

DIZ SUBMITTAL

WATER TECH ONE

REED STREET YARDS
MILWAUKEE, WI

KAHLER SLATER PROJECT: M14003.00
10.21.2014



NOT FOR
CONSTRUCTION

Revisions

DIZ SUBMITTAL

Drawing Date
10.21.2014

WATER TECH ONE

REED STREET YARDS
MILWAUKEE, WI

Project No. GENERAL CAPITAL
M14003.00

Sheet Title
COVER SHEET

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Mitlin Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.253.5300 Fax 608.253.5317
Sheet No.
G0.00

MANHOLE DATA:

STORM MH #2045
RIM EL = 10.98
36" CONC. E = -5.6
36" CONC. W = -5.4

CBR #20193 COMB. SEWER
RIM EL = 6.50
48" CONC. NE = -2.1
24" CONC. S = 0.5
36" CONC. SW = -2.1

CBR #2059 COMB. SEWER
RIM EL = 4.59
48" CONC. NW = -1.9
48" CONC. S = -2.7
21" CONC. SW = -1.9

MH #20580 COMB. SEWER
RIM EL = 5.73
48" CONC. NE = -5.4
48" CONC. SE = -3.3
48" CONC. N = -3.2

MH #20574 COMB. SEWER
RIM EL = 5.66
36" CONC. W = -9.0
48" CONC. E = -9.5
48" CONC. SW = -7.8

Diversion Structure VAULT "F"
COMB. OUTFALL
TOP EL = 5.4+/-
48" CONC. N = -3.0
48" CONC. S = -3.0

STORM MH #5117
RIM EL = 3.80
48" CONC. NE = -12.5
48" CONC. S = -12.1

CBR #2124
RIM EL = 5.79
8" CONC. E = 0.3
12" CONC. W = 0.2
NO LID, FILLED WITH DEBRIS

MH #2222 COMB. SEWER
RIM EL = 4.88
36" CONC. E = -7.4
36" CONC. W = -7.3

CBR #20341
RIM EL = 4.27
FILLED WITH WATER, NO
INVERTS VISIBLE

CBR #20271
RIM EL = 4.95
12" CONC. E = -0.9
12" CONC. W = -1.0

CBR #20350
RIM EL = 6.91
FILLED WITH WATER, NO
INVERTS VISIBLE

CB #2165 COMB. SEWER
RIM EL = 7.37
30" CONC. NE = 0.2
18" CONC. S = 0.8
8" CONC. SW = 0.7
8" CONC. SW = 2.0

CBR #20284
RIM EL = 6.57
10" CONC. S = -0.5

CB #20261 COMB. SEWER
RIM EL = 6.62
36" CONC. NE = -1.8
8" CONC. SE = 2.0
30" CONC. SW = -1.6

CBR #2112
RIM EL = 6.17
12" CLAY SE = 1.4
LID MISSING

STORM MH #500
RIM EL = 11.72
8" PVC SE = 9.2 (BRIDGE DRAIN)
8" PVC SW = 8.9 (BRIDGE DRAIN)
30" CONC. N = 4.3
30" CONC. S = 4.3

COMBINED MH #505
RIM EL = 8.20
8" CLAY N = -3.8
12" PVC N = -8.4
6" CLAY E = -3.9
54" CONC. E = -13.4
12" PVC NW = -1.7
4" CLAY E = -6.3
6" CLAY E = -7.9
8" PVC NE = 8.0 (TO BRIDGE DRAIN)
54" CONC. W = -13.4

STORM MH #506
RIM EL = 9.12
8" CONC. W = 0.5
12" PVC SW = 6.6 (CAPPED AND SEALED)
12" PVC SE = -1.2

STORM MH #507
Intersecting Structure
RIM EL = 8.90
30" CONC. N = INV. NOT VISIBLE
8" CONC. E = 0.5
30"(?) CONC. S = INV. NOT VISIBLE

STORM MH #508
RIM EL = 8.24
30" CONC. N = -0.6
30" CONC. S = 1.3

STORM MH #509
RIM EL = 8.70
8" CONC. N = -2.2
8" CONC. S = -2.2

MANHOLE DATA:

STORM MH #516
RIM EL = 6.94
30" CONC. N = -2.1
30" CONC. S = -2.0

STORM MH #523 (and
diversion structure)
RIM EL = 5.89
CONC. RECT. CHANNEL N = -2.7
36" CONC. E = -4.9
30" CONC. S = -3.6

STORM MH #522
RIM EL = 5.84
30" CONC. W = -3.4
30" CONC. S = -3.2

CBR #4807
RIM EL = 7.84
10" CORR METAL E = 5.3
6" PVC W = 6.3
FILLED WITH DIRT

STORM MH #4806
RIM EL = 9.26
30" CONC. N = 4.4
6" PVC E = 5.5
24" CONC. S = 4.7
6" PVC SW = 5.5

CB #1106
RIM EL = 10.12
10" PVC E = 6.5

STORM MH #1105
RIM EL = 10.99
21" CONC. NE = 2.5
18" CONC. S = 2.5
10" PVC W = 4.3

CB #1103
RIM EL = 10.31
10" PVC N = 8.0

STORM MH #1099
RIM EL = 11.08
24" CONC. W = 2.4
24" CONC. E = 2.5
6" PVC SE = 3.8
8" PVC SW = 3.1

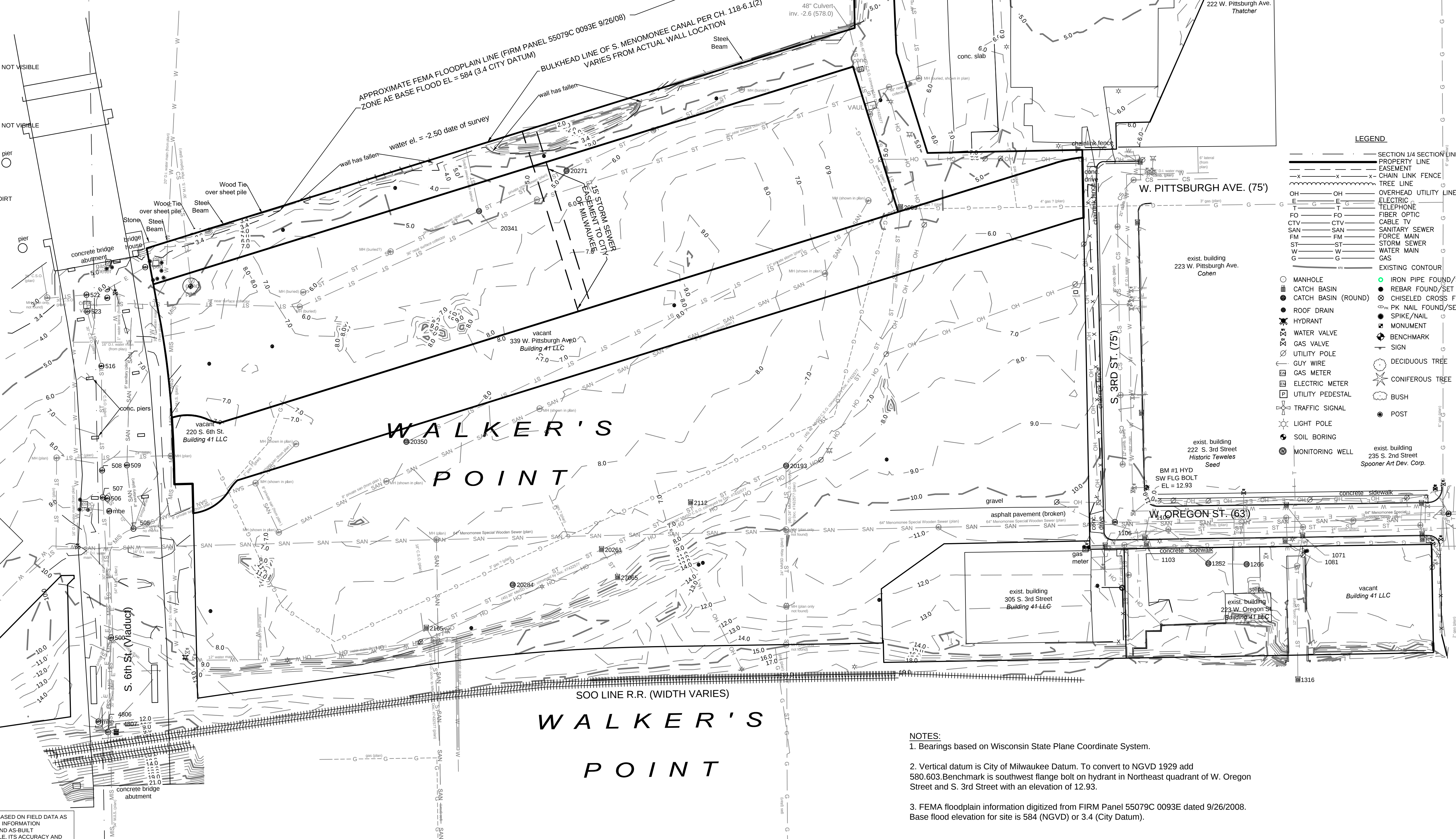
CBR #1252
RIM EL = 10.94
FULL OF WATER, INV. NOT VISIBLE

