEDIMENT LADEN RUNOFF CAN MIGRATE INTO THE BASIN.
- NOTE 4: ONCE CONSTRUCTION OF THE BIO-RETENTION BASINS BEGIN, ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASINS, INSTALL CONSTRUCTION FENCING TO PREVENT TRAFFIC AS NEEDED. PLACEMENT OF THE STONE AND ENGINEERED SOIL LAYERS SHALL BE COMPLETED WITH A BACKHOE FROM THE SIDE SLOPES OF THE BASIN. EVERY EFFORT SHALL BE MADE TO AVOID THE COMPACTION OF THE ENGINEERED SOIL WITHIN THE BASINS DURING AND AFTER CONSTRUCTION.
- NOTE 5: BASIN CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.
- NOTE 6: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 100; AVAILABLE AT S & R COMPOST, WAUKESHA, WI OR PURPLE COW ORGANICS, MIDDLETON, WI). WHEN ARRIVING ON SITE IT SHALL BE PLACED IMMEDIATELY OR IF STORED MUST BE PROTECTED FROM BECOMING INTERMINGLED WITH OTHER BACKFILL AND/OR SITE SOILS.
- NOTE 7: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.
- NOTE 8: REFER TO LANDSCAPING SHEETS, L101 AND L102, FOR ADDITIONAL INFORMATION ON PLANTINGS.
- NOTE 9: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN

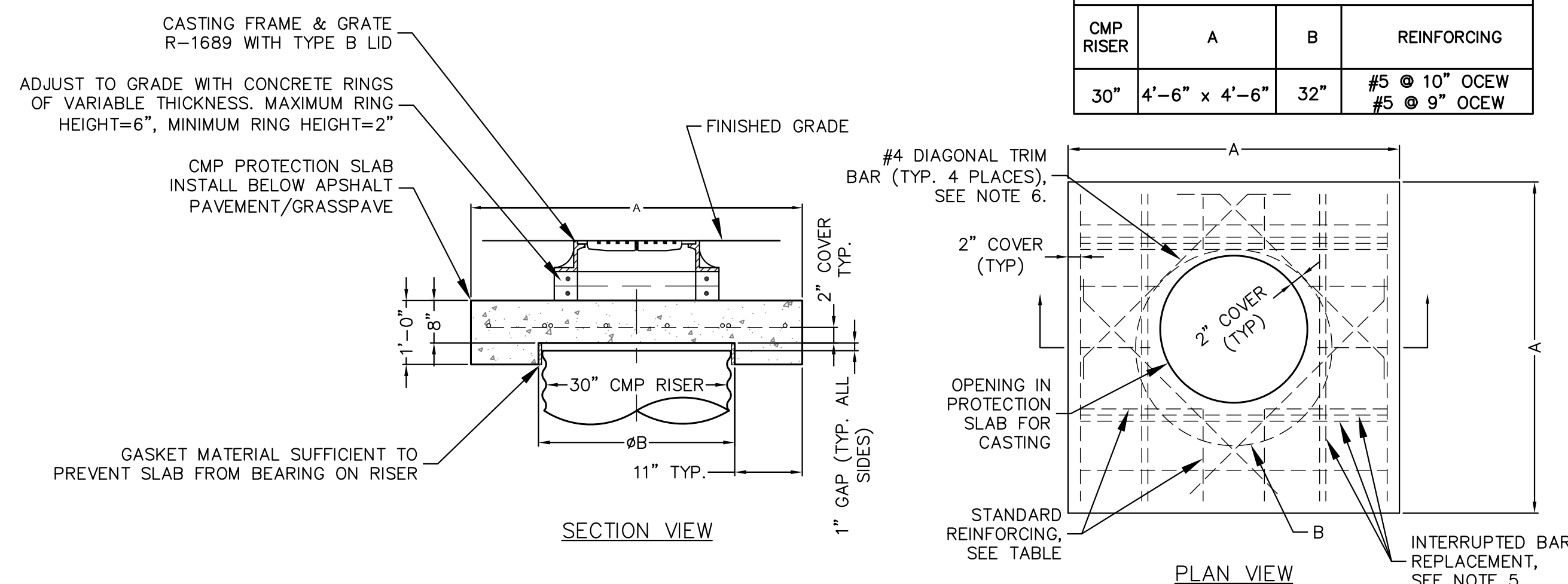


22 CMP UNDERGROUND DETENTION BACKFILL DETAIL
N.T.S.

PIPE STORAGE VOLUME = 2,945 CU. FT.
MAINLINE PIPE GAGE=14
WALL TYPE: SOLID
DIAMETER = 48"
CORRUGATION=5x1
PIPE INVERT: -0.50
TRAFFIC LOADING: H25

STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
12" STUB A1	1.50	-0.50
15" STUB B1	-0.50	-0.50

RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
30" RISER A2	5.30	-0.50
30" RISER B2	4.85	-0.50



REINFORCING TABLE			
CMP RISER	A	B	REINFORCING
30"	4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW

NOTES

- 1) ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- 2) ALL FITTINGS AND REINFORCEMENT SHALL COMPLY TO ASTM A998.
- 3) ALL RISERS AND STUBS ARE 2-3/8" x 1/2" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- 4) RISERS TO BE FIELD TRIMMED TO GRADE.
- 5) BULKHEADS SHALL BE 12-GAGE OR HEAVIER STEEL AND THE COATING WILL MATCH THE CMP COATING. BULKHEAD PLATES SHALL BE FULLY WELDED ONTO THE CMP WITH STEEL REINFORCEMENT AS REQUIRED. BULKHEAD DESIGNS SHALL SATISFY THE REQUIREMENTS SHOWN IN CHAPTER 8 OF THE NCSPA CSP DESIGN MANUAL.

21 48" DIAMETER CMP UNDERGROUND DETENTION SYSTEM
N.T.S.

NOTES

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
2. DESIGN LOAD HS25.
3. CONCRETE STRENGTH = 4,000 psi
4. REINFORCING STEEL = ASTM A615, GRADE 60.
5. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLAN.
6. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.

23 RISER AND RISER REINFORCEMENT
N.T.S.



PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI



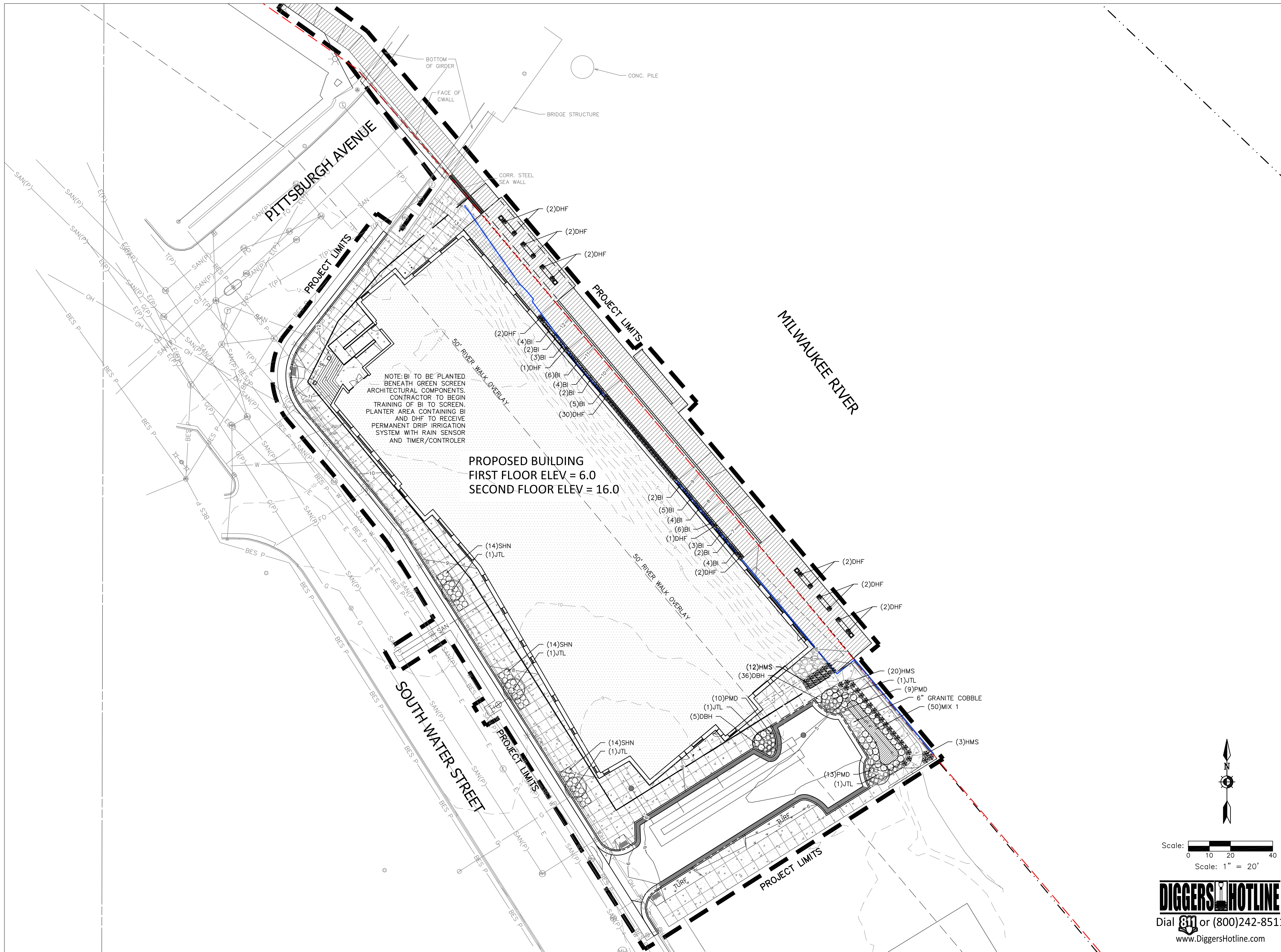
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PROJECT NUMBER 1170764
DATE 09/30/2019
DRAWN BY BWJ
CHECKED BY TP
SCALE 1" = 20'-0"

