

Approved Conditionally by CPC on 3/14/2016
"work with staff on final drawings and narrative; maintain site improvements; staff is authorized to review and approve minor modifications and signage of plans consistent with the approved design guidelines and the Milwaukee Code."

Memo

Date: 25 February 2016

To: City of Milwaukee Department of City Development

Re: Wangard Office Building Development – Riverwalk SPROD Narrative

Building Description: The project is located at 1433 N. Water Street, which is the existing Laacke & Joys parcel west of N. Water Street and south of Broadway. There are currently three buildings on the site – a stand-alone 1 story garage building to the north, a 4 story building in the center constructed in 1874, and a 4 story building to the south constructed in 1930. The 4 story buildings are currently connected at each floor. The proposed project includes demolishing the 1 story and center 4 story buildings and constructing a five story addition to the existing southern 4 story building, creating a total area of 113,830 gross square feet, not including the basement levels. The building will be a multi-tenant office building. 53 parking stalls will be provided in a new garage under the addition, and the vacant lot to the north will be a temporary parking lot for an additional 45 cars.

The temporary lot is intended to be used for up to 2 years while a 12 story hotel is being planned for the site. (The hotel will require a separate City Plan Commission review process.) The lot will be constructed with a gravel surface and will be surrounded by Type A, 5' minimum width landscape buffers on three sides as defined in Section 295-405 of the Zoning Code.

Riverwalk Description: The proposed Riverwalk extension will connect the new North End Phase IV Riverwalk from the new Broadway and Edison Street curve to the area just south of the 1930's building. The approximate length of the Riverwalk is 393 feet, of which approximately 89' extends over the river approximately 8' due to existing conditions. A 12'-0" width will be maintained for a majority of the Riverwalk, with no portion being less than 8'-0" clear. There is also a 20' wide pedestrian connector between Water Street and the river on the north side of the office building. Materials being proposed for use on the Riverwalk are as follows:

1. Riverwalk structure: The Riverwalk that cantilevers over the river will consist of wood decking on a painted steel structure. Because we are unsure of the feasibility and cost of various methods of supporting this structure, we are asking for approval to build the suspended structure as shown on the renderings and drawing no. E3/A600, AND approval to use the underside braces (as shown on drawing no. E5/A600) in lieu of the suspended structure.
2. Riverwalk surface: The majority of the Riverwalk will be regular and integrally colored concrete (Attachment F) with the scoring pattern as shown on the plans. The sections overhanging the river will consist of cumaru-like hardwood decking (Attachment E) on painted steel framing.
3. Railing: Metal posts and frames with 2x2 mesh infill and cumaru cap will match the main sections of the North End Phase IV railing without the laser-cut logo elements. (Details A5/A600, C5/A600 and C6/A600.)

4. Benches: Due to the potential for a future hotel, the benches that will be provided on the Riverwalk will be moveable furniture similar to the Strata “Beam Bench” (Attachment B), which has a lightweight, Ultra High Performance Concrete frame and an Ipe seat. Hess America “Positano” internally lit benches (Attachment A) are anticipated for the 20’ wide pedestrian connector between the building and the temporary parking lot.
5. Landscaping: Landscaping will consist plants and quantities as shown on the attached plan. The pedestrian connector between the building and the temporary lot will have small trees and perennial plantings in moveable planters. (Attachment D)
6. Lighting:
 - Hess America “Ferrara” 35.4” bollard (or similar) adjacent to the temporary parking. (Attachment C)
 - Overhead LED lighting at all other sections.
 - Hess America “Positano” internally lit benches (or similar) at pedestrian connector. (Attachment A)

Sincerely,

Michael Brush, AIA

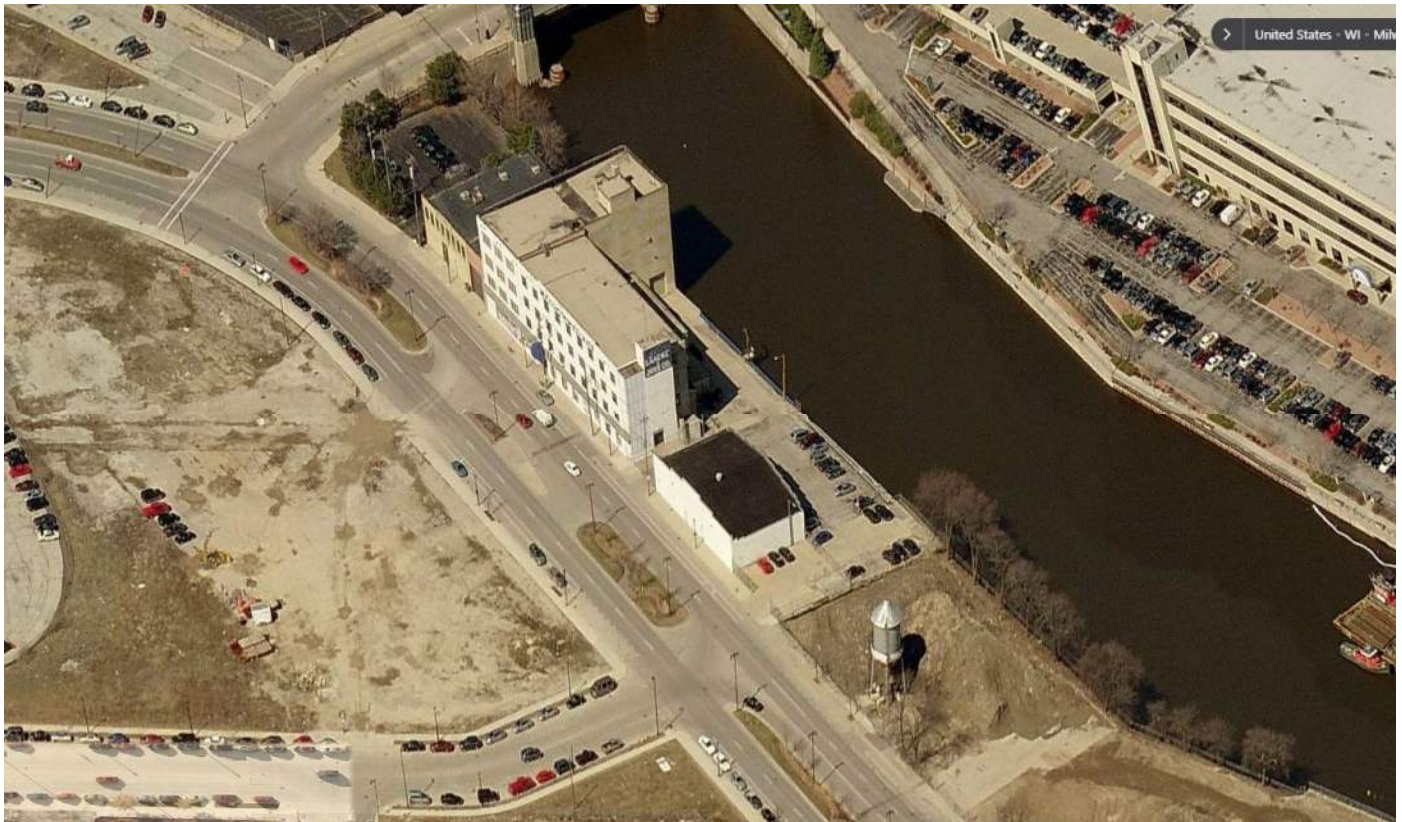


Riverwalk Site Plan Review Overlay District (SPROD)

February 25, 2016

1433 N. Water Street Project – Wangard Office Building Development
Cherry Water LLC.

**EXHIBIT 5
SITE CONTEXT PHOTOS**



East Aerial

11000 west park place milwaukee, wisconsin 53224 t 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900
1613 fruitville road, suite 3 sarasota, florida 34236 t 941 348 3618

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Partners: Michael P. Brush, Martin P. Choren, D. Scott Davis, Gregg R. Golden, Kim D. Hassell, Mark C. Herr
John J. Holz, Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak



North Aerial





South Aerial





West Aerial





Seawall looking south





Seawall looking north



ATTACHMENT A - INTERNALLY LIT BENCHES

.hess

POSITANO Specification

POSITANO represents a new concept in seating by adding color and illumination. Constructed of 3/4" thick clear tempered glass, the bench combines style and function. The inner surface of the glass is finely sandblasted to make it translucent, then painted with a block pattern. Anti-slip squares on the exterior surface mirror the inner pattern to produce a three dimensional effect. Recessed stainless steel housing includes a matte acrylic panel to evenly diffuse and mute the light source. Uses UL recognized components. Standard light colors blue and white. All hardware is stainless steel.



Model	Watt	Lamp	Color Temperature	Volt	Mounting
PS700	2/17	F - Fluorescent	B - Blue	2 - 120	R - Recessed
	3/17		W - White	7 - 277	
	4/17				

Ordering Information

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Illuminated Bench > POSITANO
http://www.hessamerica.com/Products/Lighting/Illuminated_Bench/POSITANO/

POSITANO Specification

HOUSING

Illuminated bench is constructed from tempered glass panels bonded together. Anti-slip squares on the exterior surface are ceramic-based paint applied prior to the glass tempering process. Inner surface is sandblasted and has matching square pattern screen-printed to the surface. Side panels are 0.60" thick with mitered edges. Seat panel is 0.75" thick. Horizontal matte acrylic panel is bonded to inside bottom of bench. Bench mounts to stainless steel housing containing lamps and electrical components and is secured with two socket head cap screws on each end. Heavy duty profiled gasket prevents glass to metal contact and provides a weather tight seal. Housing mounts to recessed stainless steel sub frame where electrical connections are made. Bench is supplied with removable hot-dip galvanized steel form for rough-in installation. Recessed sub frame and removable form may be preshipped upon request.

OPTICS

Horizontal matte acrylic lens provides diffused illumination within the bench. Exterior anti-slip squares and matching interior pattern interact to produce a three-dimensional effect. Specify blue or white.

BUG RATING

Bo-U3-Go for all models.

ELECTRICAL

Fluorescent electronic ballast shall be Class P and Outdoor Type 1 rated. Ballast shall have a minimum high power factor rating greater than 90%. Ballast shall be capable of reliable starting to 0°F (-18°C) at nominal line voltage and frequency of ±10%. Total harmonic distortion shall be less 20%. Medium bi-pin lamp sockets are 660W-600v rated. All electrical components shall be UL recognized.

LAMPING

F17T8 Medium Bi-pin

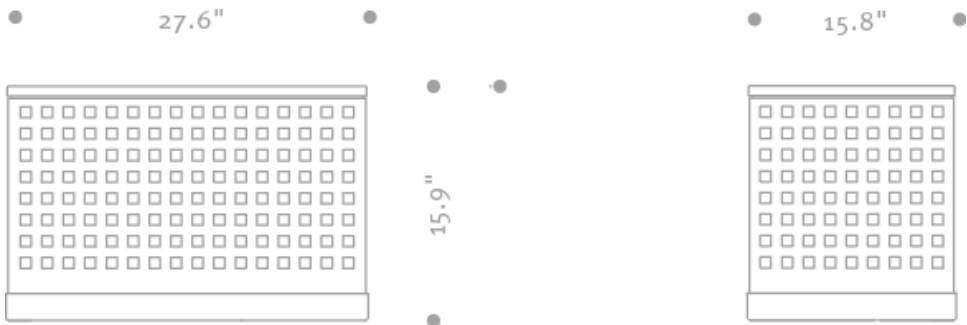
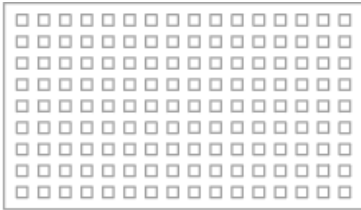
WEIGHT: 205 lbs

WARRANTY

Limited product warranty period is three years. Lamp and ballast shall carry the respective manufacturer's limited warranty.