CBR #1266
RIM EL = 10.70
6" PVC W = 8.0

CB #1081
RIM EL = 10.44
FULL OF WATER, INV. NOT VISIBLE

STORM MH #1074
RIM EL = 10.80
24" CONC. W = 1.7
24" CONC. E = 1.6
12" PVC S = 2.6
8" PVC N = 8.3

STORM MH #5132
RIM COVERED WITH DIRT
UNABLE TO OPEN
RIM EL = 5.5+/-



THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD DATA AS MARKED BY DINGERS HOTLINE AND OBTAINED DURING THIS SURVEY. INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, AND AS-BUILT INFORMATION, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

NOTES:

1. Bearings based on Wisconsin State Plane Coordinate System.

2. Vertical datum is City of Milwaukee Datum. To convert to NGVD 1929 add 580.603. Benchmark is southwest flange bolt on hydrant in Northeast quadrant of W. Oregon Street and S. 3rd Street with an elevation of 12.93.

3. FEMA floodplain information digitized from FIRM Panel 55079C 0093E dated 9/26/2008. Base flood elevation for site is 584 (NGVD) or 3.4 (City Datum).

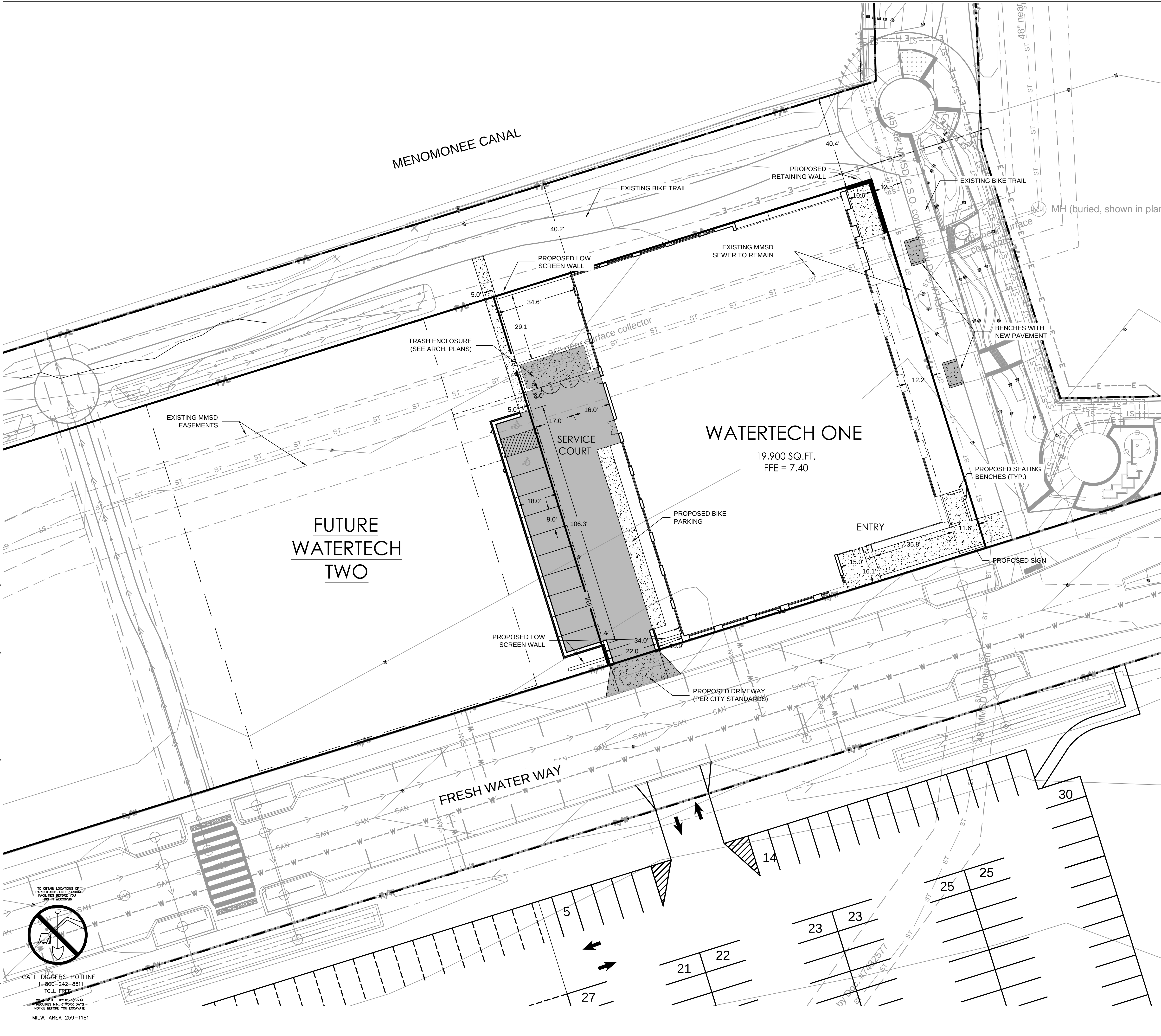
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

REED STREET YARDS
TOPOGRAPHIC SURVEY
WALKER'S POINT
MILWAUKEE, WI

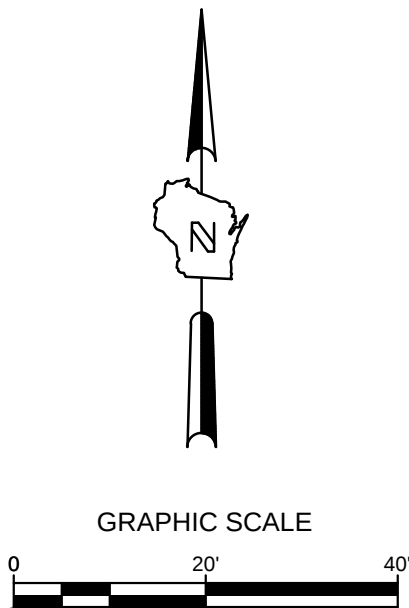
TOPOGRAPHIC SURVEY

1. Add'n Topo	9/18/12	KAS
NO. REVISION	DATE	BY
GRAPHIC SCALE 0 60' 120'		
DRAWING NO. Civil (2602-V060-A).dwg		
DRAWN BY: K.A.S., B.M.R.		
DATE: 5-30-2012		
PROJECT NO: 2602		
CHECKED BY: J.B.L.		
APPROVED BY:		
SHEET NO.:		
C 001		

File: I:\General Capital\14870 Water Tech One\060 CAD/C - Civil\500 Production - Civil Plans\Bldg-503-Site Dimension Plan\14870-Bldg-C100-SITE-DIM-P.dwg



SITE INFORMATION:
TOTAL SITE = 0.73 AC
TOTAL DISTURBED AREA = 0.73 AC
EXISTING IMPERVIOUS AREA = 0 AC
PROPOSED IMPERVIOUS AREA = .65 AC



- LEGEND:**
- | | | |
|--|------------------------|--|
| | 5' THICK CONCRETE WALK | |
| | CONCRETE PAVEMENT | |
| | ASPHALT SURFACE | |
| | CURB & GUTTER (ACCEPT) | |
| | CURB & GUTTER (REJECT) | |

- 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.