SITE DETAILS

C2.04



PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

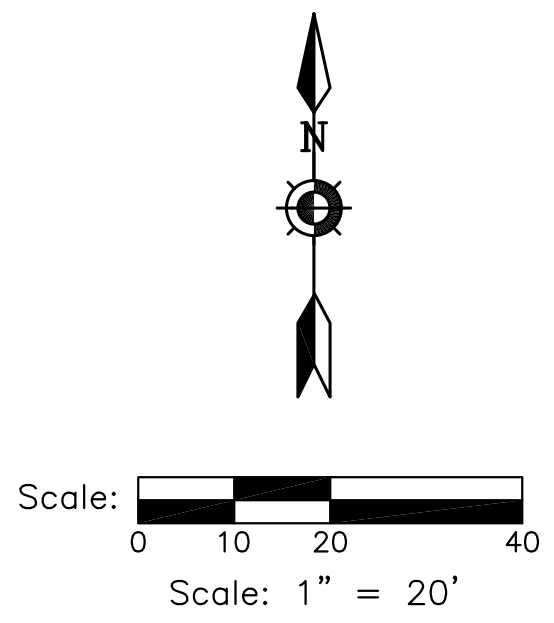
234 S WATER ST
 MILWAUKEE, WI



DATE	REV	ISSUE

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

SITE LANDSCAPE PLAN
L1.01

Plant Schedule

Scientific Name	Common Name	Quantity	Spacing	Install Size
Deciduous Trees				
ABS Amelanchier x grandiflora 'Autumn Brilliance' PP5,717	Autumn Brilliance Serviceberry	2	Per Plan	8' multi-stem B&B
CSM Acer truncatum x Acer platanoides 'JFS-KW202'	Crimson Sunset Maple	2	Per Plan	2.5" caliper B&B
KCT Gymnocladus dioicus - MALE SPECIES	Kentucky Coffee Tree - MALE SPECIES	5	Per Plan	2.5" caliper B&B
RJC Malus 'Jewelcole' PP3,267	Red Jewel Crabapple	3	Per Plan	1.5" caliper B&B
SHL Gleditsia tricanthos 'Skycole' PP1,619	Skyline Honeylocust	4	Per Plan	2.5" caliper B&B
SSM Acer miyabei 'Morton'	State Street Miyabei Maple	8	Per Plan	2.5" caliper B&B
SWO Quercus bicolor	Swamp White Oak	2	Per Plan	2.5" caliper B&B

Deciduous Shrubs				
AH Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	16	Per Plan	#2 cont.
AWS Spirea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	6	Per Plan	#2 cont.
BF Forsythia viridissima 'Bronxensis'	Bronx Forsythia	3	Per Plan	#2 cont.
CKV Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	7	Per Plan	3' B&B
DBH Diervilla lonicera	Dwarf Bush Honeysuckle	103	Per Plan	#2 cont.
DPR Rosa rugosa 'Dwarf Pavement'	Dwarf Pavement Rose	50	Per Plan	#2 cont.
GMS Spirea x japonica 'Goldmound'	Gold Mound Spirea	8	Per Plan	#2 cont.
HC Cotoneaster lucidus	Hedge Cotoneaster	20	Per Plan	3' B&B
IBC Aronia melanocarpa 'Morton'	Iroquois Beauty Balck Chokeberry	20	Per Plan	#2 cont.
LHS Itea virginica 'Little Henry' PP10,988	Little Henry Dwarf Sweetspire	8	Per Plan	#2 cont.
SWN Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	8	Per Plan	3' B&B
VW Hamamelis vernalis	Vernal Witchhazel	4	Per Plan	4' B&B

Evergreen Shrubs				
BJ Juniperus sabina 'Buffalo'	Buffalo Juniper	10	Per Plan	#3 cont.
HDJ Juniperus virginiana 'Hillii'	Hill Dundee Juniper	4	Per Plan	5' B&B
IJ Juniperus chinensis 'Iowa'	Iowa Juniper	21	Per Plan	5' B&B
KCJ Juniperus chinensis 'Pfitzeriana Kallay'	Kallays Compact Juniper	23	Per Plan	#3 cont.

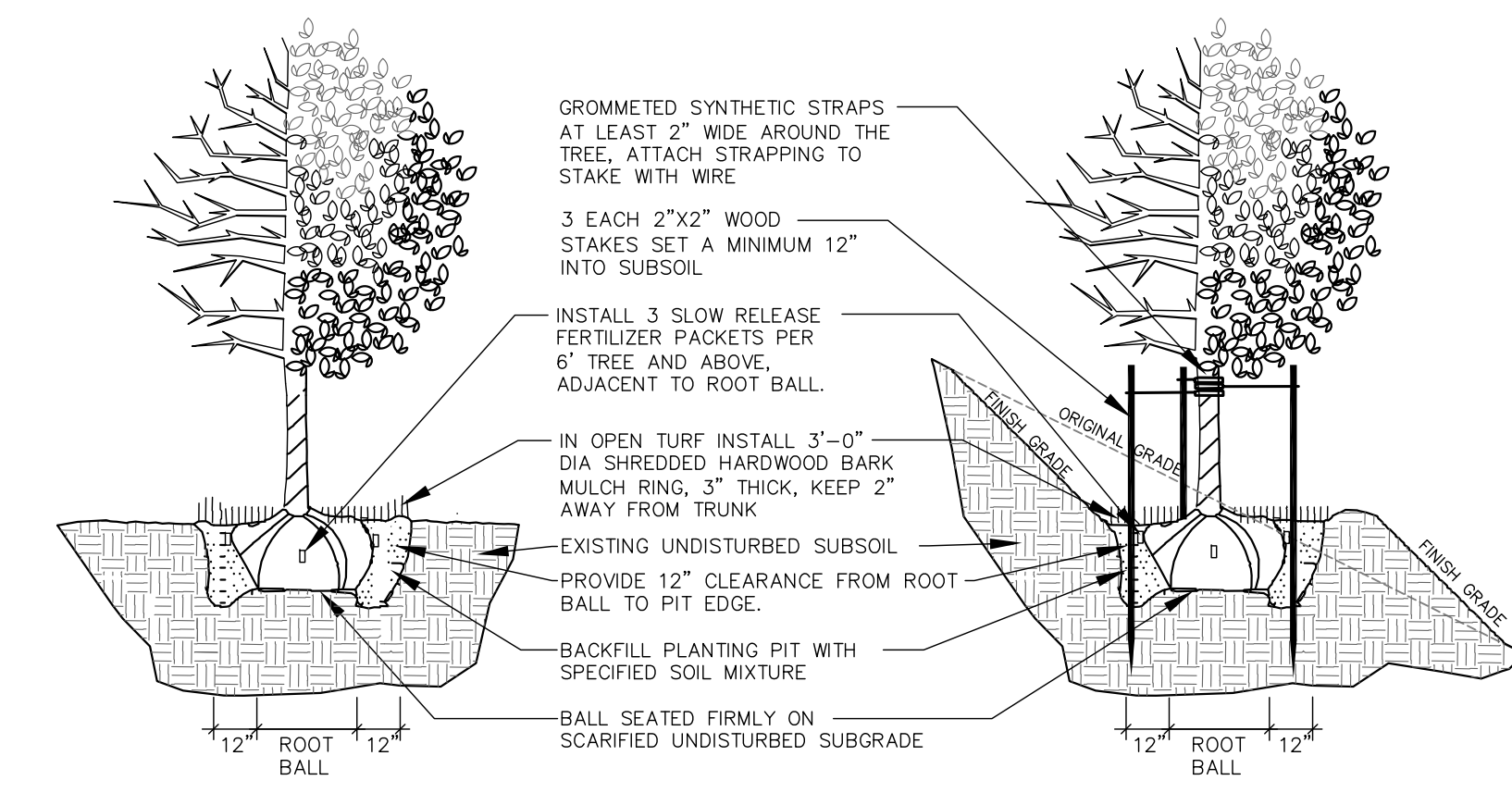
Perennials				
BI Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	50	Per Plan	1 gal
DHF Pennisetum alopecuroides	Dwarf Hameln Fountain Grass	48	Per Plan	1 gal
GSG Miscanthus sinensis 'Graziella'	Graziella Maiden Grass	52	Per Plan	1 gal
HH Hosta 'Halcyon'	Halcyon Hosta	13	Per Plan	1 gal
HMS Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	97	Per Plan	1 gal
PCPB Heuchera x 'Palace Purple'	Palace Purple Coralbell	22	Per Plan	1 gal
SD Leucanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	23	Per Plan	1 gal
PMD Hemerocallis 'Pardon Me'	Pardon Me Daylily	57	Per Plan	1 gal
SHN Nepeta faassenii 'Six Hills Giant'	Six Hills Nepeta	12	Per Plan	1 gal
VJS Sedum x 'Vera Jameson'	Vera Jameson Sedum	16	Per Plan	1 gal

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

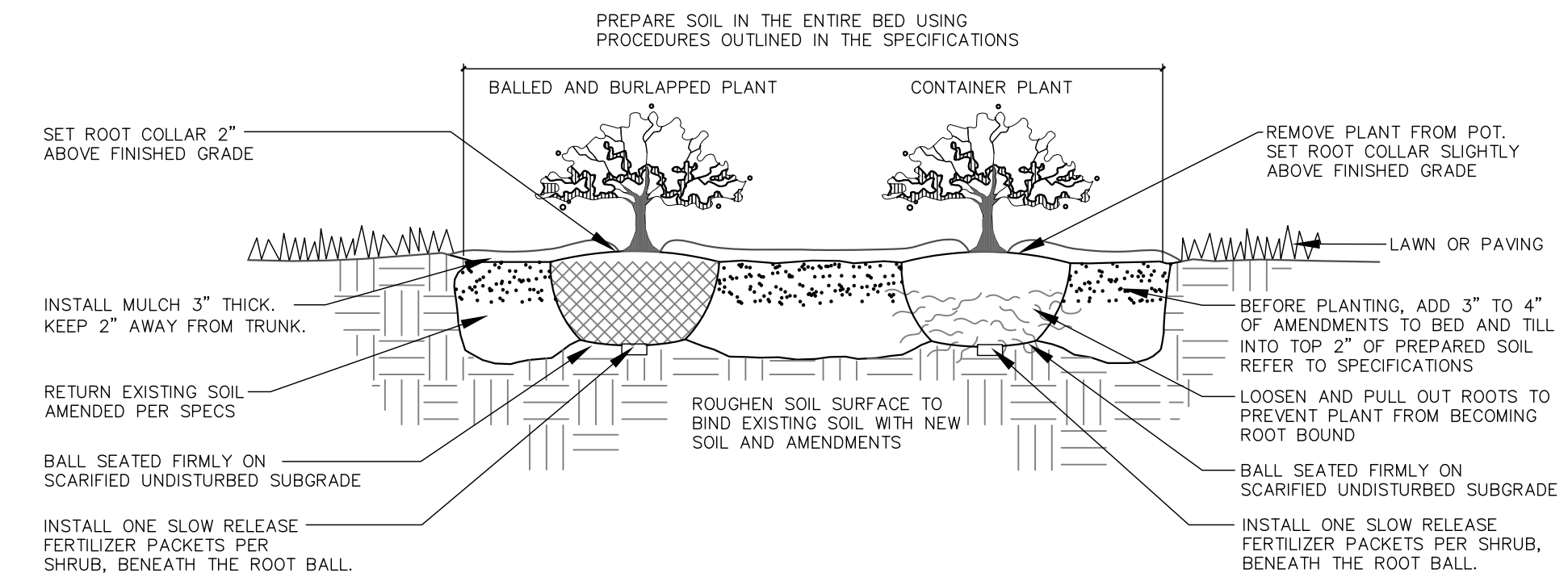
1 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE."
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH WITH PREEMERGENT HERBICIDE AND EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE).
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES, KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLOGGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