Additional information

Dimensions



Mounting Detail

Contact Factory for
Mounting Details



STRATA BEAM BENCH

Product Data Sheet



The STRATA Beam bench marries Meldstone™ technology and wood in a stylish variation on the concrete and wood classic. Cast concrete anchoring elements are bridged by wood seat slats to form an uninterrupted span. End pieces are subtly faceted, providing a pleasing play between light and shadow. The wood seat offers warmth and softness where the body interacts with the material. The three-seat bench is offered with and without back. Optional arms are available on both versions. STRATA Beam is solidly grounded while retaining a lightness of scale appropriate for use in multiple applications. A natural compliment to the original STRATA bench, it is designed for use with STRATA tables to create comfortable outdoor settings with a decided design edge.

Backed or Backless Bench

- Available freestanding, surface mount or embedded.
- MeldStone™ end supports.
- Arm rests are powdercoated metal.
- All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Metal components are available in all standard powdercoated color options.
- Recommended Meldstone and back support bracket pairings:
natural black Meldstone with matte black powdercoat
natural white Meldstone with white powdercoat
natural ecru Meldstone with mercury powdercoat
natural gray Meldstone with titanium powdercoat
- Available with arms for an additional upcharge.
- Offered in 4 standard MeldStone colors: natural black, natural white, natural ecru, natural grey.
- Available in Ipe and Jarrah exterior wood.
- Available in Jarrah interior LF-80 finish wood.
- Pre-installed glides are standard on freestanding and surface mount benches.
- MeldStone™ is a new innovative material engineered by Landscape Forms that uses the latest in Ultra High Performance Concrete (UHPC) technology. These innovations include chemistry, mixing, molding and curing methods that allows a thinner cross section with higher abrasion resistance and lower permeability than ever before. MeldStone components are cast monolithic with integral color and rigorously tested for optimal performance.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	backed	24.5"	80"	31"	320 lb
	backed end arms	24.5"	80"	31"	332 lb
	backed intermediate arms	24.5"	80"	31"	332 lb
	backed end and intermediate arms	24.5"	80"	31"	344 lb
	backless	21"	80"	23"	280 lb
	backless end arms	21"	80"	23"	292 lb
	backless intermediate arms	21"	80"	23"	292 lb
	backless end and intermediate arms	21"	80"	23"	304 lb

STRATA

Product Data Sheet



Finishes

- MeldStone™ is an engineered material that is inherently UV stable. MeldStone products ship standard with an environmentally friendly sealer that guards against water and environmental contaminants such as dirt or algae. An optional sealer is available to resist the most difficult food stains when cleaned with soap and water in a timely manner, or graffiti when cleaned using our care and maintenance instructions.
- Metal All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.

To Specify

- **Bench** Select backed or backless bench. Specify freestanding, surface mount or embedded.
- Select wood, powdercoat and MeldStone colors.
- Specify with or without arms. Ships fully assembled.
- Ships fully assembled.

Visit <http://pricebook.landscapeforms.com>

Designed by Jess Sorel

Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2015 Landscape Forms, Inc. Printed in U.S.A.

ATTACHMENT C -
RIVERWALK BOLLARDS



■ Donaueschingen . Germany
■ Donaueschingen . Germany

FERRARA



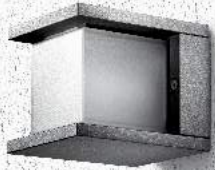


■ Dresden . Germany
■ Donaueschingen . Germany

FERRARA



FERRARA




FERRARA

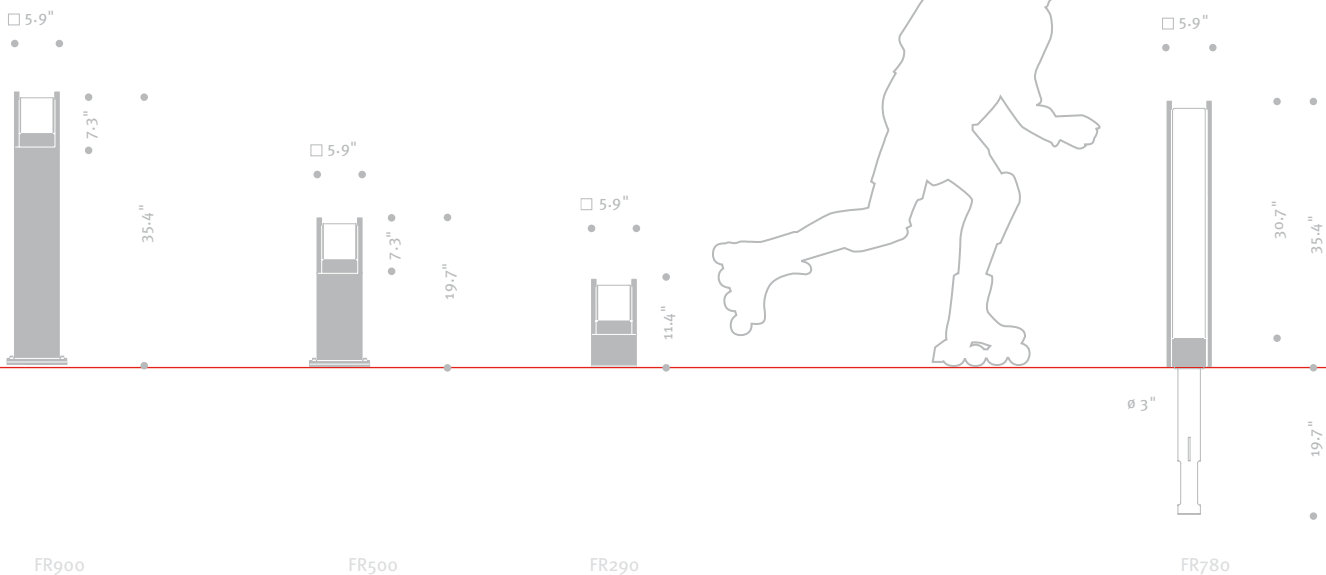


www.hessamerica.com/3630

FERRARA . Illuminating Bollard

FERRARA's understated styling and diffused illumination provides unobtrusive low-level landscape lighting. Translucent acrylic lens creates soft diffused illumination. Housing is constructed of cast aluminum and heavy aluminum plate. Fixture and heavy wall extruded aluminum shaft are finished in finely textured paint. Luminaire is available in three heights. All hardware is stainless steel. Standard color; matte silver grey metallic. Special colors available. Model FR780 features full-length lens.  Listed for Wet Locations.

Model	Height	Lamp
FR900	35.4"	18 CF / 13 CF / LED
FR500	19.7"	18 CF / 13 CF / LED
FR290	11.4"	18 CF / 13 CF / LED
FR780	35.4"	60 CF

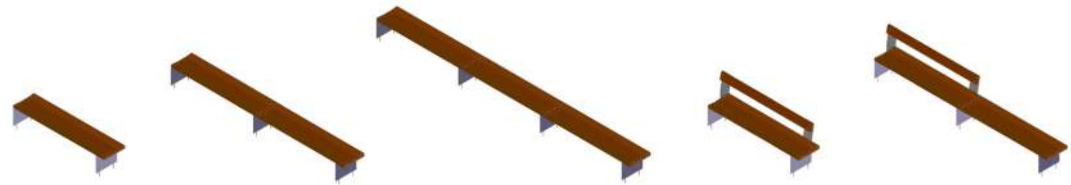


ATTACHMENT D - PLAZA PLANTERS



plaza

Giant square planters in three sizes bring green to urban streetscapes and plazas.



bancal

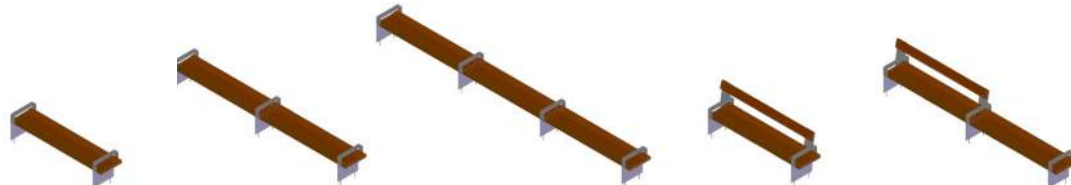
20"d x 18"h x 88"l

20" x 18" x 168"

20" x 18" x 248"

23" x 31" x 88"

23" x 31" x 168"



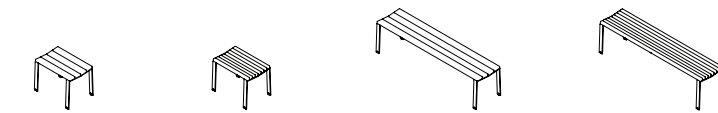
harpo

18"d x 17"h x 24"l

18" x 17" x 24"

18" x 17" x 69"

18" x 17" x 69"



neoliviano

20"d x 17"h x 24"l

20" x 17" x 59"

20" x 17" x 118"

27" x 31" x 24"

27" x 31" x 69"



neocombo

20"d x 17"h x 24"l

20" x 17" x 59"

20" x 17" x 118"

27" x 31" x 24"

27" x 31" x 59"



neoromantico

28"d x 31"h x 24"l

28" x 31" x 69"

28" x 31" x 118"0

nu

23"d x 16"h x 102"l



→ plaza

28"d x 18"h x 28"l

36" x 32" x 36"

48" x 32" x 48"

robert

5"d x 19"h x 24"l



bicilinea

60"d x 32"h x 119"l


60" x 32" x 238"

key

3"d x 23"w x 32"h



Product Specifications

bancal	Powdercoated steel structure supports seat and back rest. Available with or without arms, backed or backless in varying lengths. Additional units may be specified to lengthen run.
bicilinea	Polished stainless steel bike rack. Ships in a 10 ft. unit that holds 8 bikes, or a 20 ft. unit that holds up to 16 bikes.
harpo	Wood or aluminium seat/back in two lengths. Powdercoated metal supports backed and backless bench. Backed bench always has arms, backless is armless.
humo	36" tall stainless steel ash urn, must be surface mounted. Top slides off for easy emptying. 1-1/4 gallon capacity.
key	Steel core protected with a high density red, yellow or grey polyurethane foam. The silver cast aluminium base is easily embedded.
neocombo	All aluminum bench available backed or backless, in three lengths. Available freestanding, surface mounted or embedded.
neoliviano	Lightweight, cast aluminum supports, with wood back and seat. Available in three lengths, in either surface mount, freestanding or embedded.
neoromantico	Wood seat and back, supported by cast aluminum legs and end frames. Available surface mounted, embedded or freestanding in three lengths (24", 69", 118").
nu	102" bench with round tubular legs and circular base of galvanized or powdercoated steel support, wood seat and partial backrest. Available backed or backless, with or without arms, in surface mount only.
 plaza	Square wood or powdercoated metal planters with fiberglass interiors. Stainless steel leveling feet support the 28", 36" and 48" planters.
robert	Stainless steel post supports a curved horizontal alignment strap which interlocks to form an edging of any length.
tactil	Powdercoated steel, or Corten steel 36" tall bike rack, must be embedded. Corten steel develops a natural rust patina.
trapecio	Backed seating formed of Alaskan Yellow Cedar. 212" long, supports are galvanized steel, wood will weather to soft gray. Ships unassembled.

All bike racks meet APBP guidelines.
Visit landscapeforms.com; click Design Tools, Materials/Colors link for standard offerings, including FSC wood options.

Through our marketing alliance with Santa & Cole of Barcelona, Spain, we hold the exclusive distribution rights for their collection in the U.S., Canada, and the United Kingdom. In turn, Santa & Cole is the exclusive distributor of Landscape Forms products in France, Italy, Spain and Portugal.

PRODUCT GUARANTEE CERTIFICATE

Santa & Cole Neoseries, S.L., guarantees the composition and the performance features for a period of two (2) years of all the component's material that shape the product.

The guarantee covers defects due to product quality. The guarantee excludes defects caused by reasons beyond the normal exposure and usage of the product.

Santa & Cole compels itself to modify and/or replace the material considered faulty following the present guarantee, without any cost to the property and in a maximum term of three (3) months up to the fault notification. In case of not accomplishing this term, we compel the payment of the modifications and/or replacements made by third persons.

This guarantee will enter into force up to the delivery date of the product.

We issue the present guarantee at Santa & Cole Neoseries S.L. in Barcelona, 1 June, 2010.