WATER TECH ONE
REED STREET YARDS
MILWAUKEE, WISCONSIN

SITE PLAN

NO. REVISION DATE BY

DRAWING NO. 14870-Bldg-C100-SITE-DIM-P.dwg

DRAWN BY: VMS

DATE: 10-17-2014

PROJECT NO: 14870 - Building

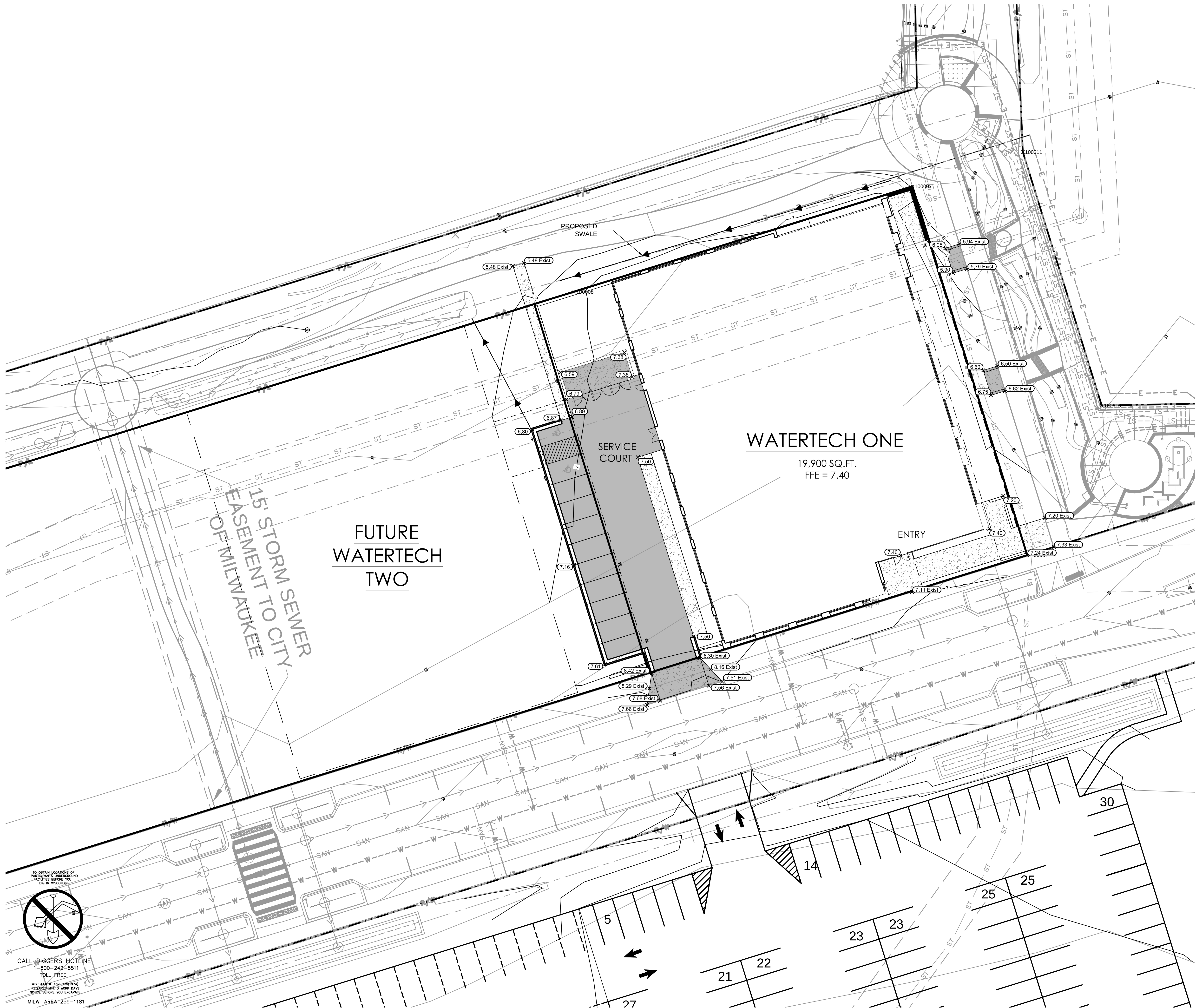
CHECKED BY:

APPROVED BY:

SHEET NO.:

C 100

File: I:\General Capital\14870 Water Tech One\060 CAD/C - Civil\500 Production - Civil Plans\Bldg-505-Grading Plan\14870-Bldg-C200-GRADE-P.dwg



GRAPHIC SCALE
0 20' 40'

LEGEND:

- 5" THICK CONCRETE WALK (X C401)
- CONCRETE PAVEMENT (X C401)
- NEW ASPHALT SURFACE (X C401)
- ASPHALT SURFACE TO BE RESTRIPTED (X C401)
- CURB & GUTTER (ACCEPT) (X C401)
- 5 EXISTING CONTOUR
- 5 PROPOSED CONTOUR
- PROPOSED SWALE WITH DIRECTION OF FLOW INDICATED
- 100.00 EXIST SPOT GRADE
- 100.00 PROPOSED ASPHALT SPOT GRADE

GENERAL NOTES:

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3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

WATER TECH ONE
REED STREET YARDS
MILWAUKEE, WISCONSIN

GRADING PLAN

NO. REVISION DATE BY

DRAWING NO. 14870-Bldg-C200-GRADE-P.dwg

DRAWN BY:

DATE:

PROJECT NO: 14870 - Building

CHECKED BY:

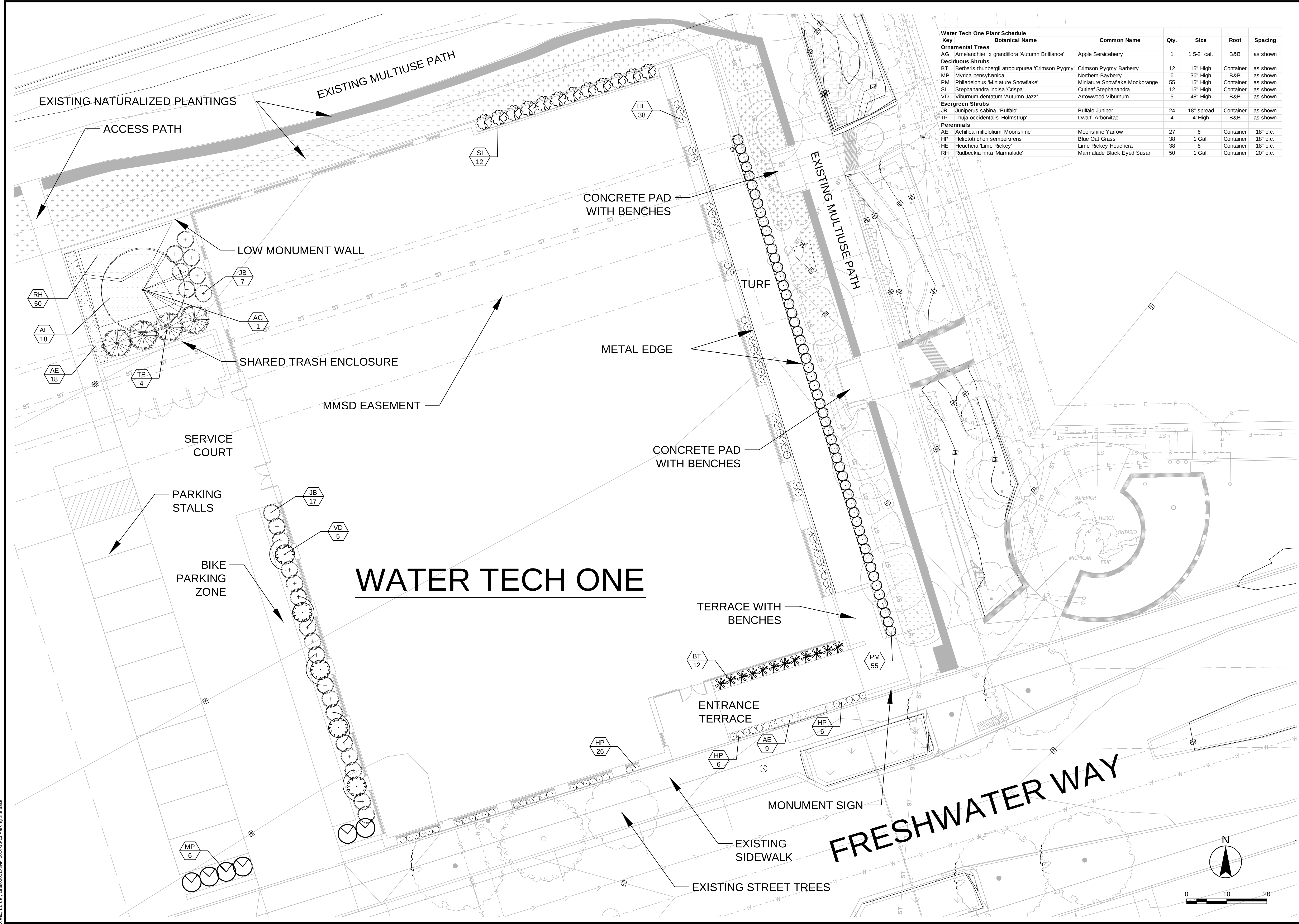
APPROVED BY:

SHEET NO.:

C 200

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 10/16/2014, 4:05pm, 193803011.CAD (DWG) 193803011.L101.dwg
Xrefs: border, 193803011.XSNF, 2014-10-13 Parking Site Base



Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
Ornamental Trees						
AG	'Amelanchier x grandiflora' 'Autumn Brilliance'	Apple Serviceberry	1	1.5-2" cal.	B&B	as shown
Deciduous Shrubs						
BT	Berberis thunbergii atropurpurea 'Crimson Pygmy'	Crimson Pygmy Barberry	12	15" High	Container	as shown
MP	Myrica pensylvanica	Northern Bayberry	6	36" High	B&B	as shown
PM	Philadelphus 'Miniature Snowflake'	Miniature Snowflake Mockorange	55	15" High	Container	as shown
SI	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	12	15" High	Container	as shown
VD	Viburnum dentatum 'Autumn Jazz'	Arrowwood Viburnum	5	48" High	B&B	as shown
Evergreen Shrubs						
JB	Juniperus sabina 'Buffalo'	Buffalo Juniper	24	18" spread	Container	as shown
TP	Thuja occidentalis 'Holmstrup'	Dwarf Arborvitae	4	4' High	B&B	as shown
Perennials						
AE	Achillea millefolium 'Moonshine'	Moonshine Yarrow	27	6"	Container	18" o.c.
HP	Helictotrichon sempervirens	Blue Oat Grass	38	1 Gal.	Container	18" o.c.
HE	Heuchera 'Lime Rickey'	Lime Rickey Heuchera	38	6"	Container	18" o.c.
RH	Rudbeckia hirta 'Marmalade'	Marmalade Black Eyed Susan	50	1 Gal.	Container	20" o.c.

ASSEMBLIES & COMPONENTS

ELEVATOR 1	PASSENGER ELEVATOR, BASIS OF DESIGN: SCHINDLER 330A HOLELESS HYDRAULIC, 150 FPM, 3500 LB. CAPACITY, 9'-0" CAB HEIGHT w/ 8'-0" TALL DOOR
ELEVATOR 2	SWING CAR (PASSENGER & FREIGHT) ELEVATOR, BASIS OF DESIGN: SCHINDLER 330A BOREHOLE HYDRAULIC, 150 FPM, 5000 LB. CAPACITY, 9'-0" CAB HEIGHT w/ 8'-0" TALL DOOR
SHAFT WALL 1	2-HOUR FIRE RATED SHAFT WALLS, 12" C.M.U. TO BE SELF SUPPORTING
STAIR 1	METAL FRAMED STAIRS w/ CONCRETE PAN TREADS AND LANDINGS, METAL RISERS, ALL EXPOSED METAL TO BE PRIMED AND PAINTED.

CODE ANALYSIS SUMMARY:

APPLICABLE BUILDING - WISCONSIN COMMERCIAL BUILDING CODE SPS 380 TO 386
CODES - 2009 INTERNATIONAL BUILDING CODE (IBC)
- 2000 NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE (NFPA)
- ICC/ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- U.S. DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

OCCUPANCY GROUPS -B (BUSINESS)

GENERAL BUILDING AREA -ENTIRE BLDG. FOOT PRINT AREA: 79,906 SF
HEIGHT & STORIES -HEIGHT: 45'-0"
-STORIES: 4

CLASS OF CONSTRUCTION -IBC= TYPE IIB

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

COLUMNS:	0 HR.
COLUMNS (TRANS. & ELEC ROOMS):	2 HR.
ROOF BEAMS:	0 HR.
ROOF BEAMS (TRANS. & ELEC ROOMS):	2 HR.
EXTERIOR BEARING WALLS:	0 HR.
INTERIOR BEARING WALLS:	0 HR.
EXTERIOR NON-BEARING WALLS:	0 HR.
INTERIOR NON-BEARING WALLS:	0 HR.
(@ TRANS. & ELEC ROOMS)	2 HR.
ROOF DECK	0 HR.
(BETWEEN ROOF BEAMS)	0 HR.
ROOF DECK (TRANS. & ELEC ROOMS):	2 HR.

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

<5'	1 HR.
>5' & <10'	1 HR.
>10' & <30'	0 HR.
>30'	0 HR.

FIRE PROTECTION

-AUTOMATIC SPRINKLER SYSTEM PER IBC 903.3.1.1 AND NFPA 13 (EXEMPT LOCATIONS: TRANSFORMER AND ELECTRICAL ROOMS SEPARATED FROM THE REMAINDER OF THE BUILDING BY WALLS AND FLOOR/CEILING OR ROOF CEILING ASSEMBLIES WITH A FIRE-RESISTANCE RATING OF 2 HOURS)
-FIRE ALARM SYSTEM
-AUTOMATIC FIRE DETECTION SYSTEM
-GENERATOR ROOM IS PROTECTED WITH A DRY PIPE AUTOMATIC SPRINKLER SYSTEM

EXIT EGRESS

-OCCUPANT LOAD:
ACCESSORY STORAGE AREAS,
MECHANICAL EQUIPMENT ROOM= 300 GROSS SF/PERSON
BUSINESS AREAS= 100 GROSS SF/PERSON

-EGRESS WIDTH PER OCCUPANT SERVED (FULLY SPRINKLED):
STAIRWAYS= 0.3' PER OCCUPANT
OTHER EGRESS COMPONENTS= 0.2' PER OCCUPANT

-STAIRWAY WIDTH:
= 44" MIN.

-CORRIDOR WIDTH:
= 44" MIN.

-EXIT AISLES SERVING MEP EQUIPMENT:
= 24"

-DEAD END CORRIDORS (FULLY SPRINKLED):
= 50' MAX.

-COMMON PATH OF TRAVEL:
= 100' MAX.