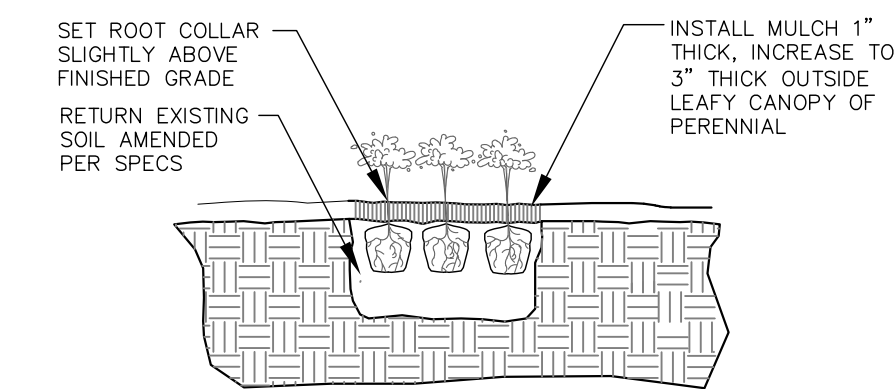
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



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



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



5 PERENNIAL PLANTING
N.T.S.



PROPOSED SCHEMATIC DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
MILWAUKEE, WI



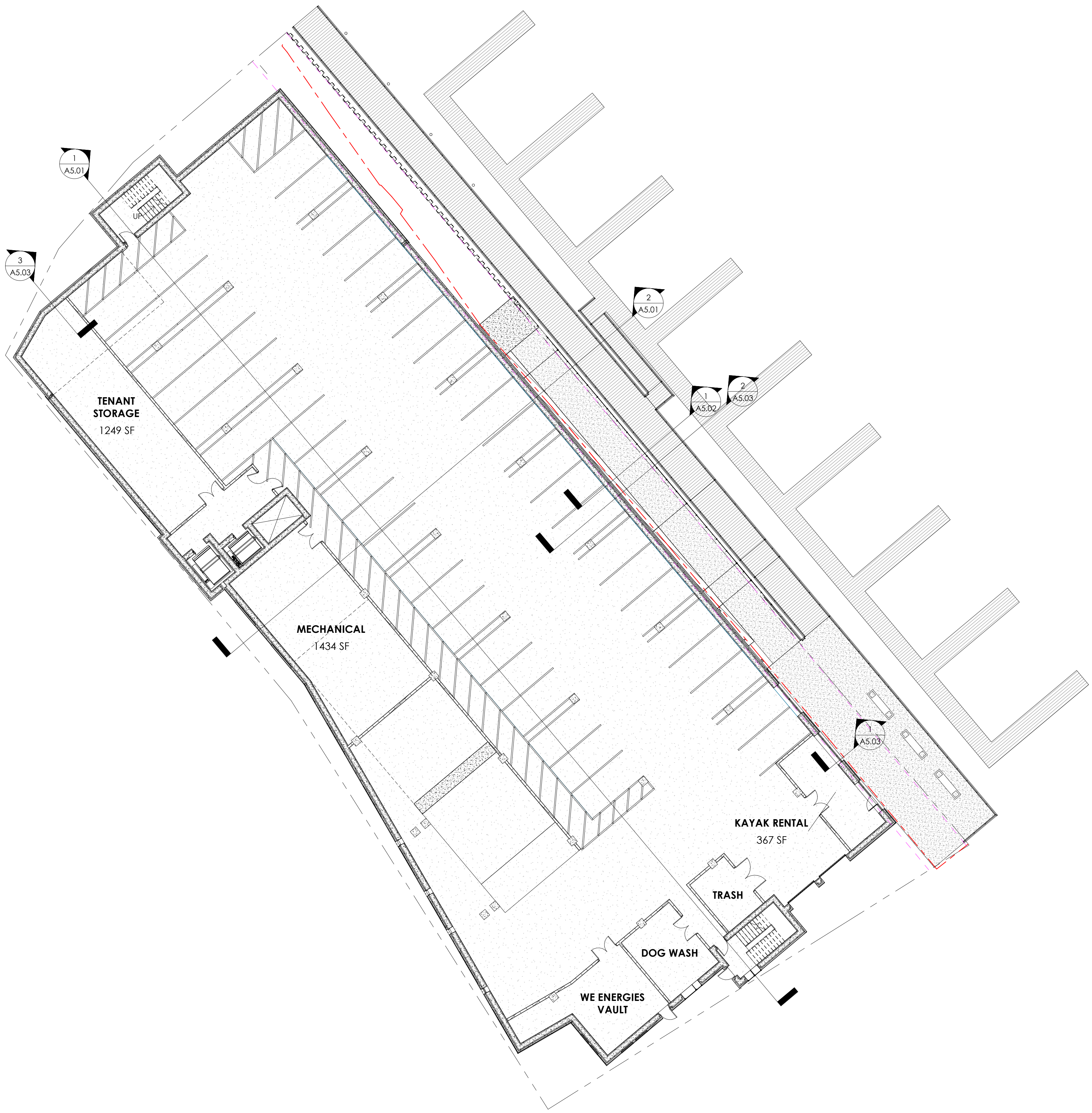
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PROJECT NUMBER 1170764
DATE 09/30/2019
DRAWN BY BWJ
CHECKED BY TP
SCALE 1" = 20'-0"

SITE LANDSCAPE DETAILS

L2.01



1 FLOOR 1
1/16" = 1'-0"

PARKING: 48 SPACES

PROPOSED SCHEMATIC
 DRAWINGS FOR:

**ADMIRAL'S
 WHARF**

234 S WATER ST
 MILWAUKEE, WI

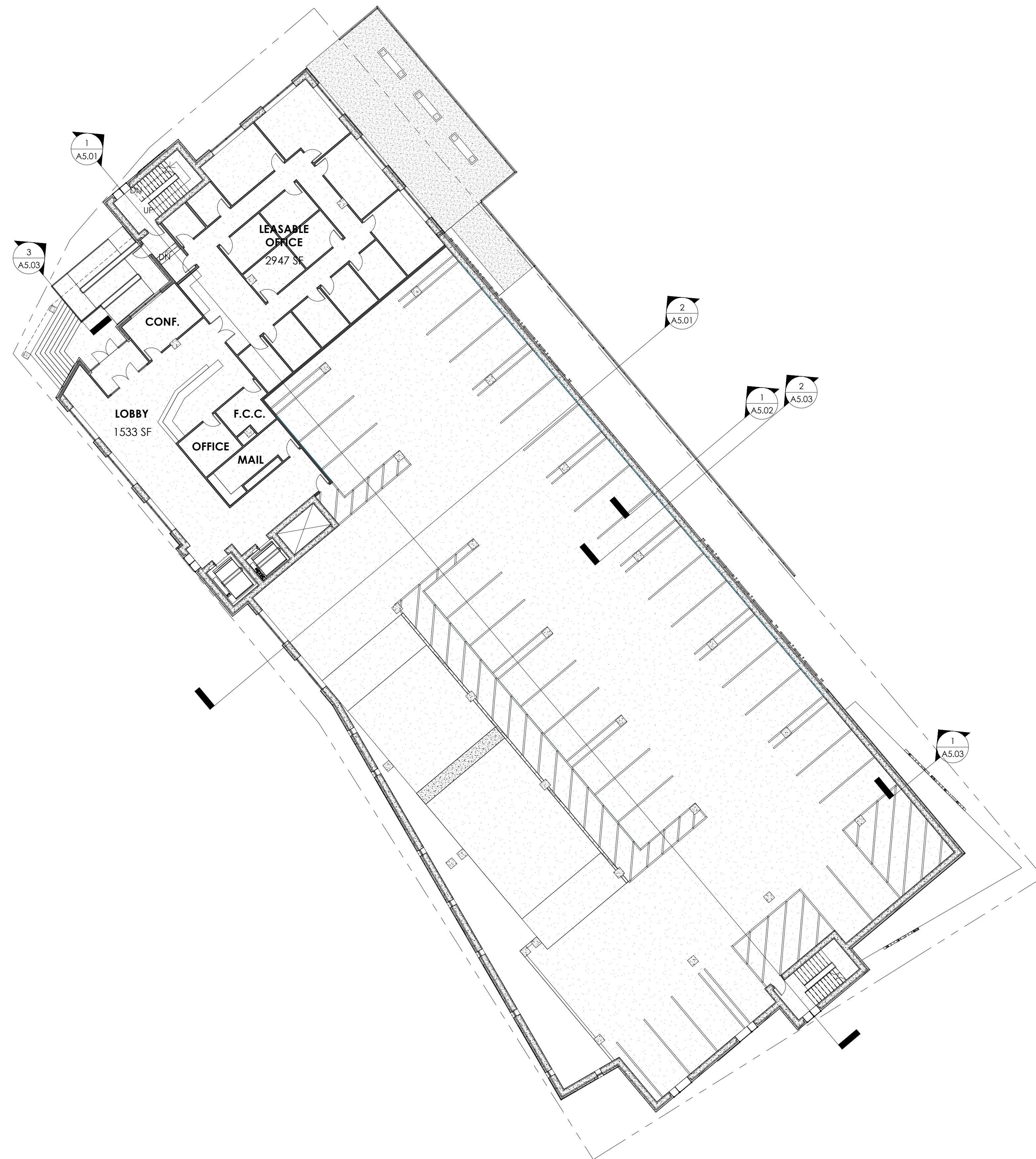
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PROJECT NUMBER 1170764
 DATE 04/16/2019
 DRAWN BY BDG/MAH
 CHECKED BY KAK
 SCALE 1/16" = 1'-0"

FIRST FLOOR PLAN
A1.01



1 FLOOR 2
1/16" = 1'-0"

PARKING: 36 SPACES

PROPOSED SCHEMATIC
 DRAWINGS FOR:

**ADMIRAL'S
 WHARF**

234 S WATER ST
 MILWAUKEE, WI

FILE NUMBER: 190784

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PROJECT NUMBER 1170764
 DATE 04/16/2019
 DRAWN BY BDG/MAH
 CHECKED BY KAK
 SCALE 1/16" = 1'-0"

**SECOND FLOOR
 PLAN**

A1.02

PROPOSED SCHEMATIC
 DRAWINGS FOR:

ADMIRAL'S WHARF

234 S WATER ST
 MILWAUKEE, WI

FILE NUMBER: 190784

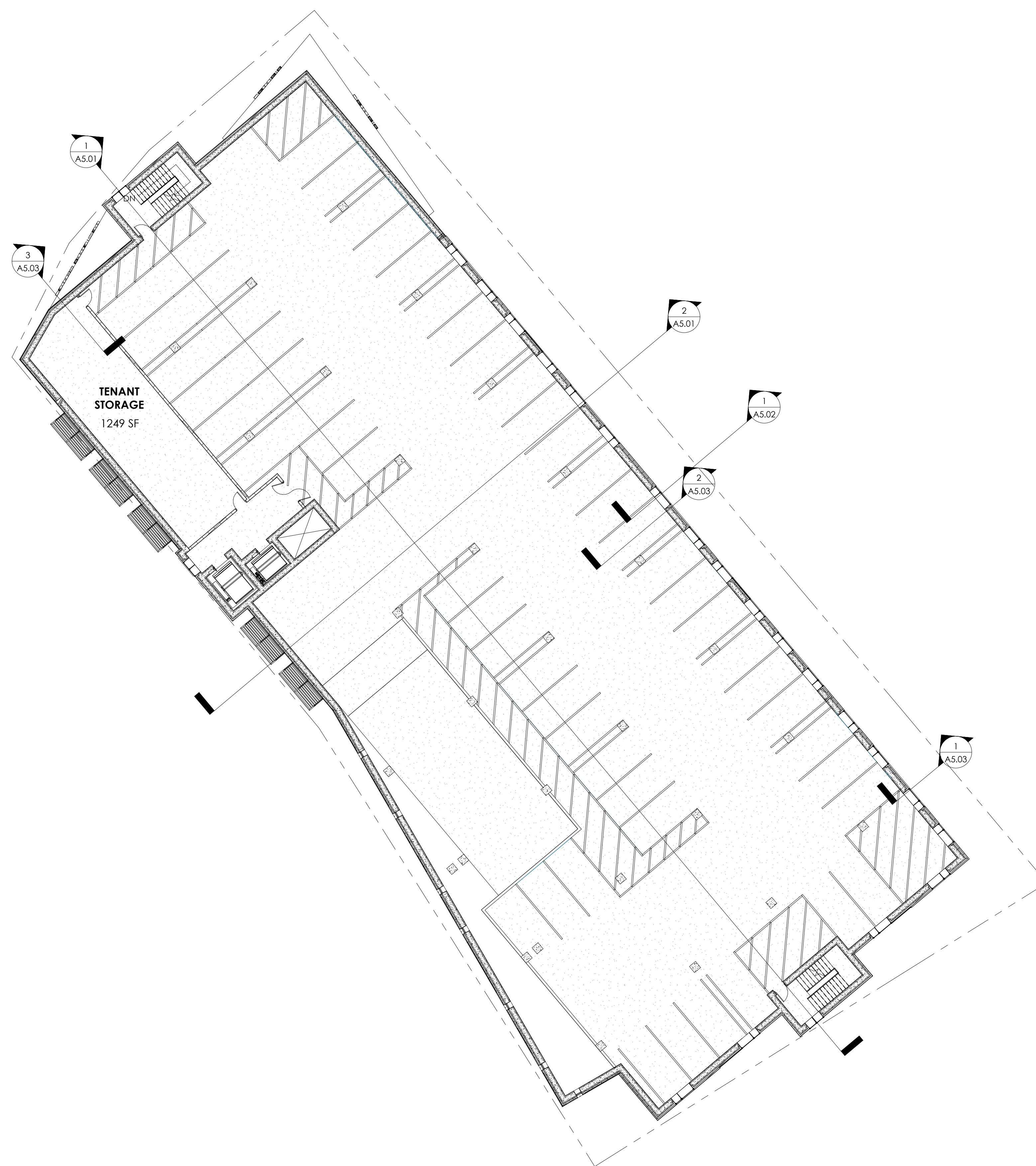
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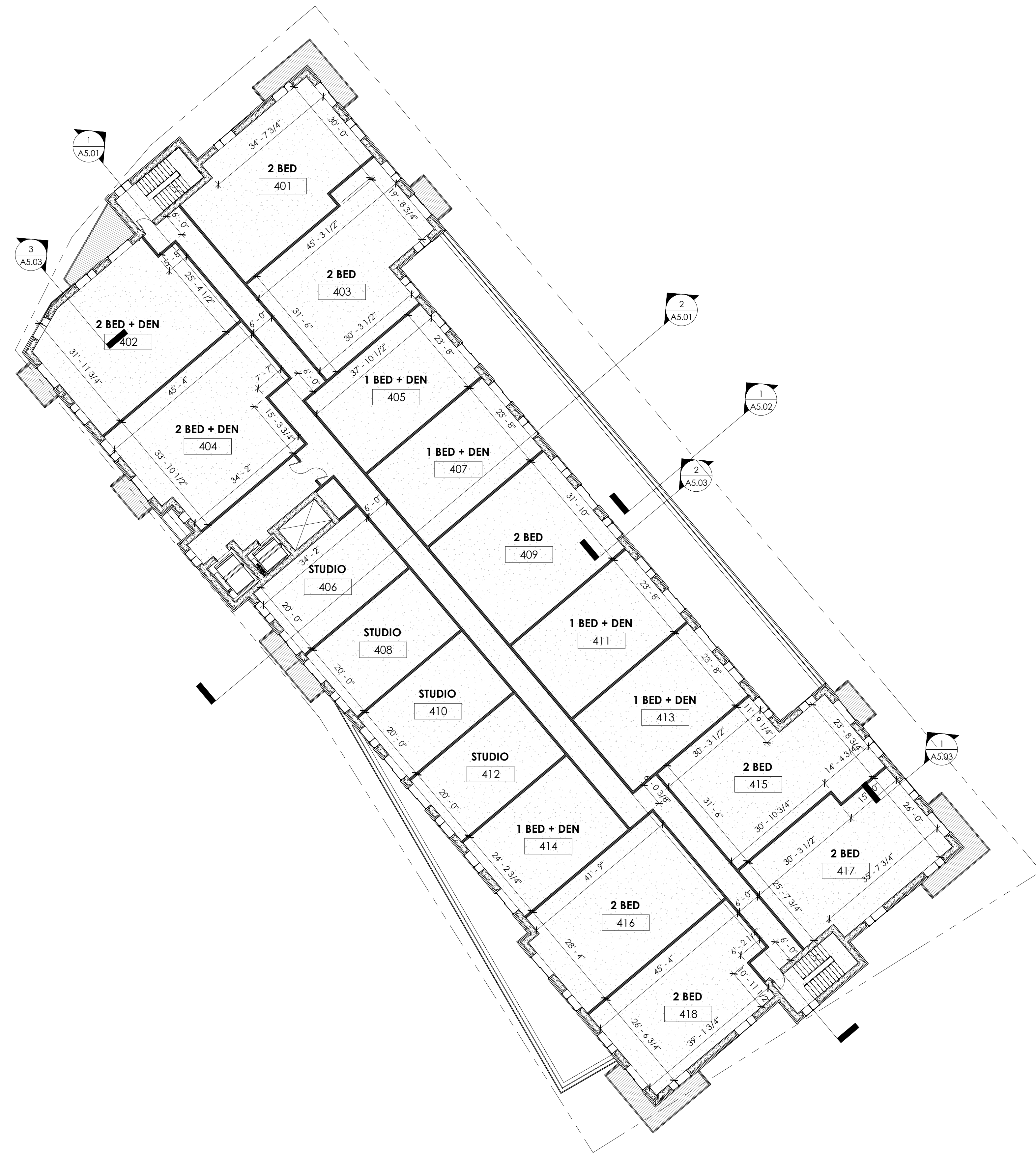
THIRD FLOOR PLAN

A1.03



① FLOOR 3
 1/16" = 1'-0"

PARKING: 54 SPACES



1 FLOOR 4
1/16" = 1'-0"

PROPOSED SCHEMATIC
DRAWINGS FOR:

**ADMIRAL'S
WHARF**

234 S WATER ST
MILWAUKEE, WI

FILE NUMBER: 190784

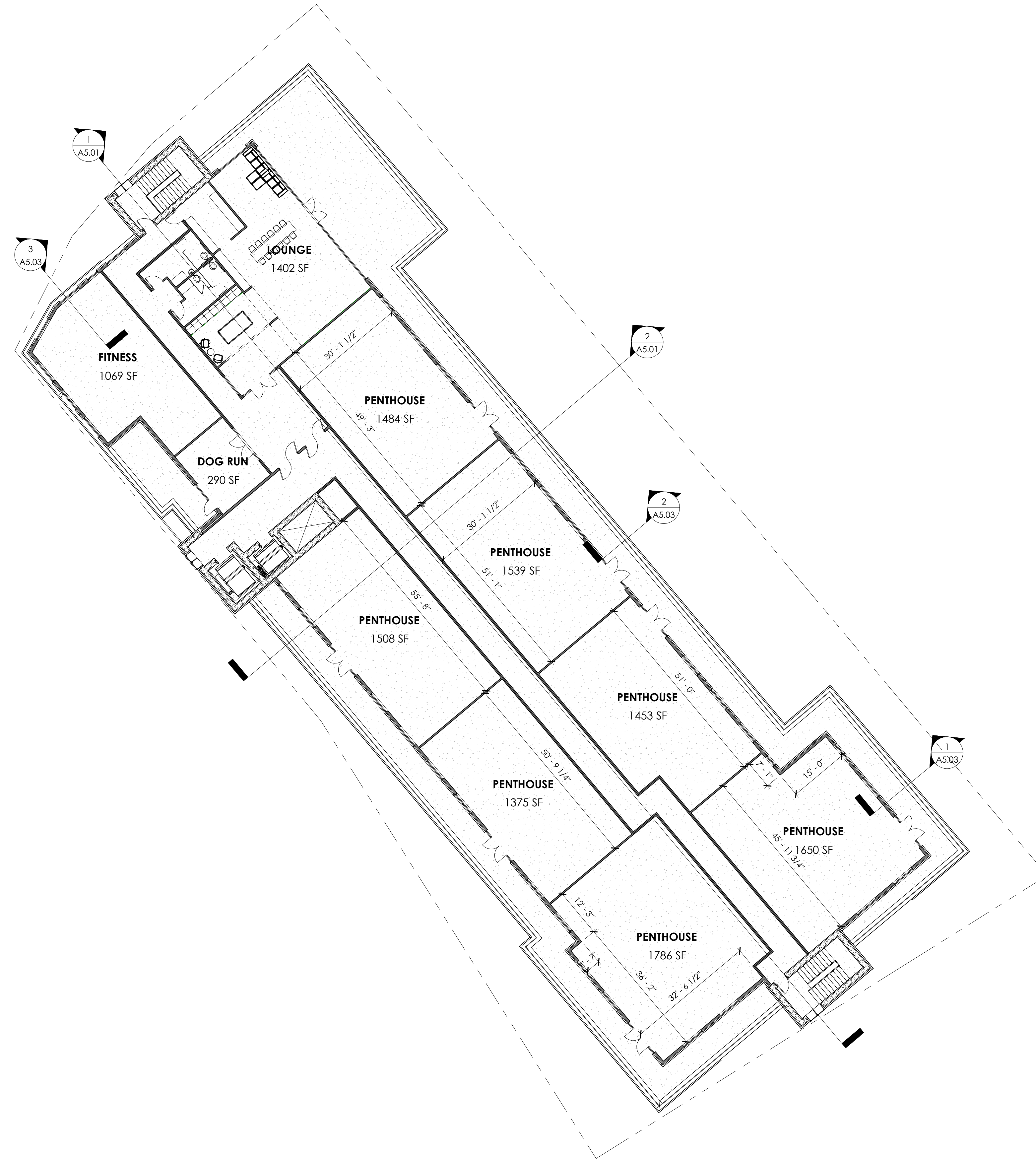
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PROJECT NUMBER 1170764
DATE 04/16/2019
DRAWN BY BDG/MAH
CHECKED BY KAK
SCALE 1/16" = 1'-0"

FOURTH-TENTH
FLOOR PLANS

A1.04



① FLOOR 11
1/16" = 1'-0"