ATTACHMENT E - RIVERWALK DECKING



Cumaru Wood Decking

Cumaru is readily available and is similar to but more sustainable than Ipe. It is also less expensive. The following is from www.advantagelumber.com:

Cumaru is a long-lasting, beautiful and reliable decking material that measures up to Ipe Decking. The major difference between Ipe and Cumaru? Cost.

Cumaru decking is a great value that offers you:

- Better value than both Ipe & composites
- Rich reddish & golden brown colors
- 30+ years of low maintenance use
- Resistant to rot and decay
- Repels mold, fungus, and mildew
- A safe, scratch resistant surface
- ALL NATURAL - contains no chemicals
- Great for commercial or residential use
- Long lengths are available

ATTACHMENT F -
COLORED CONCRETE



Scofield "CHROMIX" Admixtures for Integrally Colored Concrete - Color: Charcoal

CHERRY WATER LLC WANGARD PARTNERS OFFICE DEVELOPMENT

1433 N. Water, Milwaukee, WI 53202

pra
PLUNKETT RAYSICH
ARCHITECTS, LLP

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

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Sheet Index

General

Civil

C001 SITE SURVEY
C002 SITE PREPARATION AND EROSION CONTROL PLAN
C100 SITE PLAN
C200 SITE GRADING PLAN

Landscape

L100 LANDSCAPE PLAN

Architectural

A200 LOWER LEVEL FLOOR PLAN
A201 FIRST FLOOR PLAN
A202 SECOND FLOOR PLAN
A203 THIRD FLOOR PLAN
A204 FOURTH FLOOR PLAN
A205 FIFTH FLOOR PLAN
A400 EXTERIOR ELEVATIONS
A401 EXTERIOR ELEVATIONS
A600 EXTERIOR DETAILS
A900 EXTERIOR RENDERINGS
A901 RIVERWALK DETAIL VIEWS
A902 RIVERWALK ELEVATION

Project Information

Project Date: 11 MAR 16
PRA Project Number: 150270-01
Issuance: PLAN COMMISSION SET

Applicable Codes and Zoning

2014 Wisconsin Commercial Building Code (SPS 360-366)
2009 International Existing Building Code
2009 International Building Code
Business occupancy, Group B
Storage occupancy, Group S2
Zoning: City of Milwaukee ordinances

Type of Construction

Alteration
Type of construction, type IV - Sprinklered

Addition
Type of construction, type IIA - Sprinklered (IV by Variance)

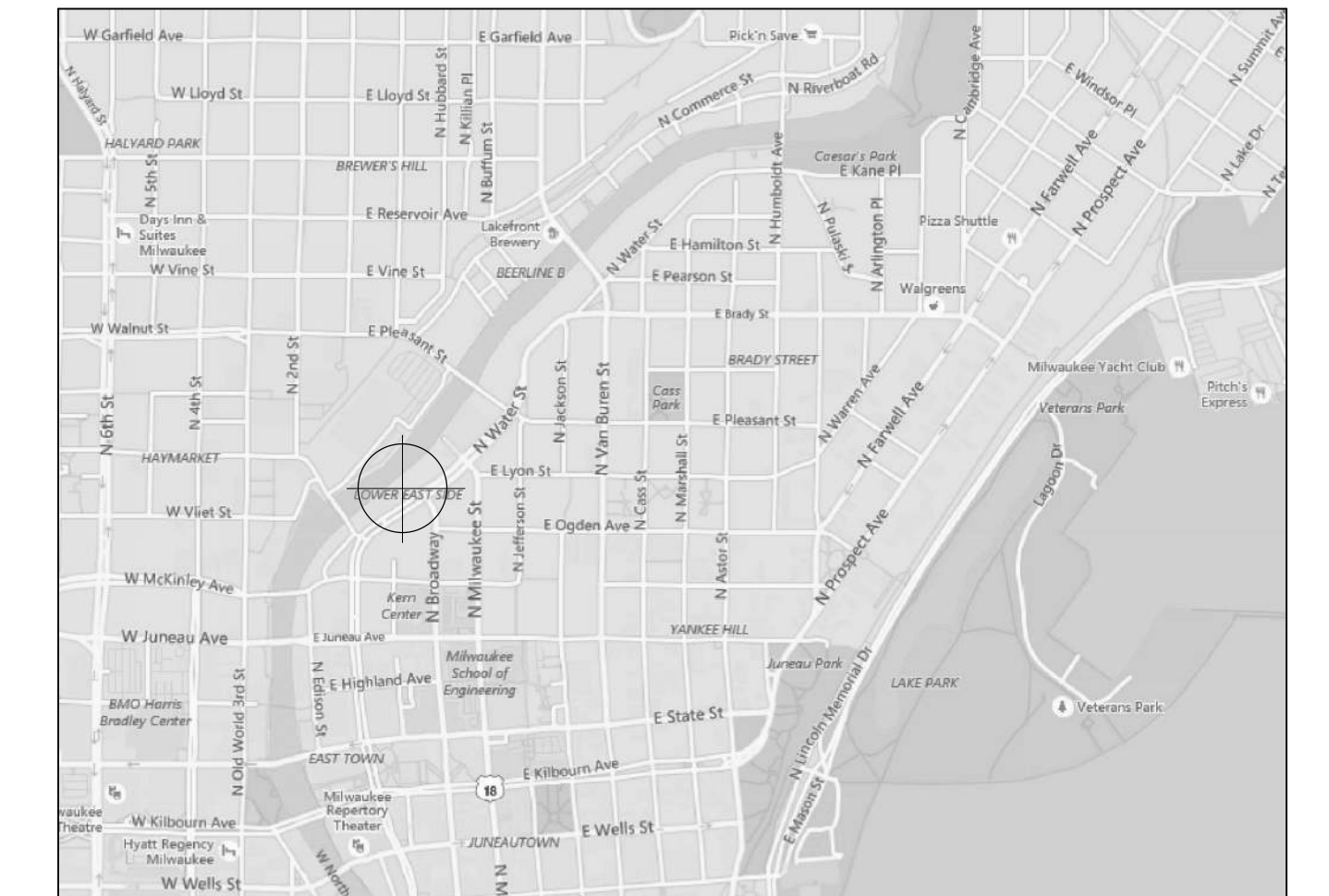
Lower Level Addition
Type of construction, type IA - Sprinklered

Building Area

Existing Footprint:	6,310 SQ FT
Existing Lower Level:	5,000 SQ FT
Existing First Floor:	6,310 SQ FT
Existing Second Floor:	6,310 SQ FT
Existing Third Floor:	6,310 SQ FT
Existing Fourth Floor:	6,310 SQ FT
Existing Total:	30,240 SQ FT

Addition Lower Level:	19,610 SQ FT
Addition First Floor:	16,385 SQ FT
Addition Second Floor:	18,380 SQ FT
Addition Third Floor:	18,380 SQ FT
Addition Fourth Floor:	18,380 SQ FT
Addition Fifth Floor:	17,065 SQ FT
Addition Total:	108,200 SQ FT
Building Total:	138,440 SQ FT

Project Location



Project Team

Construction Manager

J.H. Findorff & Son Inc. (414) 272-8788

Civil

The Sigma Group (Under Separate Contract) (414) 643-4200

Landscape

Team Member Name (Under Separate Contract) Tel (414) 555-1234

Structural

Graef USA, Inc. (414) 259-1500

Fire Protection

Ring & DuChateau Consulting Engineers (Under Separate Contract) (414) 778-1700

Plumbing

Ring & DuChateau Consulting Engineers (Under Separate Contract) (414) 778-1700

Mechanical

Ring & DuChateau Consulting Engineers (Under Separate Contract) (414) 778-1700

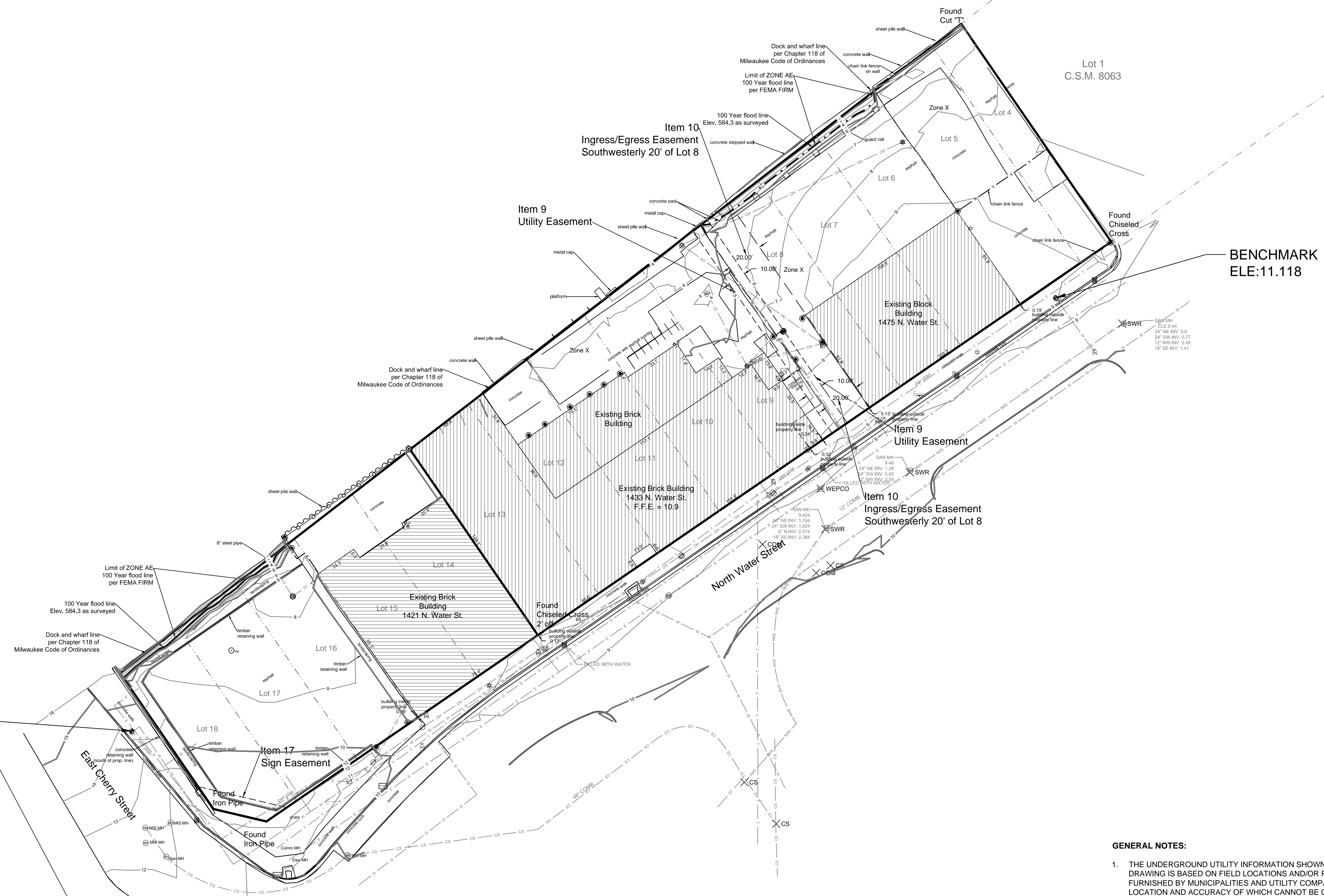
Electrical

Ring & DuChateau Consulting Engineers (Under Separate Contract) (414) 778-1700



LEGEND

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- SETBACK LINE
- CHAIN LINK FENCE
- CONCRETE WALL
- WOOD FENCE
- WOOD FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
- ELECTRIC
- TELEPHONE
- FIBER OPTIC
- CABLE TV
- CABLE FEEDER
- FORCE MAIN
- STORM SEWER
- WATER MAIN
- PIPE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MANHOLE
- IRON PIPE FOUNDSET
- REBAR FOUNDSET
- CATCH BASIN (ROUND)
- CHEELED CROSS FOUNDSET
- HOOD GRATE
- PK NAIL FOUNDSET
- HYDRANT
- SPRING
- MONUMENT
- ANCHOR
- WATER VALVE
- SOB
- DECIDUOUS TREE (Diameter)
- CONIFEROUS TREE (Diameter)
- IRON PIPE
- UTILITY POLE
- UTILITY POLE
- UTILITY PEDESTAL
- MANHOLE
- TRAFFIC SIGNAL
- IRON PIPE FOUNDSET
- CHEELED CROSS FOUNDSET
- PK NAIL FOUNDSET
- SPRING
- MONUMENT
- ANCHOR
- WATER VALVE
- SOB
- DECIDUOUS TREE (Diameter)
- CONIFEROUS TREE (Diameter)
- IRON PIPE
- UTILITY POLE
- UTILITY POLE
- UTILITY PEDESTAL
- MANHOLE
- TRAFFIC SIGNAL

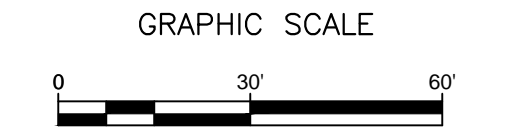


CHERRY WATER LLC DEVELOPMENT
 1433 N. Water St
 Milwaukee, Wisconsin

EXISTING CONDITIONS SURVEY

- 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 MARCH 2, 2016.
 4. DATUM FOR THE PROJECT SURVEY IS CITY OF MILWAUKEE DATUM. BENCHMARK FOR THE PROJECT SURVEY IS NW, FLANGE BOLT AT "O" ON HYDRANT NORTHEAST OF PROJECT, WITH AN ELEVATION OF 11.118 (SHOWN ON MAP)..