-MAXIMUM TRAVEL DISTANCE TO AN EXIT:
= 300' MAX. FROM THE REMOTEST POINT IN A ROOM

NOT FOR
CONSTRUCTION

Revisions

DIZ SUBMITTAL

Drawing Date

10.21.2014

WATER TECH ONE

REED STREET YARDS
MILWAUKEE, WI

Project No. GENERAL CAPITAL
M14003.00

Sheet Title
FLOOR PLAN - FIRST

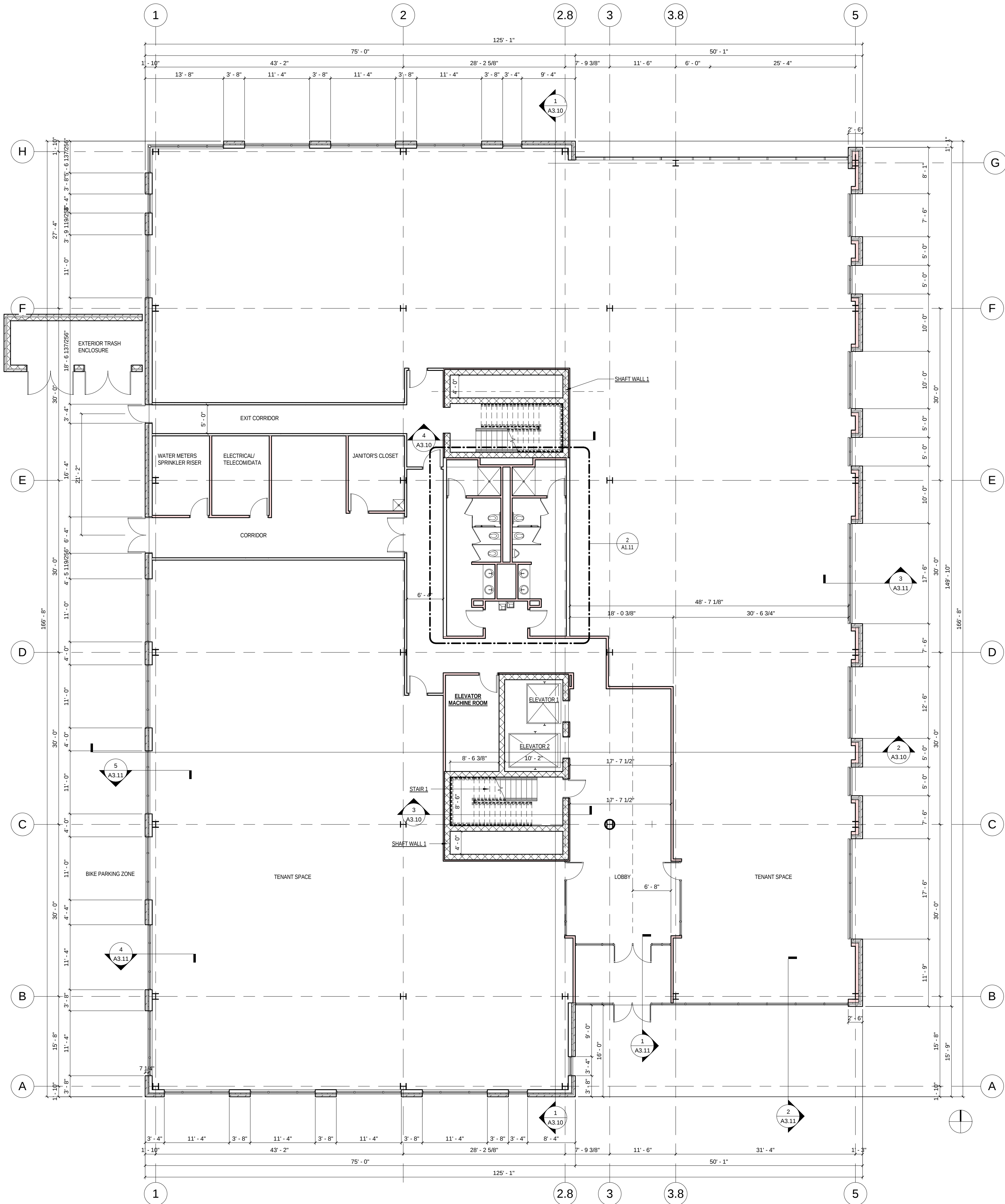
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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001

44 East Mifflin Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317

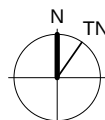
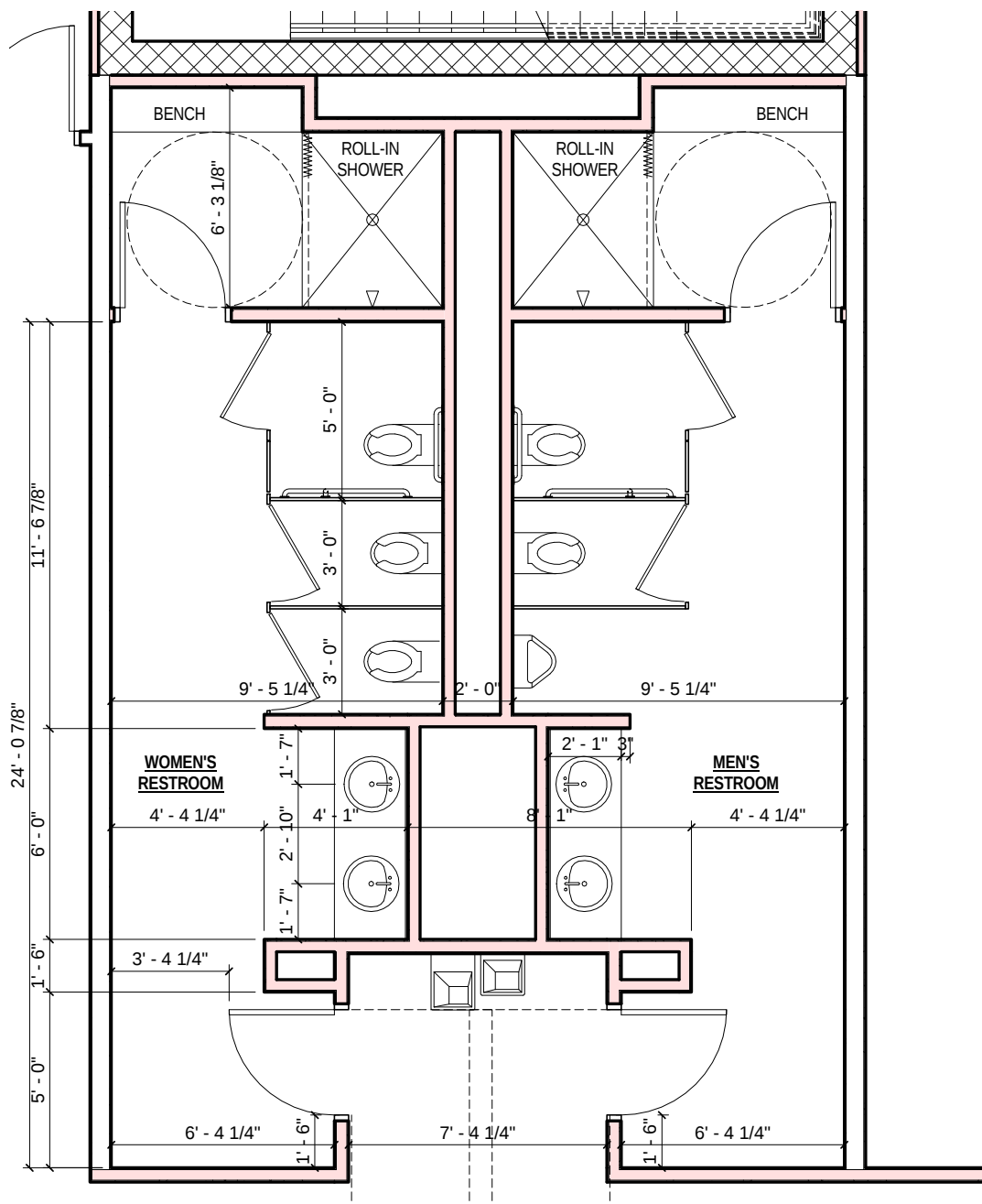
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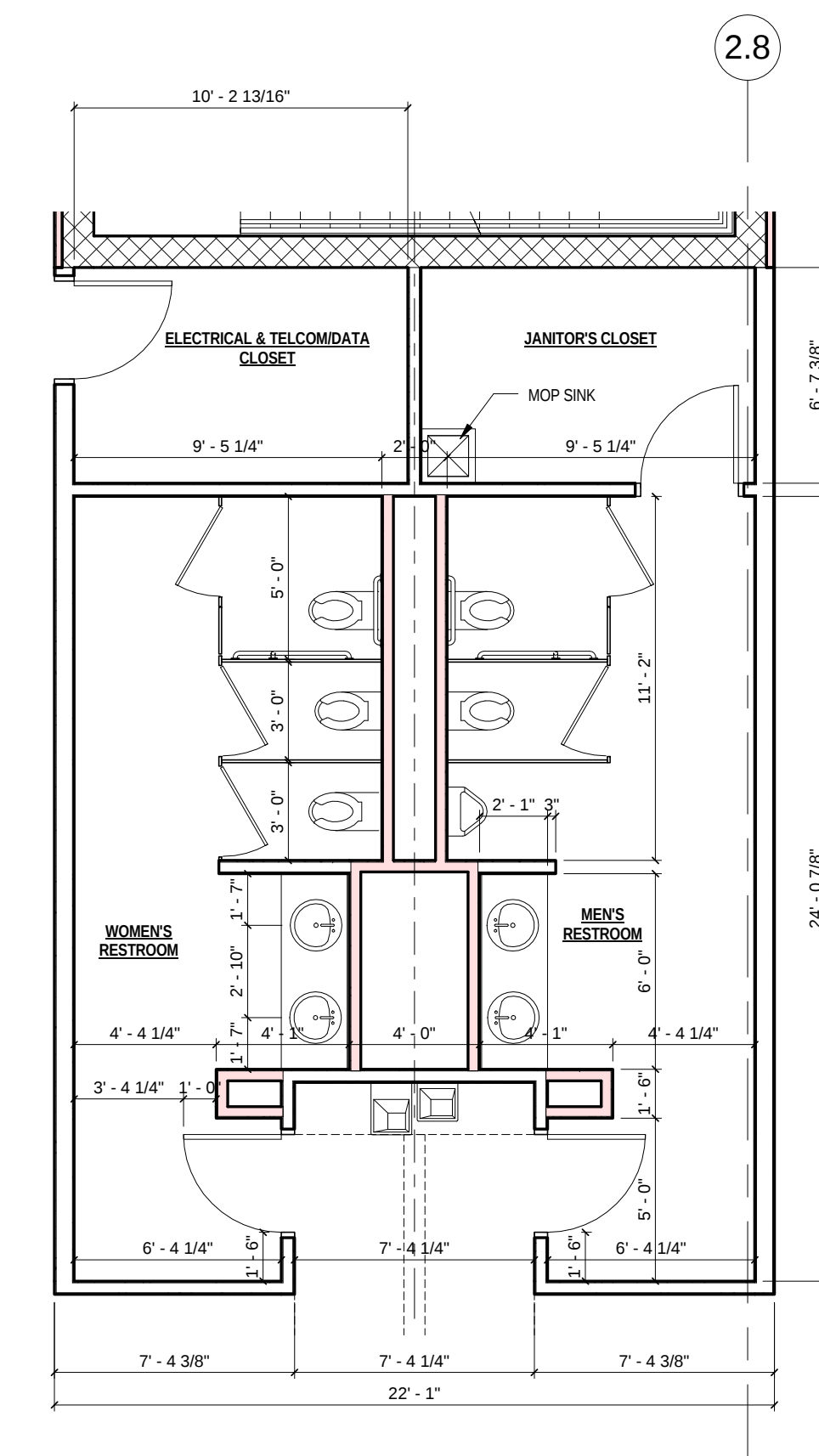
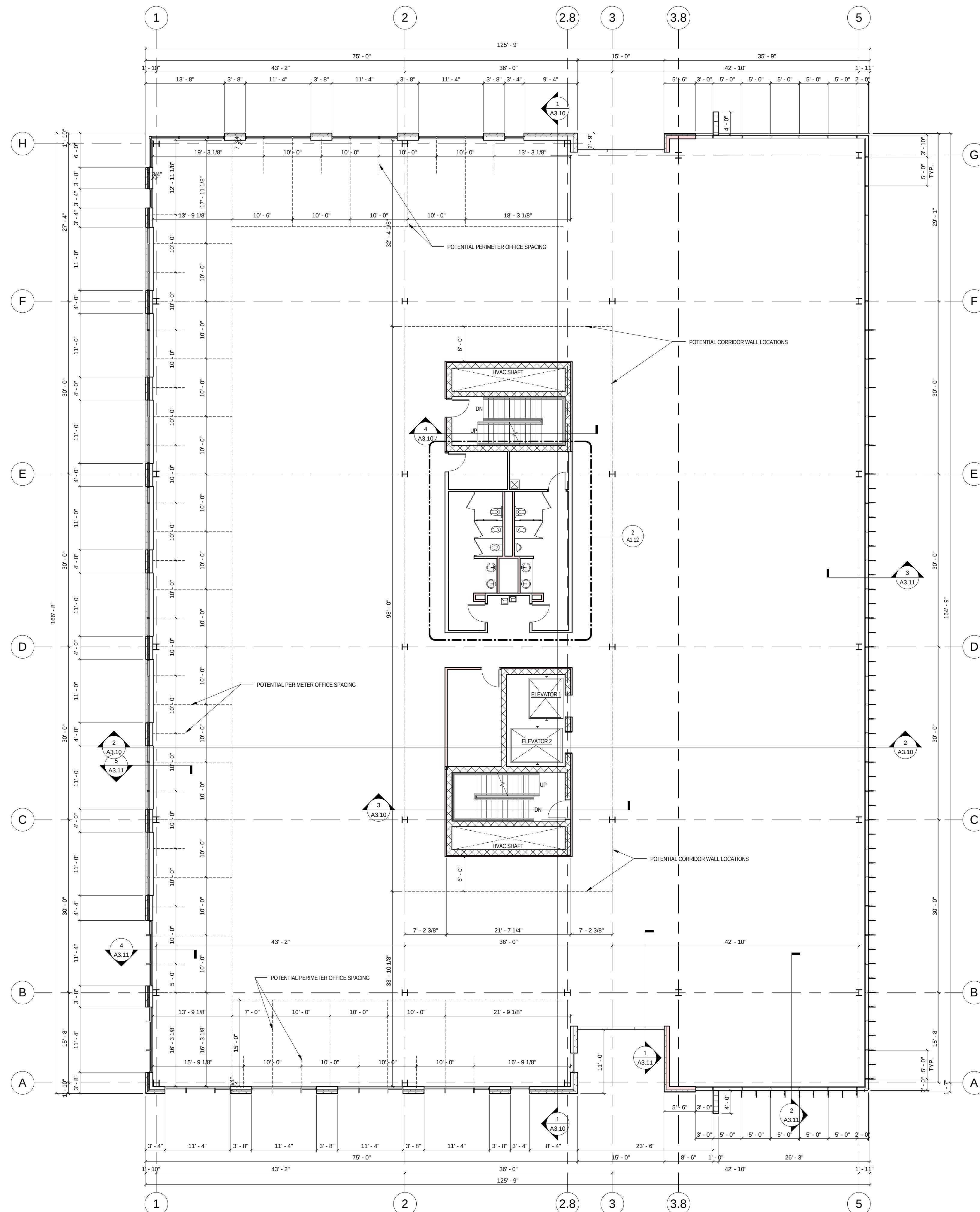
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1 FIRST FLOOR PLAN
1/8" = 1'-0"