PROPOSED SCHEMATIC
 DRAWINGS FOR:

**ADMIRAL'S
 WHARF**

234 S WATER ST
 MILWAUKEE, WI

FILE NUMBER: 190784

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PROJECT NUMBER 1170764
 DATE 04/16/2019
 DRAWN BY BDG/MAH
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 SCALE 1/16" = 1'-0"

ELEVENTH FLOOR
 PLAN

A1.05

PROPOSED SCHEMATIC
 DRAWINGS FOR:

**ADMIRAL'S
 WHARF**

234 S WATER ST
 MILWAUKEE, WI

FILE NUMBER: 190784

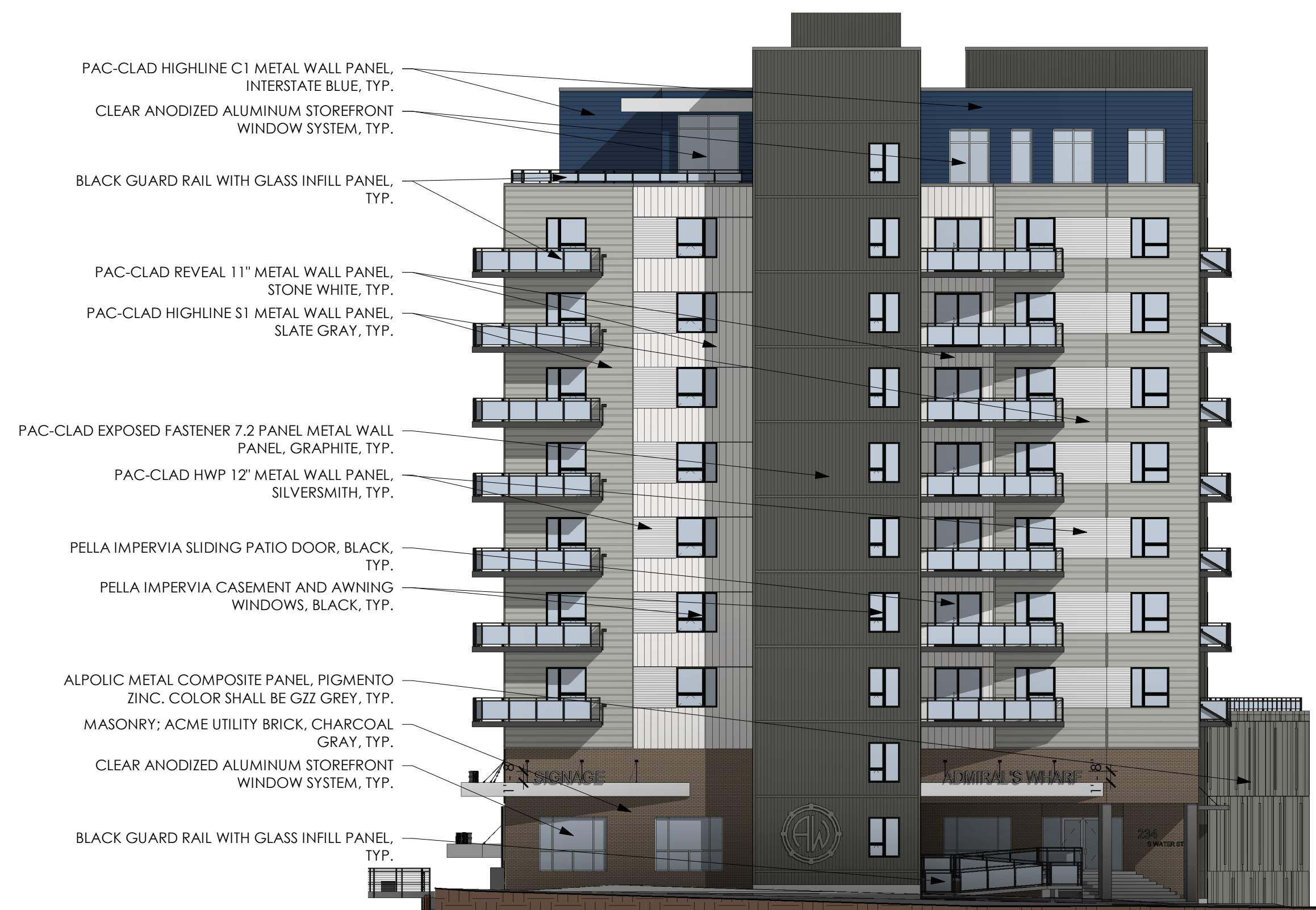
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PROJECT NUMBER 1170764
 DATE 04/16/2019
 DRAWN BY BDG
 CHECKED BY KAK
 SCALE 1/16" = 1'-0"

EXTERIOR
 ELEVATIONS

A4.01



- PAC-CLAD HIGHLINE C1 METAL WALL PANEL, INTERSTATE BLUE, TYP.
- CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM, TYP.
- BLACK GUARD RAIL WITH GLASS INFILL PANEL, TYP.
- PAC-CLAD REVEAL 11" METAL WALL PANEL, STONE WHITE, TYP.
- PAC-CLAD HIGHLINE S1 METAL WALL PANEL, SLATE GRAY, TYP.
- PAC-CLAD EXPOSED FASTENER 7.2 PANEL METAL WALL PANEL, GRAPHITE, TYP.
- PAC-CLAD HWP 12" METAL WALL PANEL, SILVERSMITH, TYP.
- PELLA IMPERVIA SLIDING PATIO DOOR, BLACK, TYP.
- PELLA IMPERVIA CASEMENT AND AWNING WINDOWS, BLACK, TYP.
- ALPOLIC METAL COMPOSITE PANEL, PIGMENTO ZINC, COLOR SHALL BE GZZ GREY, TYP.
- MASONRY: ACME UTILITY BRICK, CHARCOAL GRAY, TYP.
- CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM, TYP.
- BLACK GUARD RAIL WITH GLASS INFILL PANEL, TYP.

② Elevation NW
 1/16" = 1'-0"



- PAC-CLAD HIGHLINE C1 METAL WALL PANEL, INTERSTATE BLUE, TYP.
- CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM, TYP.
- BLACK GUARD RAIL WITH GLASS INFILL PANEL, TYP.
- PAC-CLAD HIGHLINE S1 METAL WALL PANEL, MUSKET GRAY, TYP.
- PAC-CLAD HIGHLINE S1 METAL WALL PANEL, SLATE GRAY, TYP.
- PAC-CLAD 12" FLUSH METAL WALL PANEL WITH SINGLE STIFFENER, INTERSTATE BLUE, TYP.
- PAC-CLAD EXPOSED FASTENER 7.2 PANEL METAL WALL PANEL, GRAPHITE, TYP.
- PAC-CLAD HWP 12" METAL WALL PANEL, SILVERSMITH, TYP.
- PELLA IMPERVIA CASEMENT AND AWNING WINDOWS, BLACK, TYP.
- PELLA IMPERVIA SLIDING PATIO DOOR, BLACK, TYP.
- ALPOLIC METAL COMPOSITE PANEL, PIGMENTO ZINC, COLOR SHALL BE GZZ GREY, TYP.
- MASONRY: ACME UTILITY BRICK, CHARCOAL GRAY, TYP.
- CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM, TYP.

① Elevation SW
 1/16" = 1'-0"

PROPOSED SCHEMATIC
 DRAWINGS FOR:

**ADMIRAL'S
 WHARF**

234 S WATER ST
 MILWAUKEE, WI

FILE NUMBER: 190784

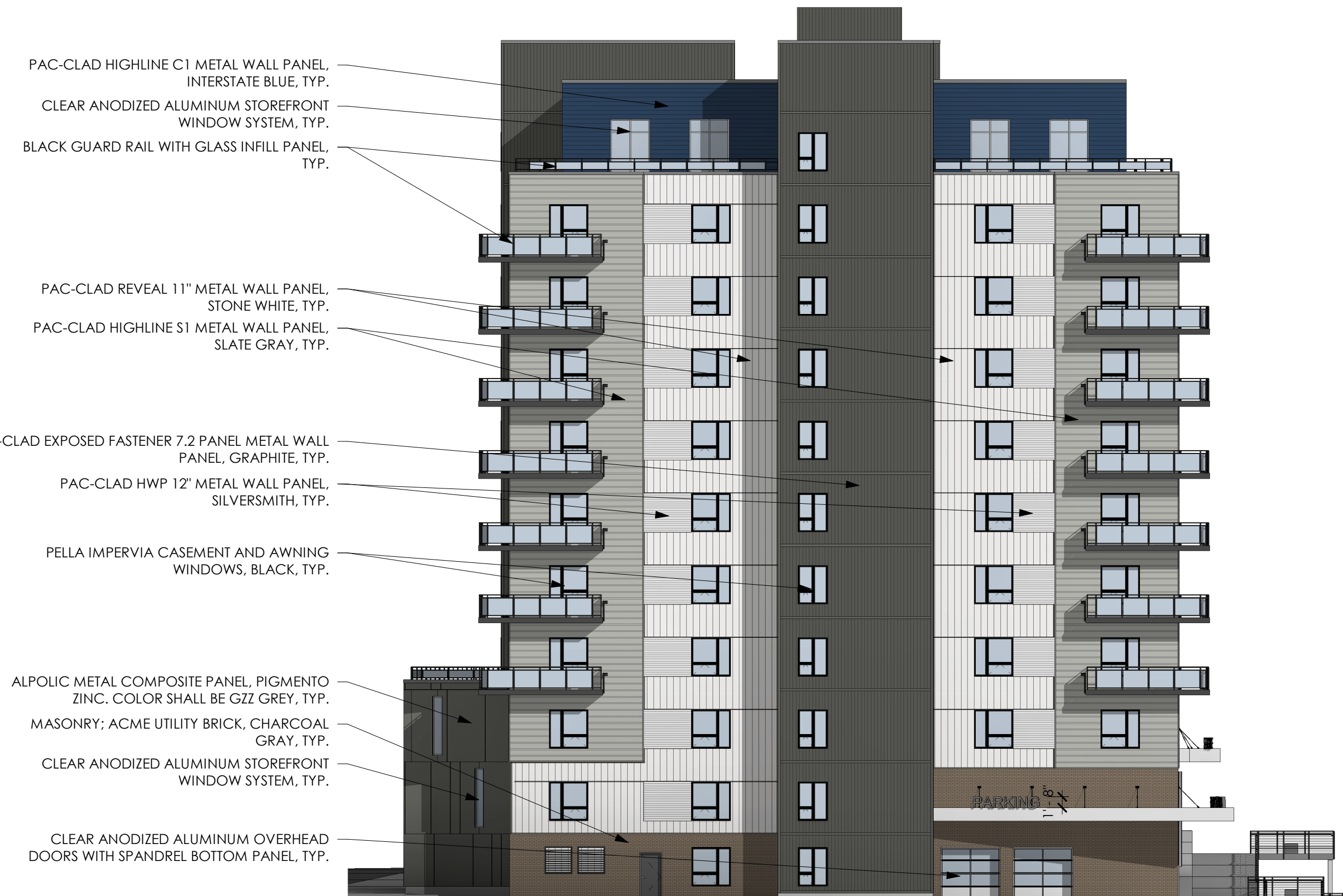
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PROJECT NUMBER 1170764
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 SCALE 1/16" = 1'-0"

EXTERIOR
 ELEVATIONS

A4.02



- PAC-CLAD HIGHLINE C1 METAL WALL PANEL, INTERSTATE BLUE, TYP.
- CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM, TYP.
- BLACK GUARD RAIL WITH GLASS INFILL PANEL, TYP.
- PAC-CLAD REVEAL 11" METAL WALL PANEL, STONE WHITE, TYP.
- PAC-CLAD HIGHLINE S1 METAL WALL PANEL, SLATE GRAY, TYP.
- PAC-CLAD EXPOSED FASTENER 7.2 PANEL METAL WALL PANEL, GRAPHITE, TYP.
- PAC-CLAD HWP 12" METAL WALL PANEL, SILVERSMITH, TYP.
- PELLA IMPERVIA CASEMENT AND AWNING WINDOWS, BLACK, TYP.
- ALPOLIC METAL COMPOSITE PANEL, PIGMENTO ZINC, COLOR SHALL BE GZZ GREY, TYP.
- MASONRY: ACME UTILITY BRICK, CHARCOAL GRAY, TYP.
- CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM, TYP.
- CLEAR ANODIZED ALUMINUM OVERHEAD DOORS WITH SPANDREL BOTTOM PANEL, TYP.