NO. REVISION DATE BY



DRAWING NO. 15444-topo(COM Datum).dwg

DRAWN BY: KAS

DATE: March, 2 2016

PROJECT NO: 15444

CHECKED BY: KAS

SHEET NO.:

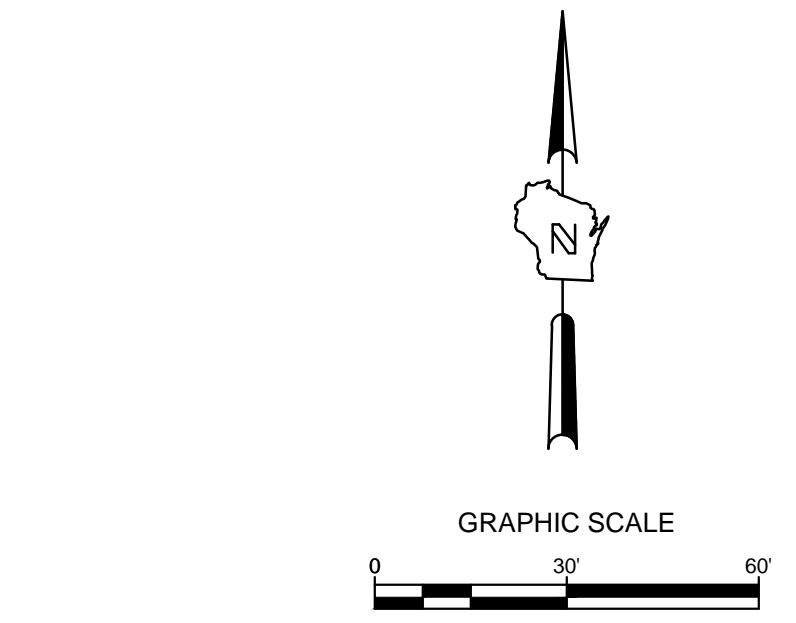
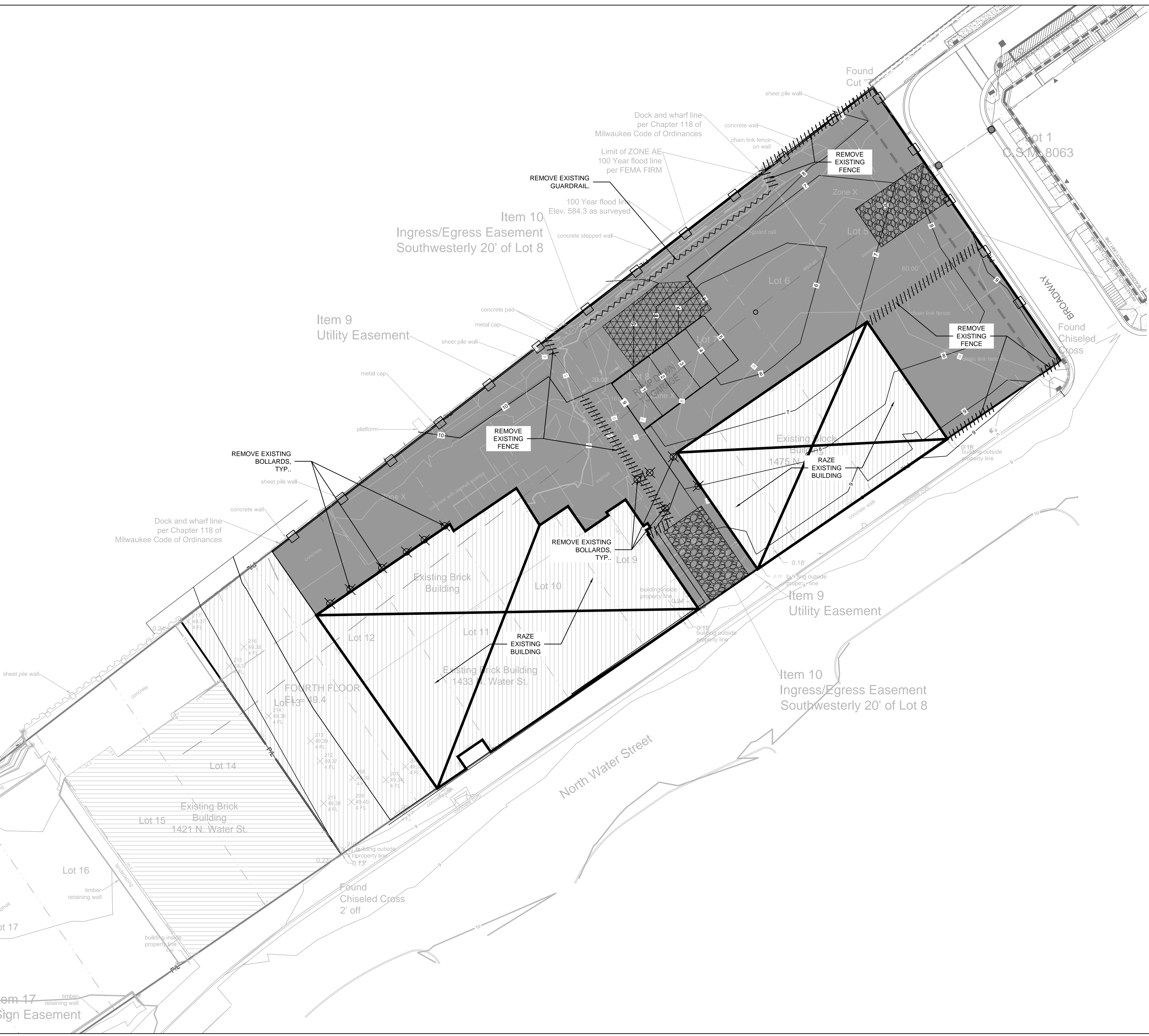
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File: I:\wanguard partners\15444 laacke & joys\060 cad\ - survey\010 topography (points & linework)\15444-topo(COM Datum).dwg



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 TOLL FREE
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 REQUIRE MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

File: I:\Wangard Partners\15444 CAD\C - Civil\500 Production - Civil Plans\501 Site Preparation & Erosion Control\15444 Erosion Prep.dwg



- LEGEND:**
- PROPOSED SILT FENCE
 - PROPOSED INLET PROTECTION
 - PROPOSED TRACKING PAD
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - GUARDRAIL REMOVAL
 - FENCE REMOVAL
 - STRUCTURE REMOVAL
 - PAVEMENT REMOVAL
 - PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B

- 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. 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.
 6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

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

CHERRY WATER LLC DEVELOPMENT
 1433 N. WATER ST.
 MILWAUKEE, WISCONSIN

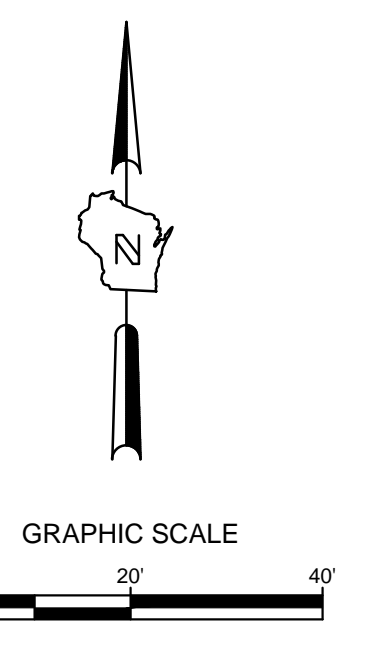
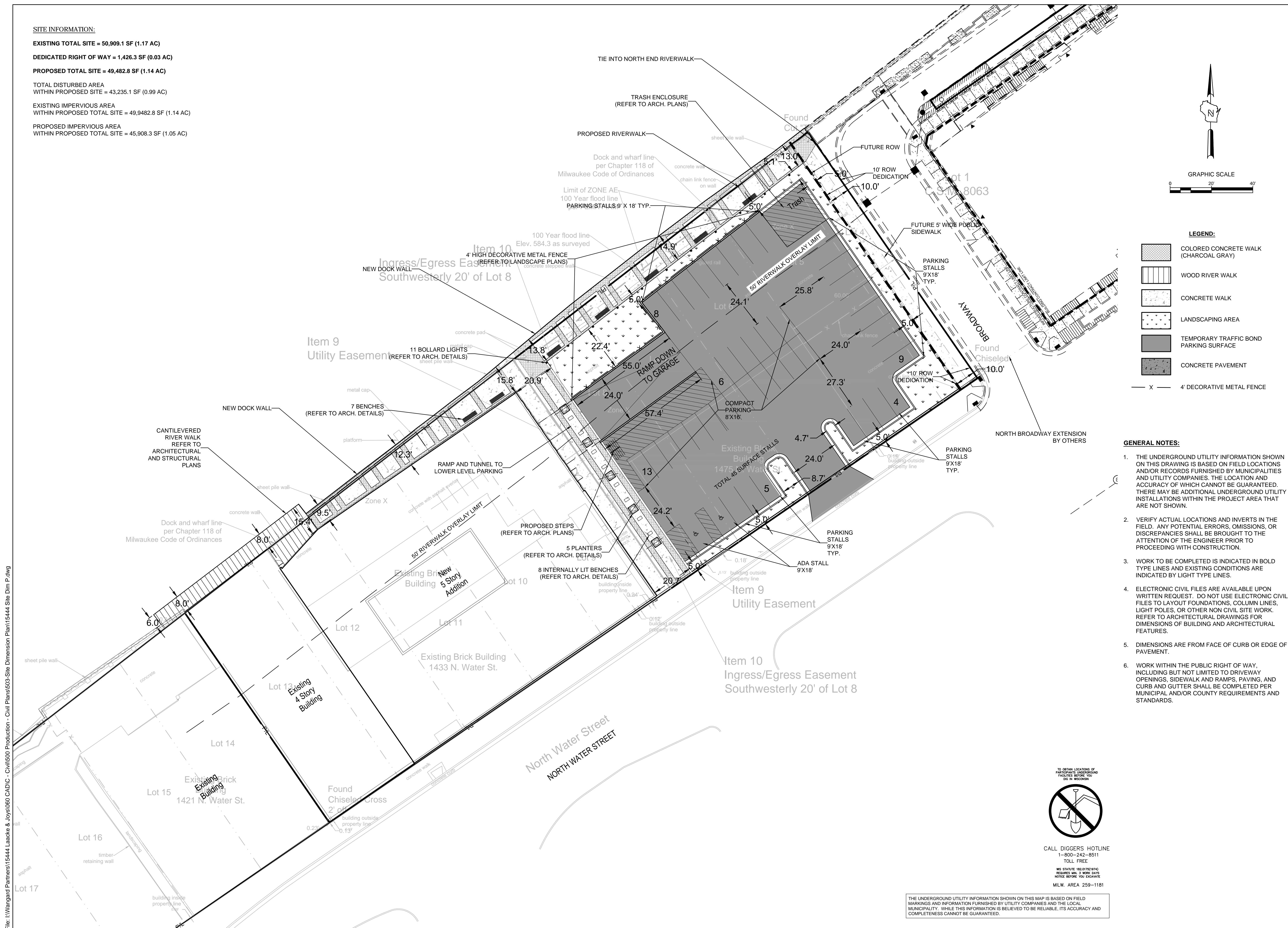
SITE PREPARATION AND EROSION CONTROL PLAN

NO. REVISION	DATE BY
DRAWING NO. 15444 Erosion Prep.dwg	
DRAWN BY:	
DATE:	
PROJECT NO:	
CHECKED BY:	
APPROVED BY:	
SHEET NO.:	
C 002	

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
WIS. STATUTE 182.07(1)(b) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU DIG ANYWHERE
 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.