2 RESTROOMS - 01 DETAIL PLAN
1/4" = 1'-0"





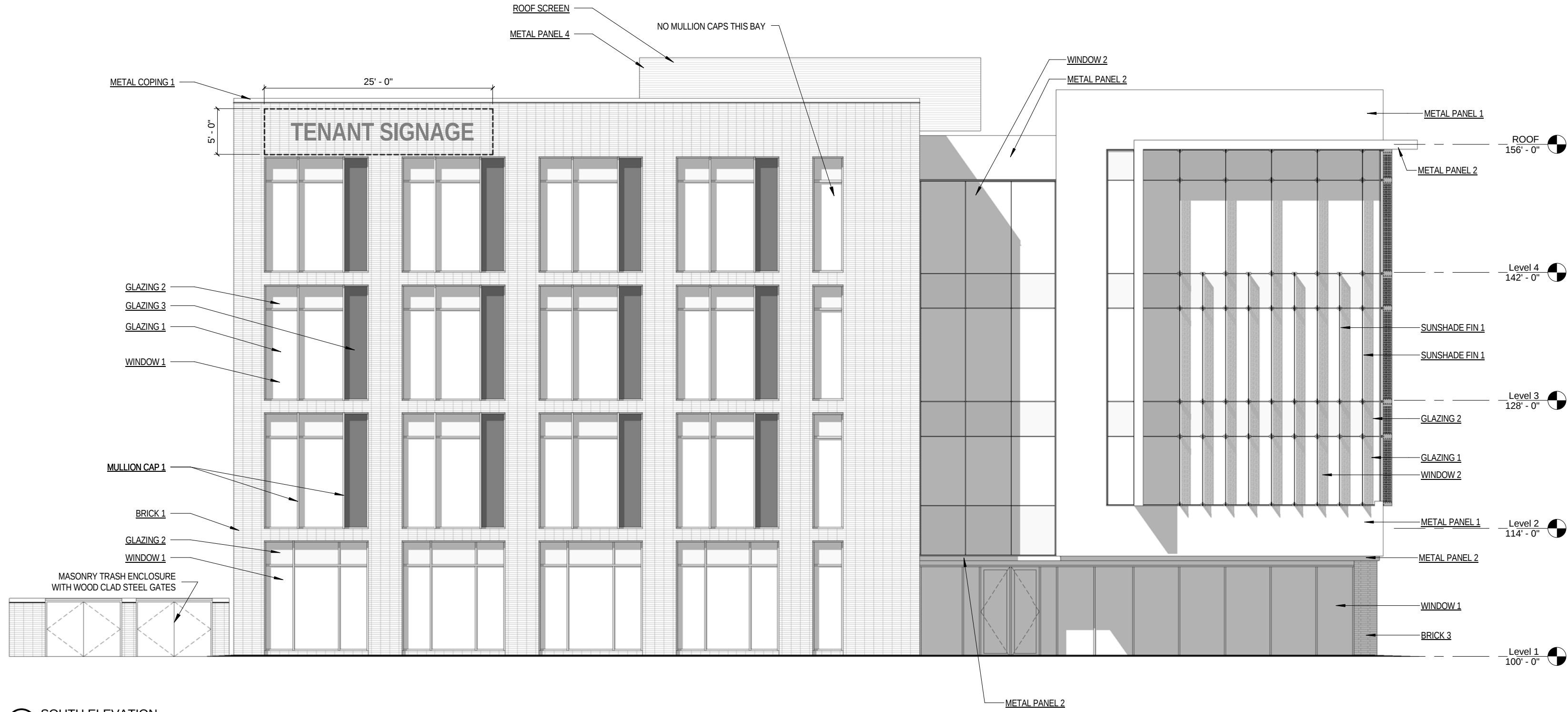
2 RESTROOMS - 02 DETAIL PLAN
1/4" = 1'-0"