② Elevation SE
 1/16" = 1'-0"



- PAC-CLAD HIGHLINE C1 METAL WALL PANEL, INTERSTATE BLUE, TYP.
- CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM, TYP.
- BLACK GUARD RAIL WITH GLASS INFILL PANEL, TYP.
- PAC-CLAD 12" FLUSH METAL WALL PANEL WITH SINGLE STIFFNER, INTERSTATE BLUE, TYP.
- PAC-CLAD HIGHLINE S1 METAL WALL PANEL, MUSKET GRAY, TYP.
- PAC-CLAD HIGHLINE S1 METAL WALL PANEL, SLATE GRAY, TYP.
- BLACK GUARD RAIL WITH GLASS INFILL PANEL, TYP.
- PAC-CLAD EXPOSED FASTENER 7.2 PANEL METAL WALL PANEL, GRAPHITE, TYP.
- PAC-CLAD HWP 12" METAL WALL PANEL, SILVERSMITH, TYP.
- PELLA IMPERVIA SLIDING PATIO DOOR, BLACK, TYP.
- PELLA IMPERVIA CASEMENT AND AWNING WINDOWS, BLACK, TYP.
- CAST-IN-PLACE CONCRETE, HISTORICAL MURAL BY MILWAUKEE HARBOR DISTRICT. SEE RIVERWALK RENDERINGS.
- WALL-HUNG MODULAR GREENSCREEN PANELS, TYP. SEE LANDSCAPE PLAN FOR PLANTING DETAILS.
- MASONRY: ACME UTILITY BRICK, CHARCOAL GRAY, TYP.
- LED RIVERWALK ACCENT LIGHTING, TYP.
- CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM, TYP.
- BLACK METAL GUARD RAIL WITH STAINLESS STEEL CABLE, TYP; RIVERWALK.
- NEW SHEETPILE WALL, SEE CIVIL DRAWINGS.

① Elevation NE
 1/16" = 1'-0"

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 MILWAUKEE, WI

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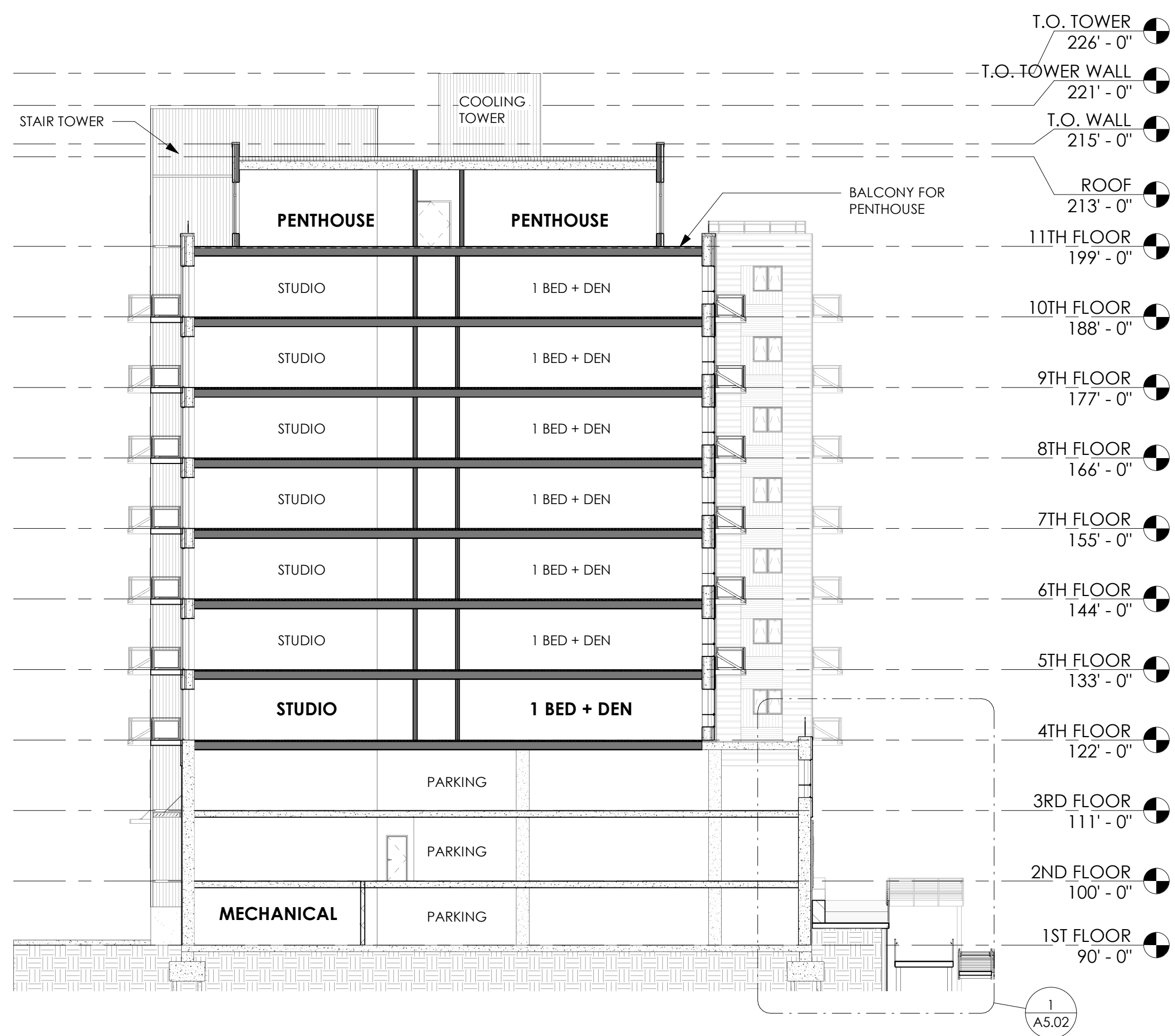
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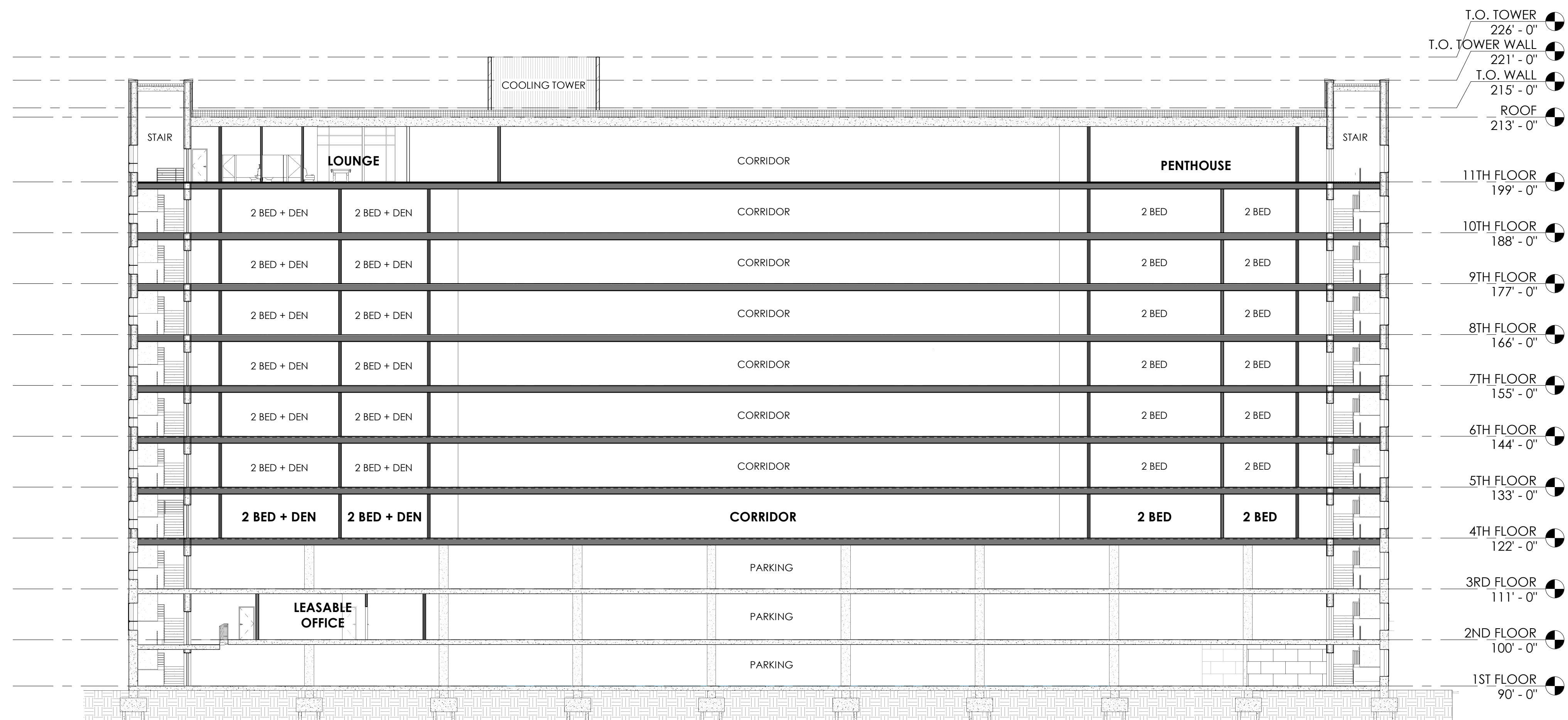
PROJECT NUMBER 1170764
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BUILDING SECTIONS

A5.01



② BUILDING SECTION 02
 1/16" = 1'-0"



① BUILDING SECTION 01
 1/16" = 1'-0"