SITE INFORMATION:
EXISTING TOTAL SITE = 50,909.1 SF (1.17 AC)
DEDICATED RIGHT OF WAY = 1,426.3 SF (0.03 AC)
PROPOSED TOTAL SITE = 49,482.8 SF (1.14 AC)
 TOTAL DISTURBED AREA
 WITHIN PROPOSED SITE = 43,235.1 SF (0.99 AC)
 EXISTING IMPERVIOUS AREA
 WITHIN PROPOSED TOTAL SITE = 49,948.8 SF (1.14 AC)
 PROPOSED IMPERVIOUS AREA
 WITHIN PROPOSED TOTAL SITE = 45,908.3 SF (1.05 AC)



- LEGEND:**
- COLORED CONCRETE WALK (CHARCOAL GRAY)
 - WOOD RIVER WALK
 - CONCRETE WALK
 - LANDSCAPING AREA
 - TEMPORARY TRAFFIC BOND PARKING SURFACE
 - CONCRETE PAVEMENT
 - 4' DECORATIVE METAL FENCE

- 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.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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 1-800-242-8511
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WIS. STATUTE 183.07(2)(PM) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
 MILW. AREA 259-1181

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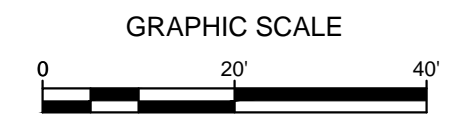
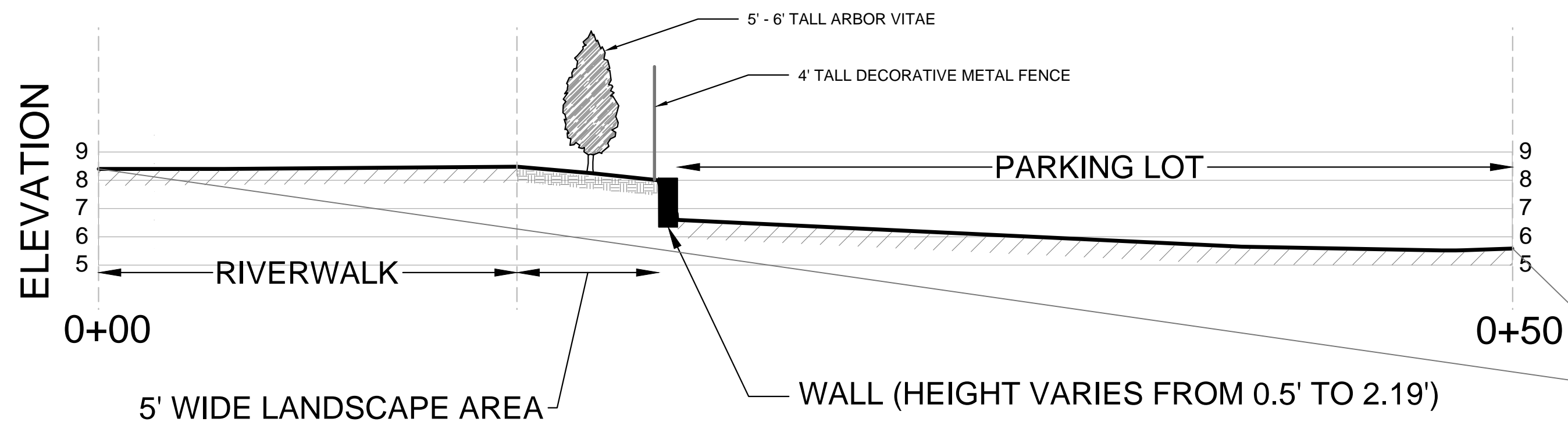
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CHERRY WATER LLC DEVELOPMENT
 1433 N. WATER ST
 MILWAUKEE, WISCONSIN

SITE PLAN

NO. REVISION	DATE BY
DRAWING NO.	15444 Site Dim P.dwg
DRAWN BY:	
DATE:	
PROJECT NO:	
CHECKED BY:	
APPROVED BY:	
SHEET NO.:	C 100

RIVERWALK SECTION VIEW



- LEGEND:**
- 5 — EXISTING CONTOUR
 - 5 — PROPOSED CONTOUR
 - PROPOSED CURB & GUTTER
 SPOT GRADE
 T/C: TOP OF CURB GRADE
 FL: FLOW LINE CURB GRADE
 - PROPOSED SPOT GRADE
 - EXISTING SPOT GRADE
 - CONCRETE WALK
 - TEMPORARY TRAFFIC
 BOND PARKING SURFACE
 - 4' DECORATIVE METAL FENCE

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



CALL DIGGERS HOTLINE
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 TOLL FREE
 WIS. STATUTE 183.07(3)(PM)
 REQUIRES 48 HRS. NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

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File: I:\Wangard Partners\15444 Laseke & Joyce\060 Production - Civil Plans\505-Grading Plan\15444 Riverwalk Grading P.dwg

CHERRY WATER LLC DEVELOPMENT
 1433 N. WATER ST
 MILWAUKEE, WISCONSIN

GRADING PLAN

NO. REVISION DATE BY

DRAWING NO. 15444 Riverwalk Grading P.dwg

DRAWN BY:

DATE:

PROJECT NO:

CHECKED BY:

APPROVED BY:

SHEET NO.:

C 200

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
Trees						
Gle / Sky	3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2 1/2"-3"	BB	
Til / Gre	6	Tilia cordata 'Greenspire'	Greenspire Linden	2 1/2"-3"	BB	
Ev Shrub						
Jun / Sab	14	Juniperus sabina 'Buffalo'	Buffalo Juniper	24"-30"	Cont.	
Jun / Sea	27	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"-30"	Cont.	
Thu / Eme	40	Thuja Occidentalis 'Smargd'	Emerald Green Arborvitae	5'-6"	Cont.	
Dec. Shrub						
Die / Lon	35	Diervilla lonicera 'Jewell'	Jewell Bush Honeysuckle	24"-30"	Cont.	
Rhu / Aro	9	Rhus aromatica 'Gro-low'	Gro-low Sumac	24"-30"	Cont.	
Syr / Mis	3	Syringa patula 'Miss Kim'	Miss Kim Lilac	24"-30"	Cont.	
Perennials						
Hem / Hyp	18	Hypericalis x Hyperion	Hyperion Daylily	1 gallon	Cont.	
Eup / mac	9	Eupatorium maculatum 'Gateway'	Gateway Joe-Pye Weed	1 gallon	Cont.	
Grasses						
Cal / Kar	21	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.	

LANDSCAPE INSTALLATION NOTES

- All written dimensions supercede scaled dimensions.
- All dimensions are taken from face of curb, wall or existing building foundations.
- The Contractor shall verify location of all underground utilities and additional information prior to commencement of site construction.
- Rough grading and drainage is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- All work shall be in conformance with all applicable local codes & ordinances.
- All areas disturbed by grading or site construction shall be fine graded and seeded. See plans for seed locations, see notes for appropriate seed mixes & installation.
- Contractor shall verify plant quantities shown on plan and provide a list to the Client identifying the species and sized to be used throughout the project. The Landscape Architect reserves the right to reject any sub-standard planting material. Such rejected material shall be removed from the project site immediately.
- All planting beds shall receive a blended topsoil mix to a depth of 6". Contractor shall provide positive drainage away from all buildings for a minimum of 10'. Remove excessive clay, gravel & stones which would be detrimental to healthy plant growth. Roto-til new topsoil into existing soil.
- All perennial and groundcover areas shall receive a blend of organic soil amendments prior to planting. Roto-til the amendments into the new topsoil to a depth of 6". Avoid damage to existing tree roots where applicable by lightly working amendments into soil with pitch fork.

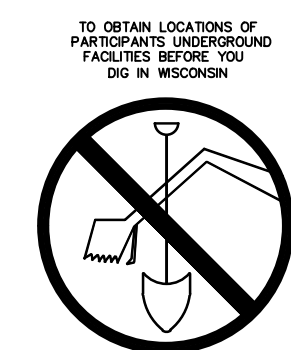
Add to beds:
 2 inch cover of plant starter soil mix
 1/2 lb. of 5-10-5 garden fertilizer (Ozmocote or Milorganite)

- All perennial and groundcover areas shall receive a 1-2" layer of shredded bark mulch. Do not allow mulch to touch stems or leaves of perennials! All woody planting areas shall receive a 3" layer. Unless otherwise noted, no landscape fabric or weed barrier is to be installed.
- Unless otherwise shown, all perennials & shrubs to be planted in a triangular arrangement. For plants not shown individually, refer to the spacing shown in the plant schedule.
- Metal Fence - Provide and install Jerith metal fence, or approved equal per manufacturer's instructions. Fence is 4' ht., two rail model (CP-6), Liberty grade, with black finish.