GENERAL ELEVATION NOTES

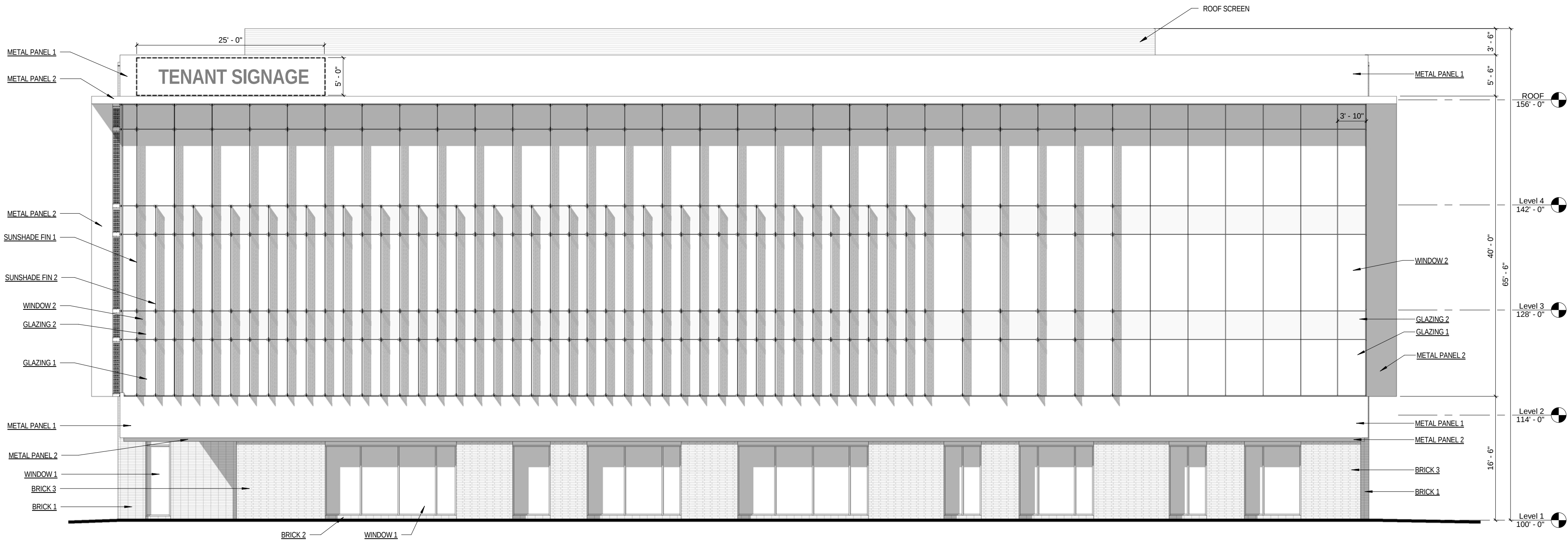
1. ALL METAL SURFACES EXPOSED TO VIEW (INCLUDING MISCELLANEOUS METALS, PIPING, MECHANICAL EQUIPMENT, LADDERS, STAIRS, RAILING, COLUMNS, PLATFORMS, ETC.) SHALL BE PAINTED, U.N.O.
2. WINDOWS ARE ALUMINUM STOREFRONT U.N.O.
3. MEDICAL OFFICE BUILDING (MOB), WHERE SHOWN, IS FOR INFORMATION ONLY AND IS NOT INCLUDED IN PROJECT SCOPE.
4. FOR TYPICAL CONTROL JOINTS (CJ) SEE DETAIL 25/A5.11.
5. CONTROL JOINTS IN CMU BACKUP TO BE OFFSET FROM CONTROL JOINTS IN MASONRY/STONE VENEER. CONTROL JOINTS AT CMU BACKUP MAXIMUM 25' SPACING.
6. PROVIDE CONTROL JOINTS AT INSIDE CORNERS OF BRICK AND STONE.

ASSEMBLIES & COMPONENTS

BRICK 1	NORMAN CLAY BRICK MASONRY IN STACK BOND WITH TINTED MORTAR COLOR; BASIS OF DESIGN IS ENDICOTT'S LIGHT GREY BLEND VELOUR; PROVIDE ALTERNATE PRICE FOR MODULAR SIZE WITH RUNNING BOND
BRICK 2	NORMAN CLAY BRICK MASONRY IN STACK BOND WITH TINTED MORTAR COLOR; BASIS OF DESIGN IS ENDICOTT'S MANGANESE IRONSPOT VELOUR; PROVIDE ALTERNATE PRICE FOR MODULAR SIZE WITH RUNNING BOND
BRICK 3	NORMAN CLAY BRICK MASONRY IN 1/3 RUNNING BOND WITH TINTED MORTAR COLOR; BASIS OF DESIGN IS ENDICOTT'S MANGANESE IRONSPOT VELOUR; PROVIDE ALTERNATE PRICE FOR MODULAR SIZE WITH RUNNING BOND
GLAZING 1	VISION GLASS; 1" DUAL PANE INSULATED GLAZING WITH LOW-E COATING ON #2 SURFACE; BASIS OF DESIGN IS PPG SOLARBAN 70XL ON CLEAR
GLAZING 2	OPAQUE GLASS; GLAZING 1 WITH WARM SIMULATED SANDBLAST ON #3 SURFACE TO BE OPAQUE
GLAZING 3	METAL PANEL W/ R20 INSULATION; METAL PANEL TO BE FLUSH WITH EXTERIOR FACE OF WINDOW FRAME
METAL COPING 1	PREFINISHED METAL COPING; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS CENTRIA 9947 GRAY VELVET
METAL PANEL 1	ALUMINUM COMPOSITE PANELS WITH DRY JOINTS; BASIS OF DESIGN IS CENTRIA FORMABOND II SERIES; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS AZKO TAUPE MICA TRI-ESCENT II
METAL PANEL 2	ALUMINUM COMPOSITE PANELS WITH DRY JOINTS; BASIS OF DESIGN IS CENTRIA FORMABOND II SERIES; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS CENTRIA 9947 GRAY VELVET
METAL PANEL 4	CORRUGATED PAINTED ALUMINUM PANELS; BASIS OF DESIGN IS CENTRIA CONCEPT SERIES CS-260; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS CENTRIA 9947 GRAY VELVET
MULLION CAP 1	7" MULLION CAP COLOR TO MATCH WINDOW FRAMES
ROOF SCREEN	CENTRIA CONCEPT SERIES (CONCEALED FASTENER) ALUMINUM PANEL OVER STEEL GIRTS AND STEEL POSTS
SUNSHADE FIN 1	FULL HEIGHT VERTICAL SUNSHADE FIN; ANODIZED ALUMINUM CLIP SYSTEM WITH PERFORATED ALUMINUM PANELS; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS AZKO TAUPE MICA TRI-ESCENT II
SUNSHADE FIN 2	PARTIAL HEIGHT VERTICAL SUNSHADE FIN; ANODIZED ALUMINUM CLIP SYSTEM WITH PERFORATED ALUMINUM PANELS; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS AZKO TAUPE MICA TRI-ESCENT II
WINDOW 1	ALUMINUM FRAMED STICK-BUILT STOREFRONT SYSTEM; BASIS OF DESIGN IS KAWNEER 451T. SEE WINDOW FRAME ELEVATIONS; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS CENTRIA 9947 GRAY VELVET
WINDOW 2	ALUMINUM FRAMED CURTAIN WALL SYSTEM; BASIS OF DESIGN IS KAWNEER 1600. SEE WINDOW FRAME ELEVATIONS; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS CENTRIA 9947 GRAY VELVET