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 WHARF**

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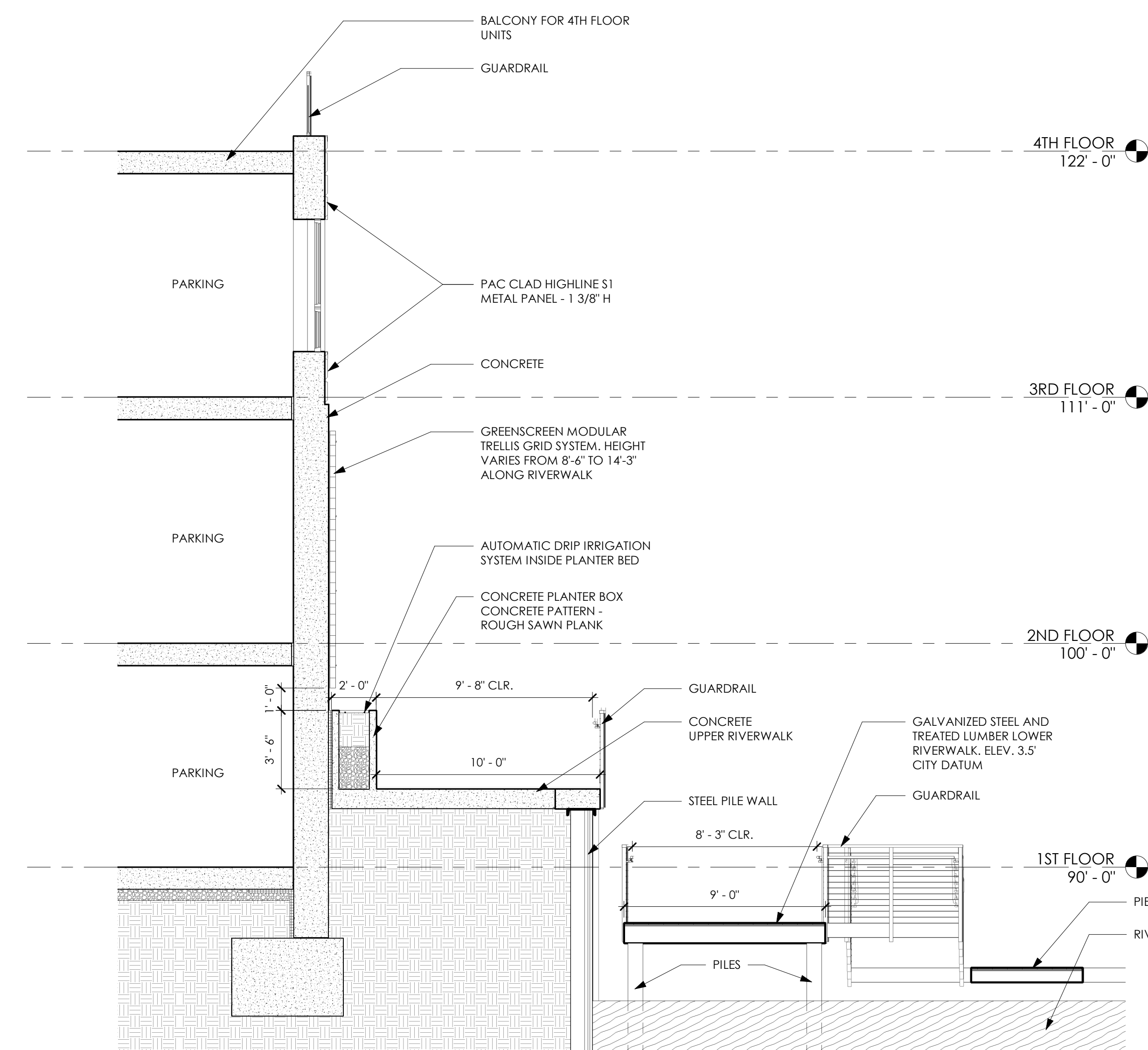
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 CHECKED BY KAK
 SCALE 1/4" = 1'-0"

RIVERWALK SECTION

A5.02



① RIVERWALK SECTION
 1/4" = 1'-0"

PROPOSED SCHEMATIC
 DRAWINGS FOR:

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 WHARF**

234 S WATER ST
 MILWAUKEE, WI

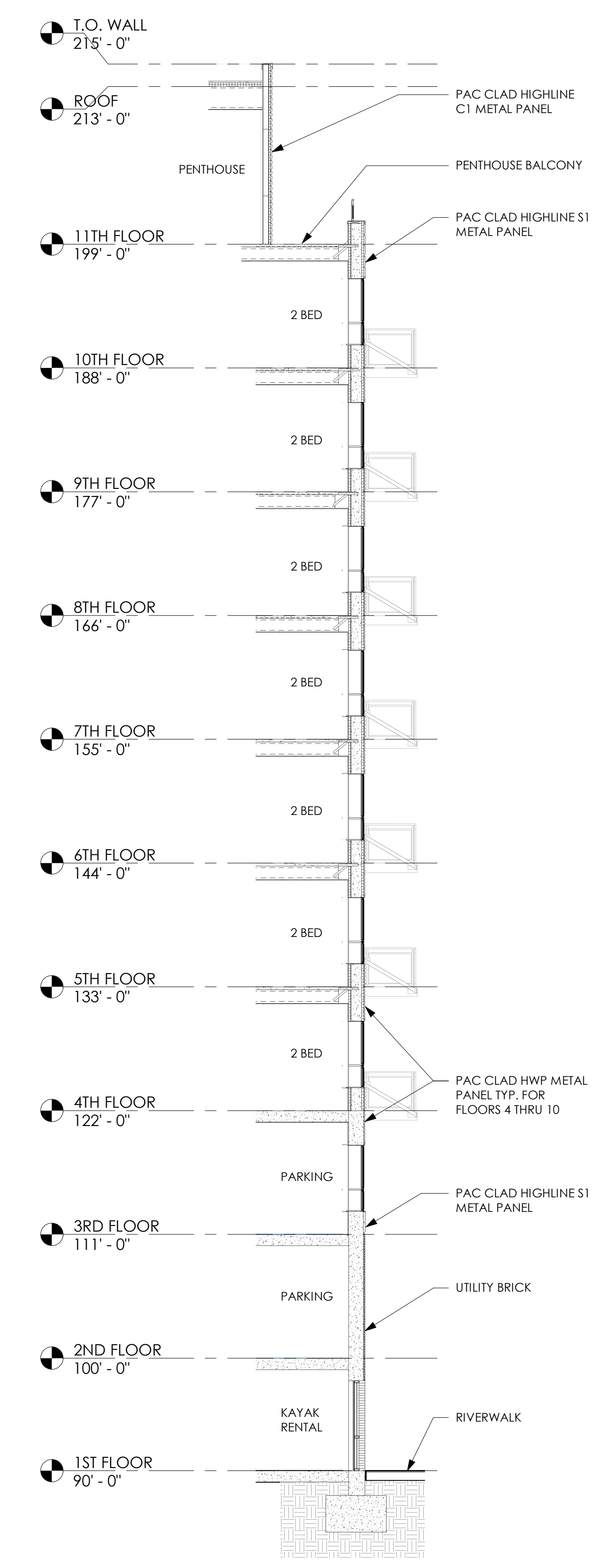
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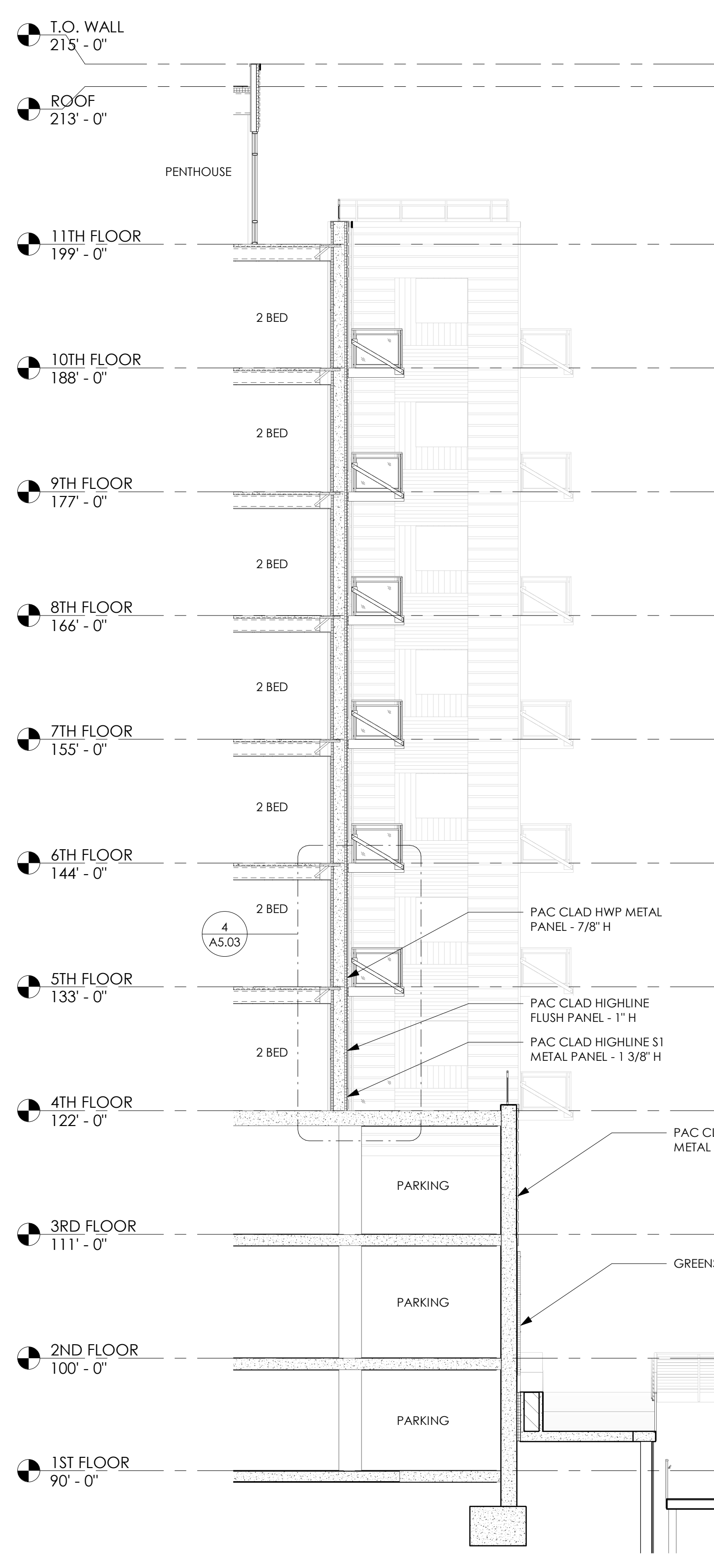
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PROJECT NUMBER 1170764
 DATE 04/16/2019
 DRAWN BY MAH
 CHECKED BY KAK
 SCALE As indicated