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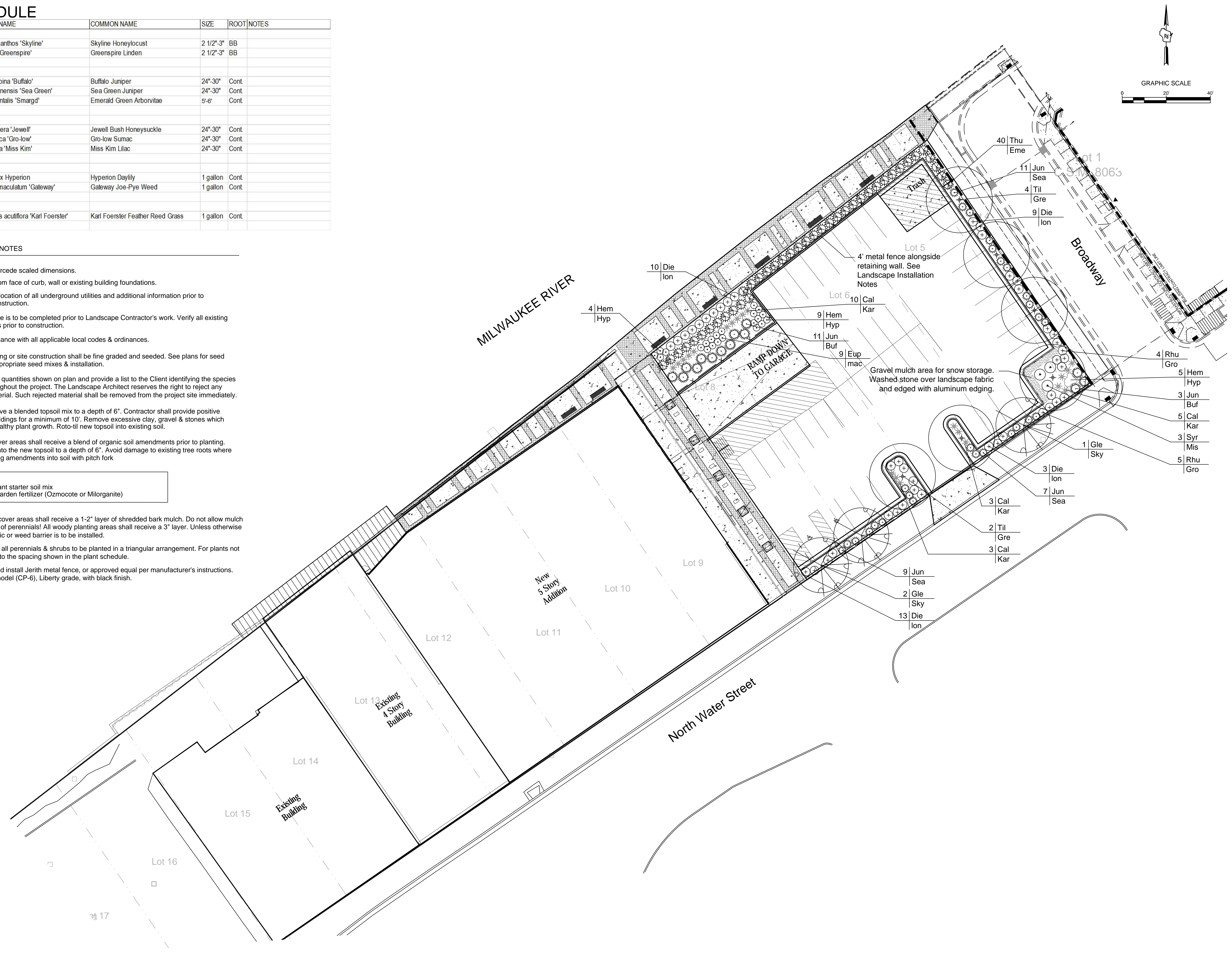
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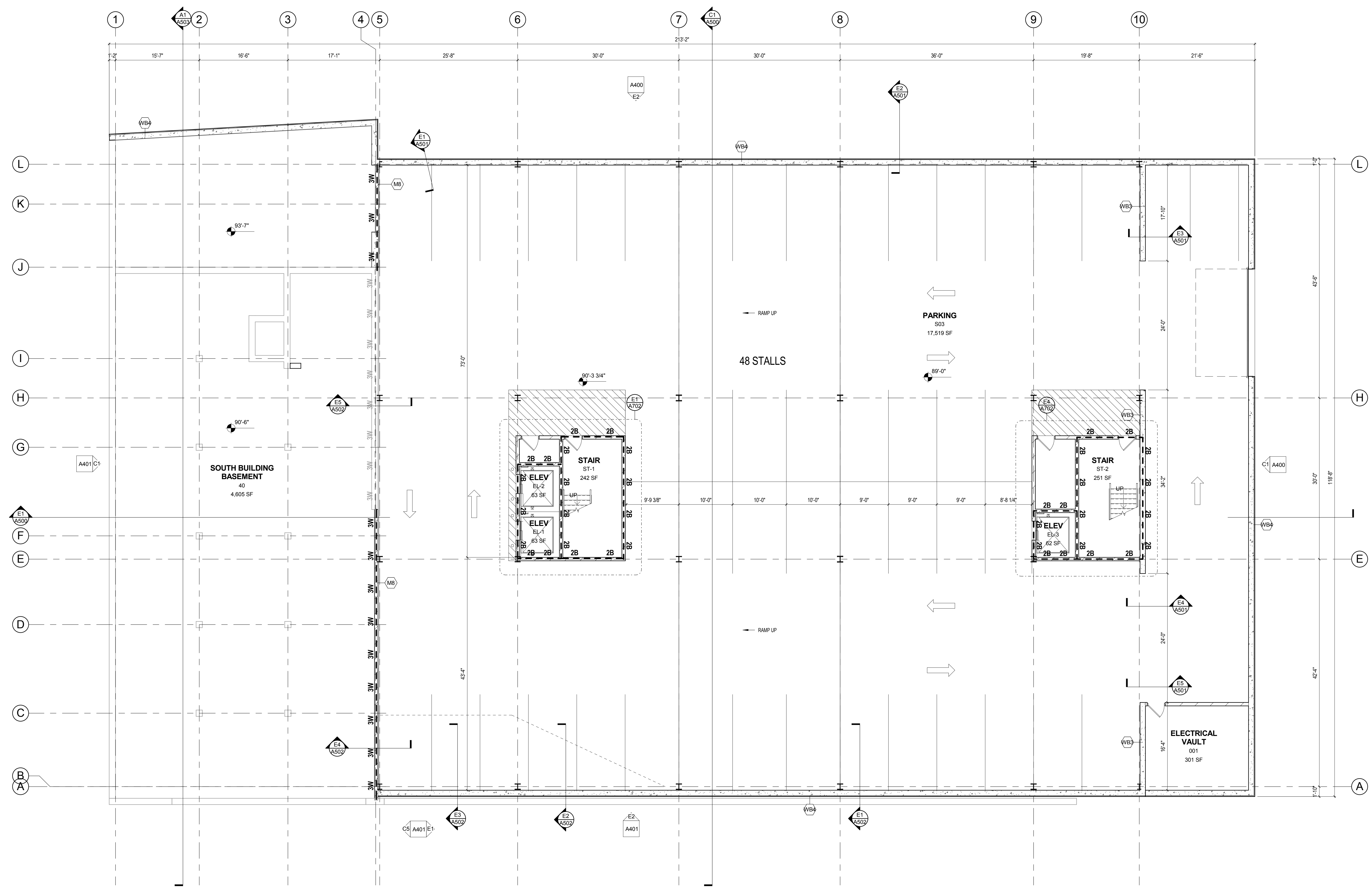


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FLOOR PLAN - SYMBOLS LEGEND

	NEW WALL PARTITION		EXISTING WALL TO REMAIN
	NEW DOOR		EXISTING DOOR TO REMAIN
	SECTION REFERENCE		DETAIL REFERENCE
	EXTERIOR ELEVATION		EQUIPMENT
	INTERIOR ELEVATION		WINDOW TYPE
	FLOOR PLAN KEYNOTE		WALL PARTITION TYPE
	CONSTRUCTION LIMITS		FLOOR DRAIN - PITCH FLOOR TO DRAIN
	ONE HOUR RATED FIRE BARRIER		SEMI-RECESSED FIRE EXTINGUISHER
	TWO HOUR RATED FIRE BARRIER		
	THREE HOUR RATED FIRE BARRIER		

FLOOR PLAN - GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

D. REFER TO SHEET --- FOR ROOM FINISH SCHEDULE AND NOTES.

E. REFER TO SHEET A891 FOR DOOR SCHEDULES, DOOR TYPES, AND NOTES.

NOTE #	FLOOR PLAN NOTE
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TAG EXTERIOR WALL DESCRIPTION

W4	EXTERIOR WALL: MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK (EDIT FOR OTHER MATERIALS), 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 2" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND (1) LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" EW. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPSVENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPSVENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XX'XXX.
W6	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 1" AIR SPACE, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 2" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W7	EXTERIOR WALL: EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) STUD WALL CONSISTING OF 1/2" INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING (EDIT FOR CEMENT BOARD), 2" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
WB3	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
WB4	EXTERIOR WALL (BELOW GRADE): 12" REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 1/8" x 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. (EDIT FOR DAMPROOFING). SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

TAG INTERIOR PARTITION DESCRIPTION

A4	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
BA4	INTERIOR CHASE PLUMBING PARTITION: DOUBLE WYTHE 3-5/8" STEEL STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
MB	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (A4) UNLESS OTHERWISE NOTED ON FLOOR PLAN. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL - / - -

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONS. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

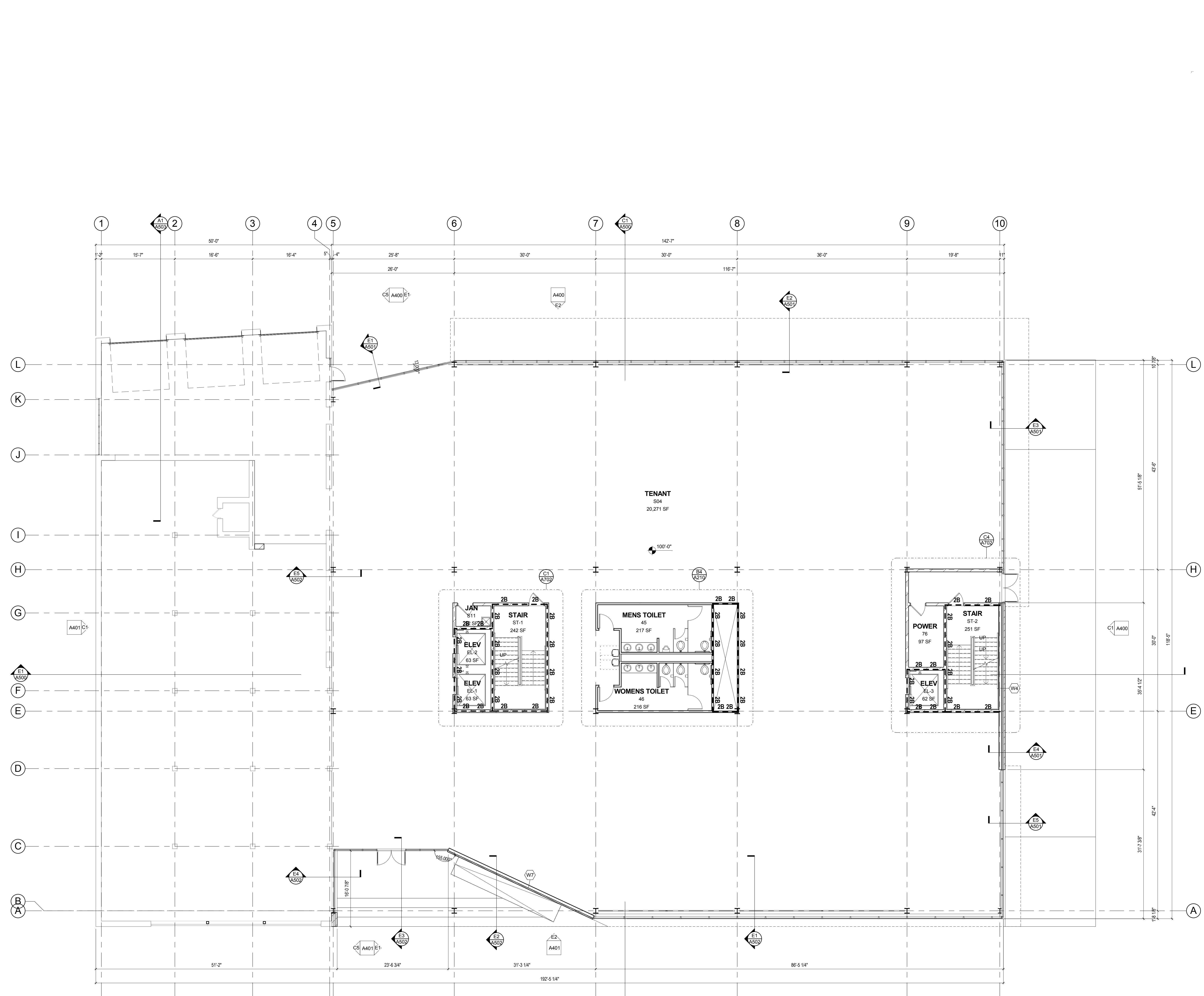
SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL - / - - PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

E6 A200 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

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FLOOR PLAN - SYMBOLS LEGEND

	NEW WALL PARTITION		EXISTING WALL TO REMAIN
	NEW DOOR		EXISTING DOOR TO REMAIN
	SECTION REFERENCE		DETAIL REFERENCE
	EXTERIOR ELEVATION		EQUIPMENT
	INTERIOR ELEVATION		WINDOW TYPE
	FLOOR PLAN KEYNOTE		WALL PARTITION TYPE
	ONE HOUR RATED FIRE BARRIER		FLOOR DRAIN - PITCH FLOOR TO DRAIN
	TWO HOUR RATED FIRE BARRIER		SEMI-RECESSED FIRE EXTINGUISHER
	THREE HOUR RATED FIRE BARRIER		

- FLOOR PLAN - GENERAL NOTES**
- DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL. (NOMINAL).
 - VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
 - MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
 - REFER TO SHEET --- FOR ROOM FINISH SCHEDULE AND NOTES.
 - REFER TO SHEET A891 FOR DOOR SCHEDULES, DOOR TYPES, AND NOTES.