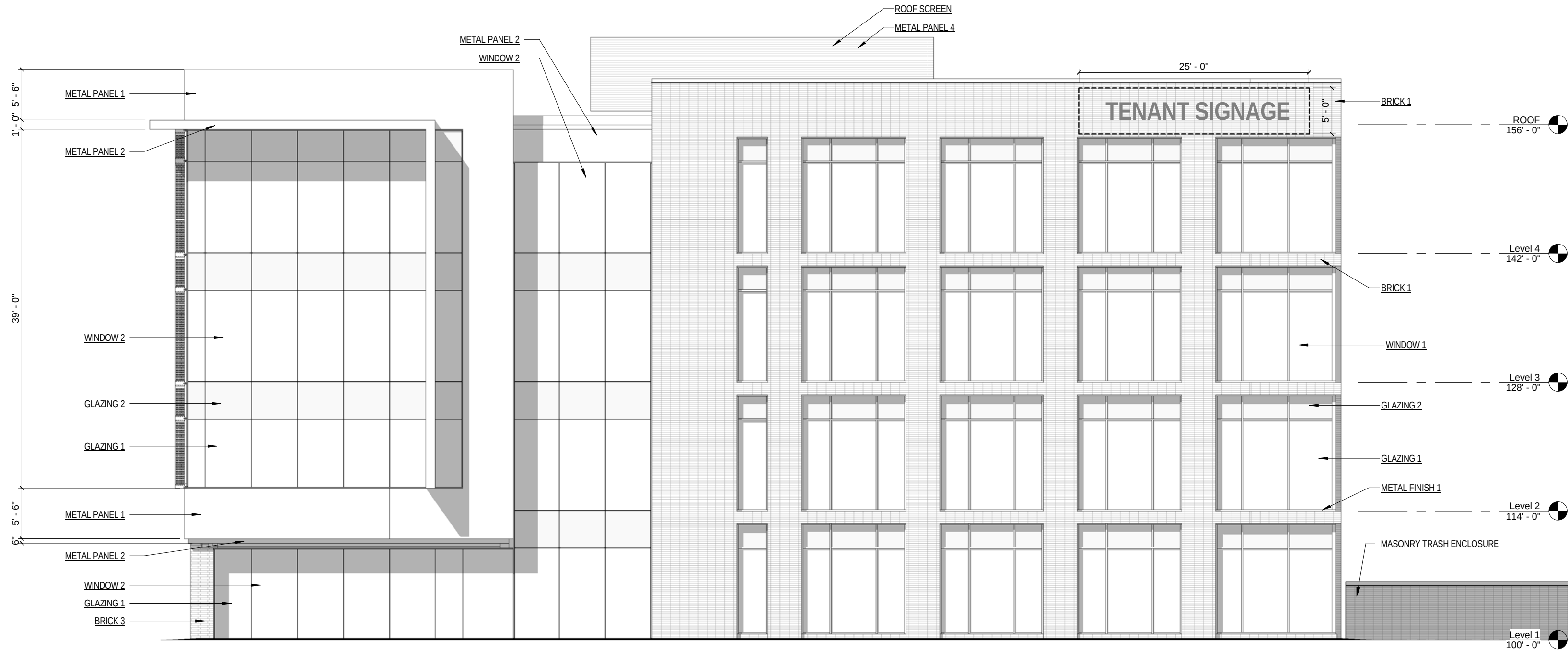


1 SOUTH ELEVATION
1/8" = 1'-0"



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

ASSEMBLIES & COMPONENTS	
BRICK 1	NORMAN CLAY BRICK MASONRY IN STACK BOND WITH TINTED MORTAR COLOR; BASIS OF DESIGN IS ENDICOTT'S LIGHT GREY BLEND VELOUR; PROVIDE ALTERNATE PRICE FOR MODULAR SIZE WITH RUNNING BOND
BRICK 2	NORMAN CLAY BRICK MASONRY IN STACK BOND WITH TINTED MORTAR COLOR; BASIS OF DESIGN IS ENDICOTT'S MANGANESE IRONSPOT VELOUR; PROVIDE ALTERNATE PRICE FOR MODULAR SIZE WITH RUNNING BOND
BRICK 3	NORMAN CLAY BRICK MASONRY IN 1/3 RUNNING BOND WITH TINTED MORTAR COLOR; BASIS OF DESIGN IS ENDICOTT'S MANGANESE IRONSPOT VELOUR; PROVIDE ALTERNATE PRICE FOR MODULAR SIZE WITH RUNNING BOND
GLAZING 1	VISION GLASS; 1" DUAL PANE INSULATED GLAZING WITH LOW-E COATING ON #2 SURFACE; BASIS OF DESIGN IS PRG SOLARBAN 70XL ON CLEAR
GLAZING 2	OPAQUE GLASS; GLAZING 1 WITH WARM SIMULATED SANDBLAST ON #3 SURFACE TO BE OPAQUE
GLAZING 3	METAL PANEL W/ R20 INSULATION; METAL PANEL TO BE FLUSH WITH EXTERIOR FACE OF WINDOW FRAME
METAL COPING 1	PREFINISHED METAL COPING; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS CENTRIA 9947 GRAY VELVET
METAL FINISH 1	3-COAT METALLIC FINISH; BASIS OF DESIGN IS CENTRIA 9947 GRAY VELVET
METAL PANEL 1	ALUMINUM COMPOSITE PANELS WITH DRY JOINTS; BASIS OF DESIGN IS CENTRIA FORMABOND II SERIES; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS AZKO TALUPE MICA TRI-ESCENT II
METAL PANEL 2	ALUMINUM COMPOSITE PANELS WITH DRY JOINTS; BASIS OF DESIGN IS CENTRIA FORMABOND II SERIES; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS CENTRIA 9947 GRAY VELVET
METAL PANEL 4	CORRUGATED PAINTED ALUMINUM PANELS; BASIS OF DESIGN IS CENTRIA CONCEPT SERIES CS-260; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS CENTRIA 9947 GRAY VELVET
MULLION CAP 1	7" MULLION CAP COLOR TO MATCH WINDOW FRAMES
ROOF SCREEN	CENTRIA CONCEPT SERIES (CONCEALED FASTENER) ALUMINUM PANEL OVER STEEL GIRTS AND STEEL POSTS
WINDOW 1	ALUMINUM FRAMED STICK-BUILT STOREFRONT SYSTEM; BASIS OF DESIGN IS KAWNEER 451T, SEE WINDOW FRAME ELEVATIONS; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS CENTRIA 9947 GRAY VELVET
WINDOW 2	ALUMINUM FRAMED CURTAIN WALL SYSTEM; BASIS OF DESIGN IS KAWNEER 1600, SEE WINDOW FRAME ELEVATIONS; 3-COAT METALLIC FINISH; BASIS OF DESIGN IS CENTRIA 9947 GRAY VELVET



2 NORTH ELEVATION
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

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CONSTRUCTION

Revisions

DIZ SUBMITTAL

Drawing Date
10.21.2014

WATER TECH ONE

REED STREET YARDS
MILWAUKEE, WI

Project No. GENERAL CAPITAL
M14003.00

Sheet Title
EXTERIOR
ELEVATIONS

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Mifflin Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.253.5300 Fax 608.253.5317

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A2.11



SOUTHEAST CORNER



NORTHEAST CORNER



SOUTHWEST CORNER



NORTHWEST CORNER

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Sheet Title
CONCEPTUAL VIEWS

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Telephone 608.253.5300 Fax 608.253.5317

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A9.01



ALT FACADE - SOUTH DARKENED



ALT FACADE - EAST AND SOUTH DARKENED



ALT FACADE - EAST DARKENED



ALT FACADE - RANDOM DARKENED

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Sheet Title
ALTERNATE FACADE

ALTERNATE FACADE
CONDITIONS WITH
OPTION TO USE
PHOTOCHROMATIC
GLASS TECHNOLOGY

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Mifflin Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.253.5300 Fax 608.253.5317
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