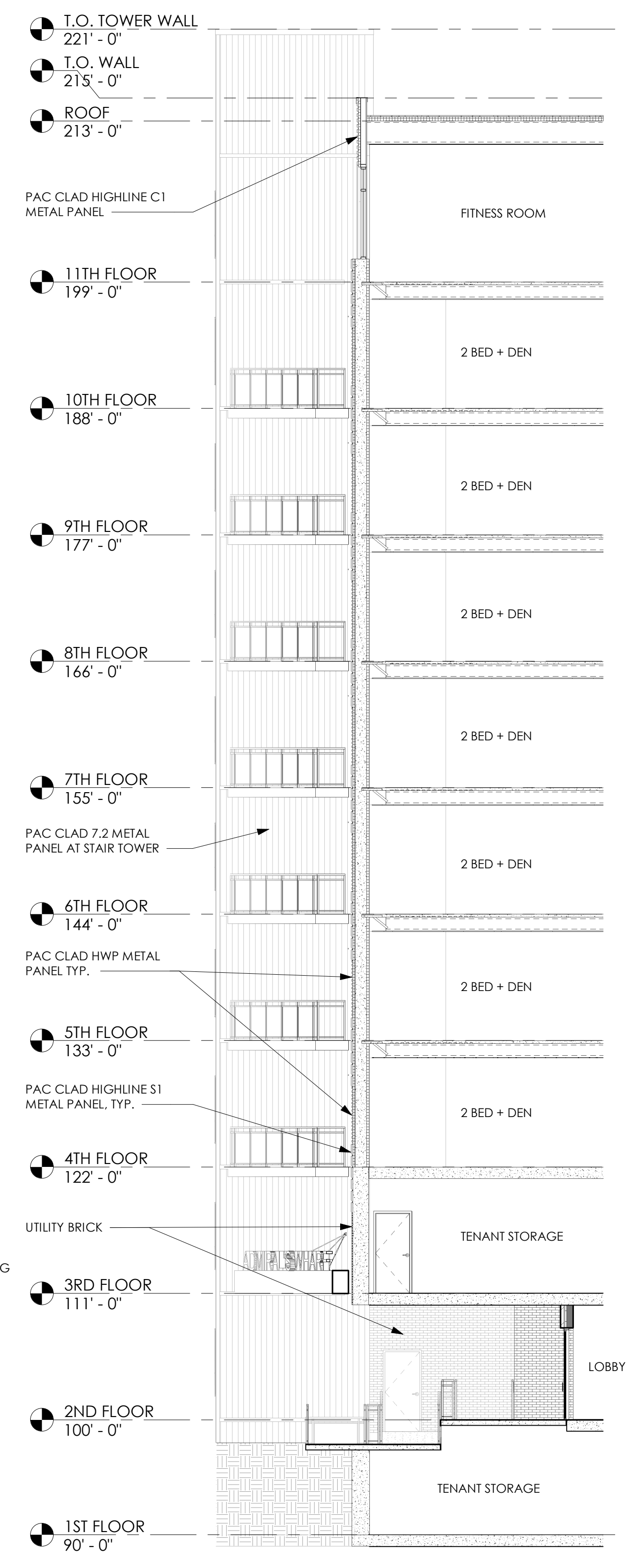
**WALL SECTIONS
 A5.03**



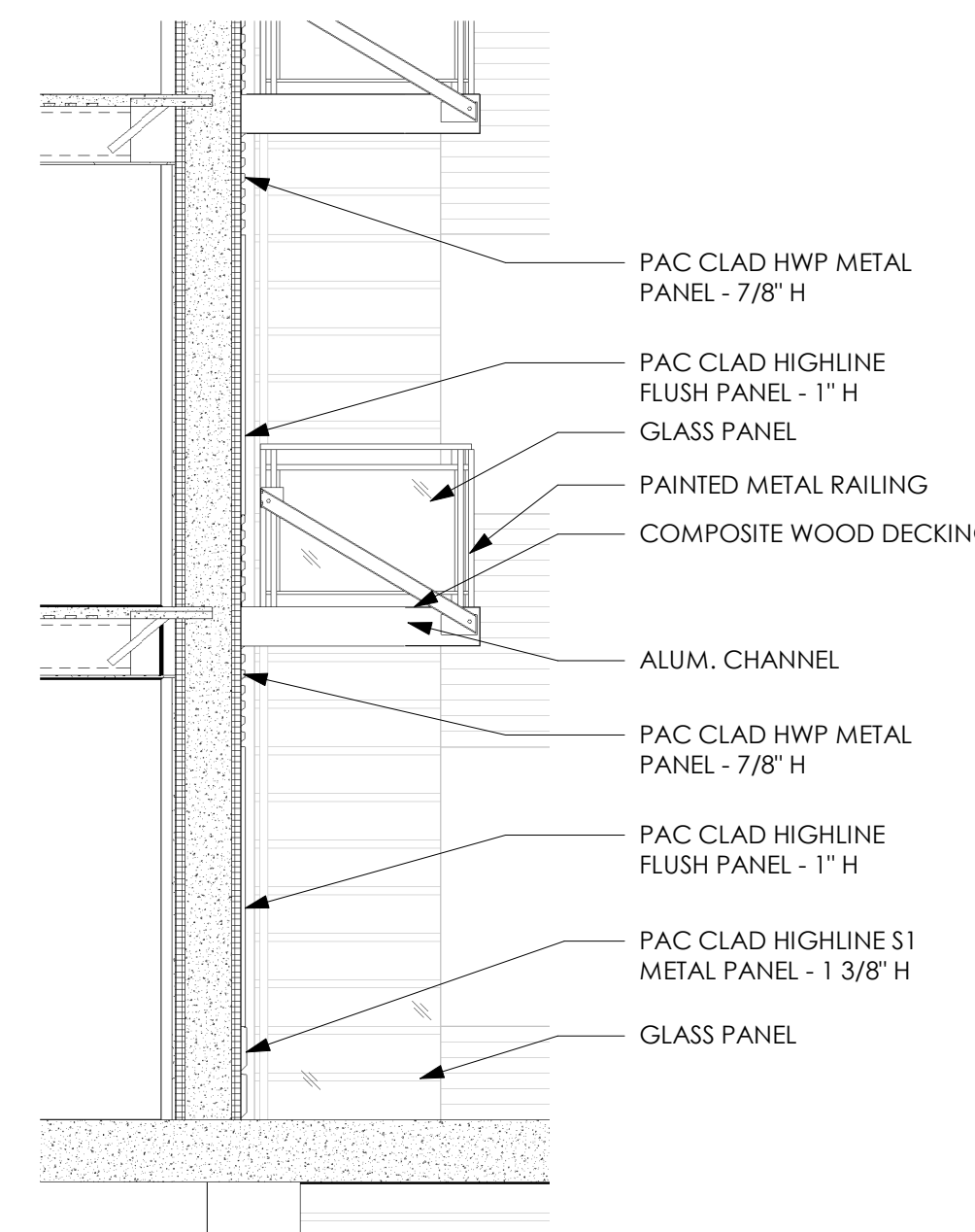
① WALL SECTION 1
 1/8" = 1'-0"



② WALL SECTION 2
 1/8" = 1'-0"



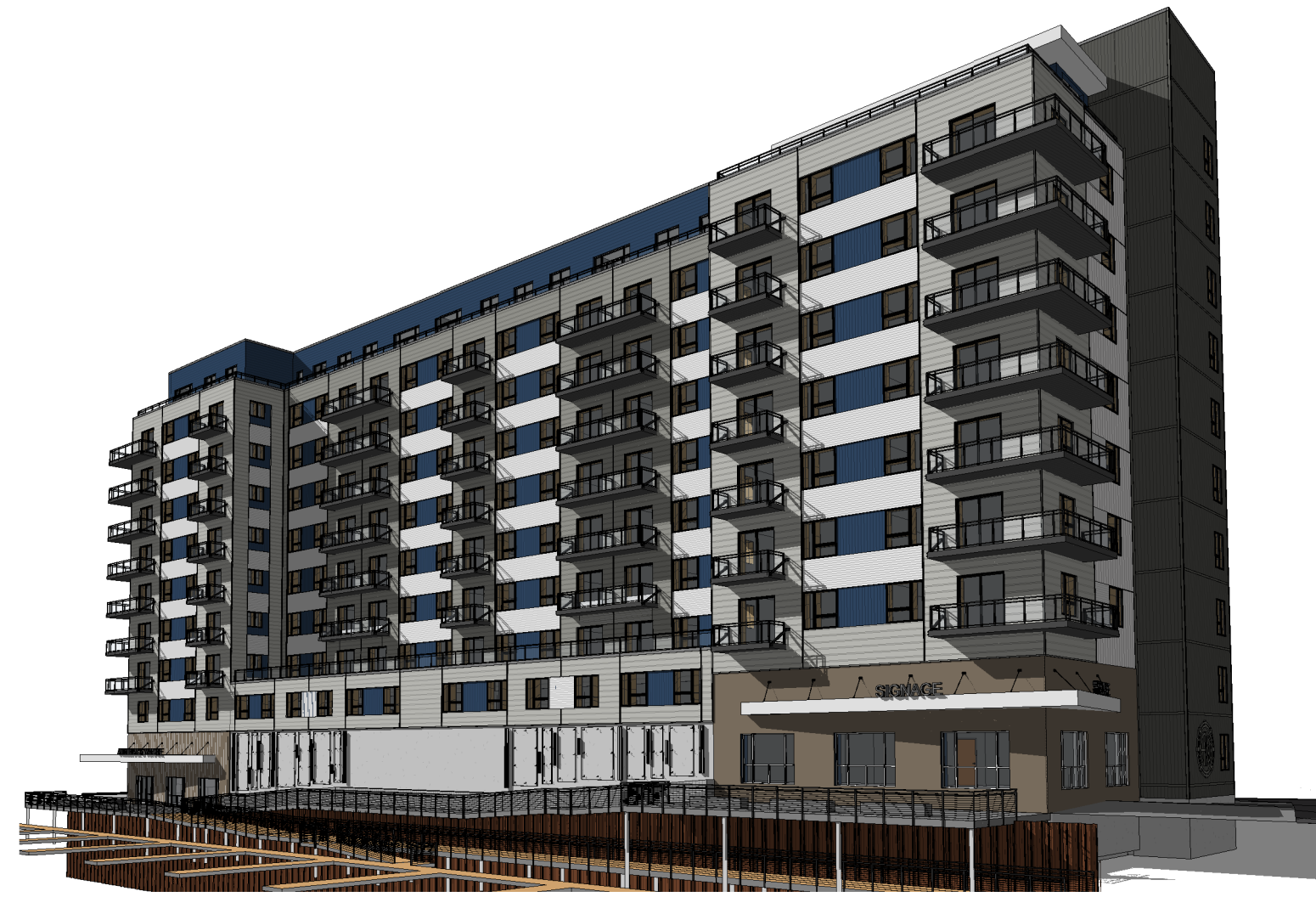
③ WALL SECTION 3
 1/8" = 1'-0"



④ WALL DETAIL
 1/4" = 1'-0"



④ 3D View 4



③ 3D View 3



② 3D View 2



① 3D View 1

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PRELIMINARY
 PERSPECTIVES

P1.01

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PRELIMINARY
 PERSPECTIVES

P1.02



② 3D Bird's Eye 2



① 3D Bird's Eye 1