NOTE #	FLOOR PLAN NOTE
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TAG EXTERIOR WALL DESCRIPTION

W4	EXTERIOR WALL: MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK (EDIT FOR OTHER MATERIALS), 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND (1) LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" EW. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPSVENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPSVENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XXAXXX.
W6	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 1" AIR SPACE, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
W7	EXTERIOR WALL: EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) STUD WALL CONSISTING OF "XX" INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING (EDIT FOR CEMENT BOARD), 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
WB3	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
WB4	EXTERIOR WALL (BELOW GRADE): 12" REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 18" x 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. (EDIT FOR DAMPROOFING). SHEET MEMBRANE MUST INTERFACE WITH VERTICAL WALL AIR & VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

TAG INTERIOR PARTITION DESCRIPTION

A4	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
B44	INTERIOR CHASE / PLUMBING PARTITION: DOUBLE 1/2" STEEL STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
M8	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (A4) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE AT METAL DECK CONSTRUCTION ABOVE. PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL - / -

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL - / - PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

E6 FIRST FLOOR PLAN
A201
1/8" = 1'-0"

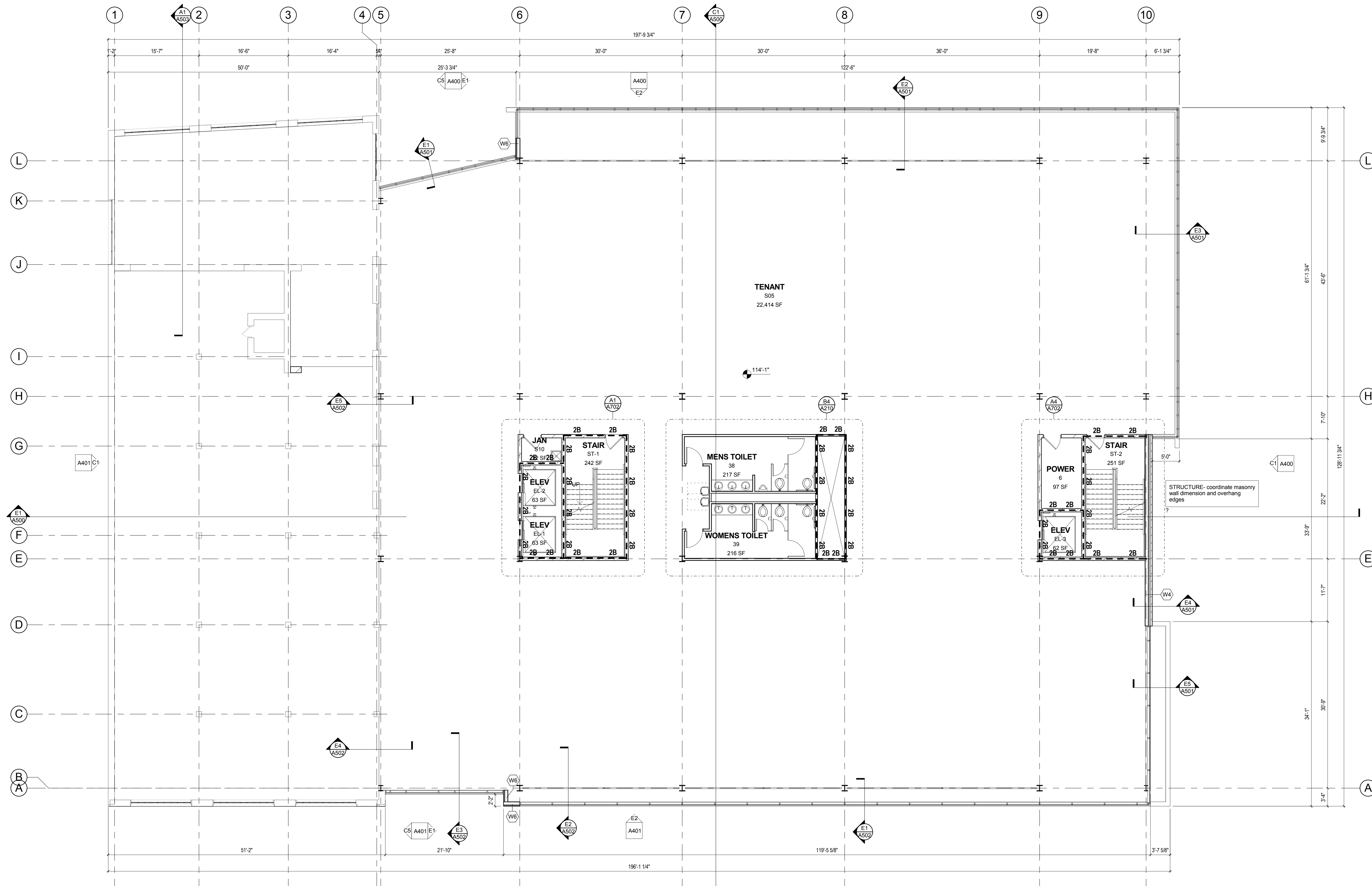
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Date:	11 MAR 16
Job No.:	150270-01
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WANGARD PARTNERS OFFICE DEVELOPMENT

1433 N. Water, Milwaukee, WI 53202

prad
PLUNKETT RAYSICH ARCHITECTS, LLP
209 south water street milwaukee wisconsin 53204 414.359.9500
2310 crossroads drive suite 2000 madison wisconsin 53718 608.240.9900
1013 fruitville road suite 3 sarasota florida 34236 941.348.9418
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E6
A202 SECOND FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN - SYMBOLS LEGEND

	NEW WALL/PARTITION		EXISTING WALL TO REMAIN
	NEW DOOR		EXISTING DOOR TO REMAIN
	SECTION REFERENCE		DETAIL REFERENCE
	EXTERIOR ELEVATION		EQUIPMENT
	INTERIOR ELEVATION		WINDOW TYPE
	FLOOR PLAN KEYNOTE		WALL/PARTITION TYPE
	CONSTRUCTION LIMITS		FLOOR DRAIN - PITCH FLOOR TO DRAIN
	1B ONE HOUR RATED FIRE BARRIER 2B TWO HOUR RATED FIRE BARRIER 3B THREE HOUR RATED FIRE BARRIER		SEMI-RECESSED FIRE EXTINGUISHER

FLOOR PLAN - GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

D. REFER TO SHEET -- FOR ROOM FINISH SCHEDULE AND NOTES.

E. NOTE # TO SHEET A891 FOR DOOR SCHEDULE AND NOTES.

TAG EXTERIOR WALL DESCRIPTION

W4	EXTERIOR WALL: MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK (EDIT FOR OTHER MATERIALS), 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND (1) LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" EW. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPSVENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPSVENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XXAXXX.
W6	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 1" AIR SPACE, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
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WB3	EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB.
WB4	EXTERIOR WALL (BELOW GRADE): 12" REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL WITH MEMBRANE WATERPROOFING. TERMINATE ALL MEMBRANE PERIMETER EDGES WITH 18" x 1" ALUMINUM COMPRESSION BAR WITH CONTINUOUS SEALANT. (EDIT FOR DAMPROOFING). SHEET MEMBRANE MUST INTERFERE WITH VERTICAL WALL AIR VAPOR BARRIER LINE. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND FULL HEIGHT VERTICALLY.

TAG INTERIOR PARTITION DESCRIPTION

A4	INTERIOR STEEL STUD PARTITION: 3-5/8" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL #465 DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
B4	INTERIOR CHASE (PLUMBING) PARTITION: DOUBLE MYSITE 5/8" STEEL STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
M8	INTERIOR MASONRY PARTITION: 8" CONCRETE BLOCK.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (A4) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL / / / / /

MASONRY PARTITIONS - GENERAL NOTES

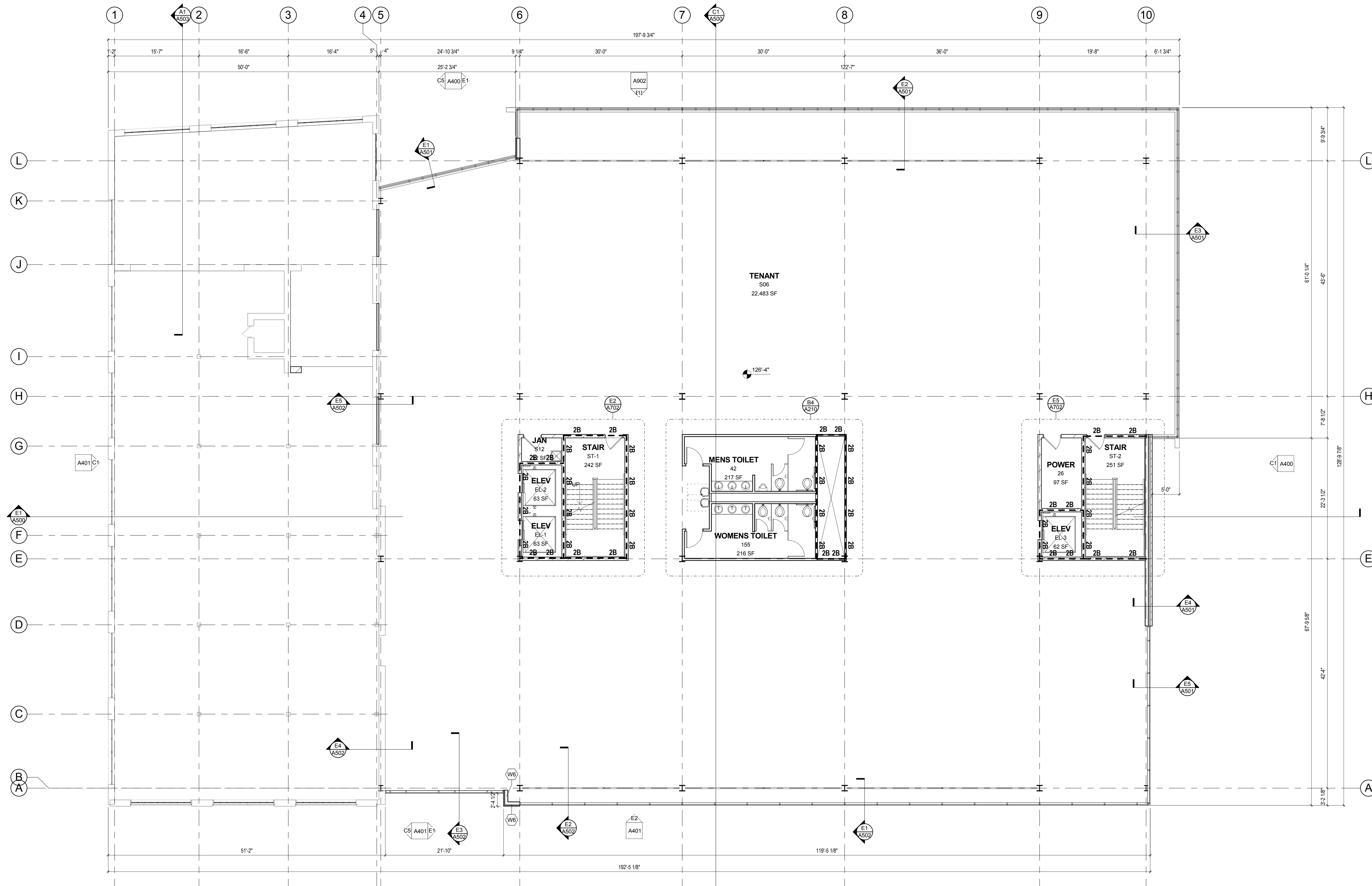
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ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

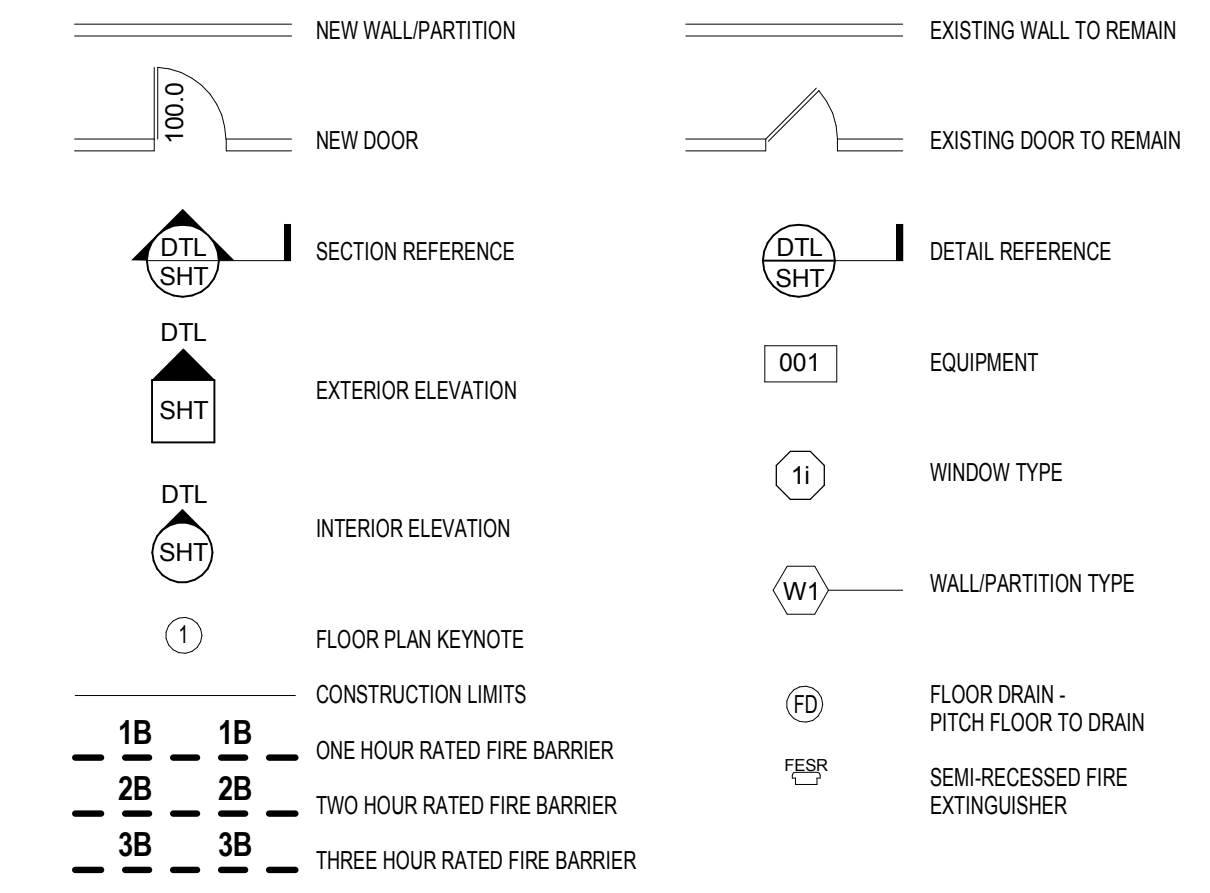
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E6 THIRD FLOOR PLAN
A203 1/8" = 1'-0"
 TRUE NORTH

FLOOR PLAN - SYMBOLS LEGEND



FLOOR PLAN - GENERAL NOTES

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INTERIOR PARTITION DESCRIPTION

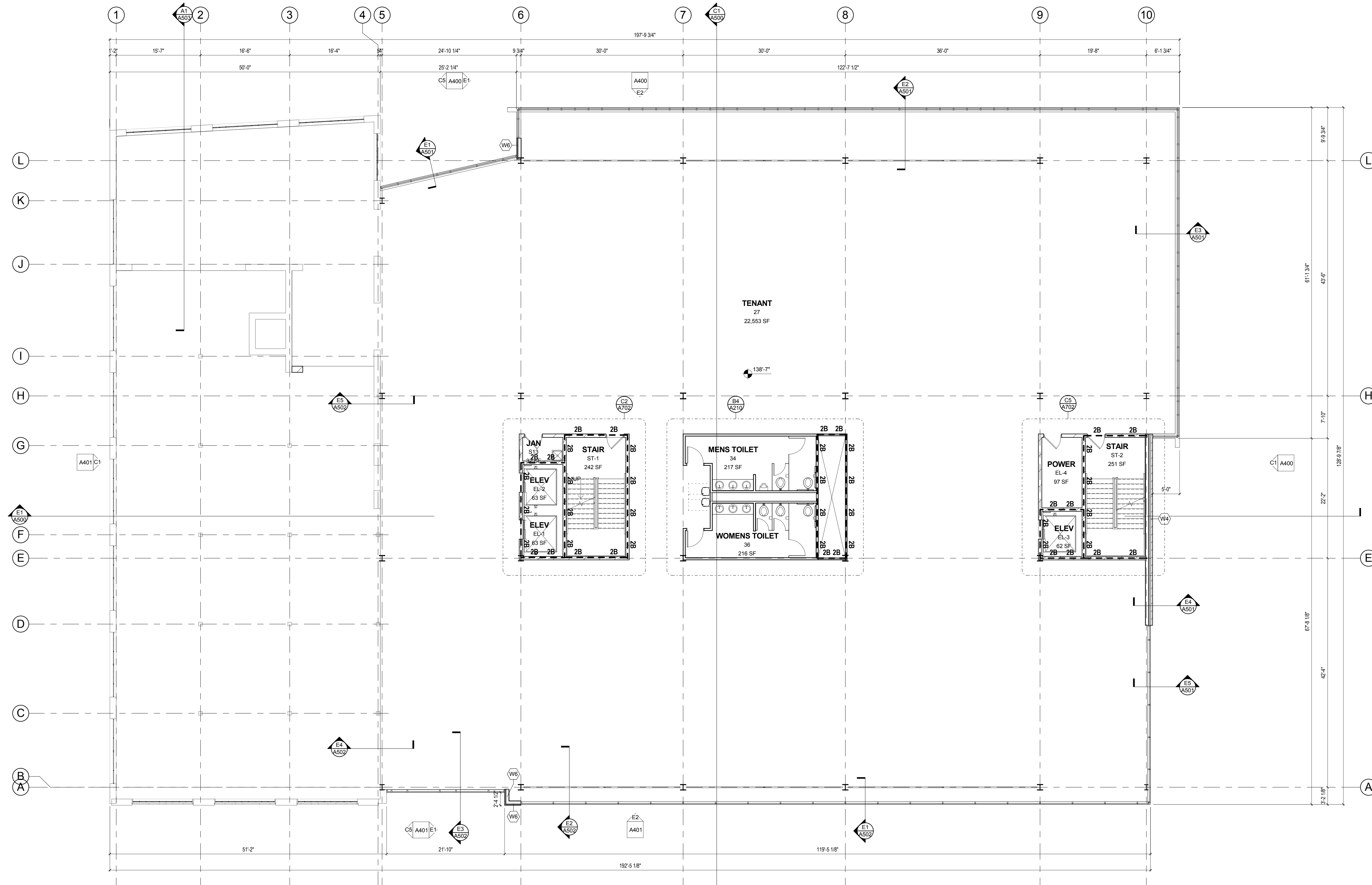
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FLOOR PLAN - SYMBOLS LEGEND

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	NEW DOOR		EXISTING DOOR TO REMAIN
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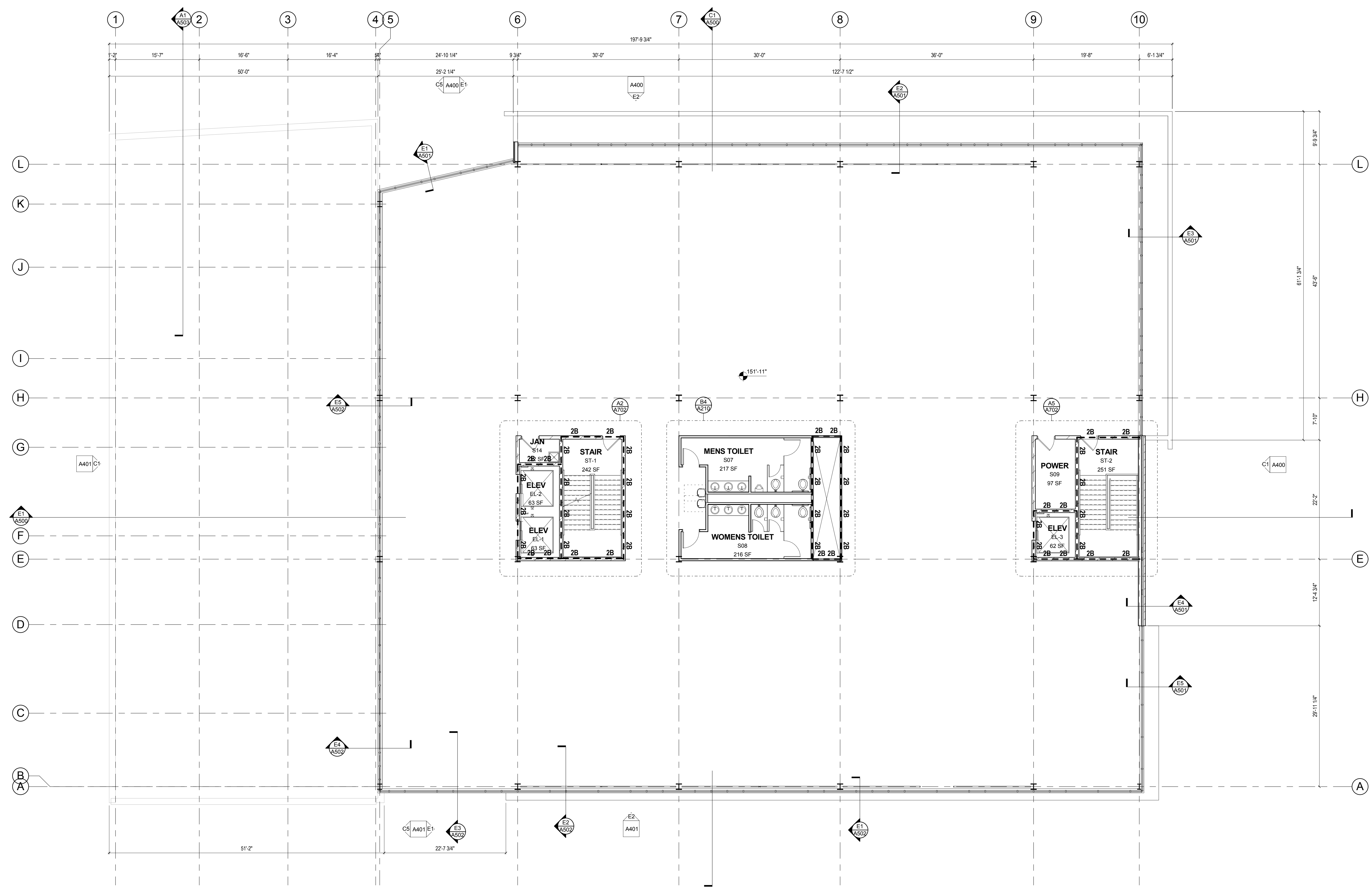
E6 FOURTH FLOOR PLAN
A204 1/8" = 1'-0"

NOT FOR CONSTRUCTION
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WARGARD PARTNERS OFFICE DEVELOPMENT
1433 N. Water, Milwaukee, WI 53204

Revisions
Drawn By: MAR
Date: 11 MAR 16
Job No.: 150270-01
Sheet No.: A204

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TRUE NORTH
PLAN NORTH
E5 A205
FIFTH FLOOR
1/8" = 1'-0"

FLOOR PLAN - SYMBOLS LEGEND

	NEW WALL/PARTITION		EXISTING WALL TO REMAIN
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MASONRY PARTITIONS - GENERAL NOTES

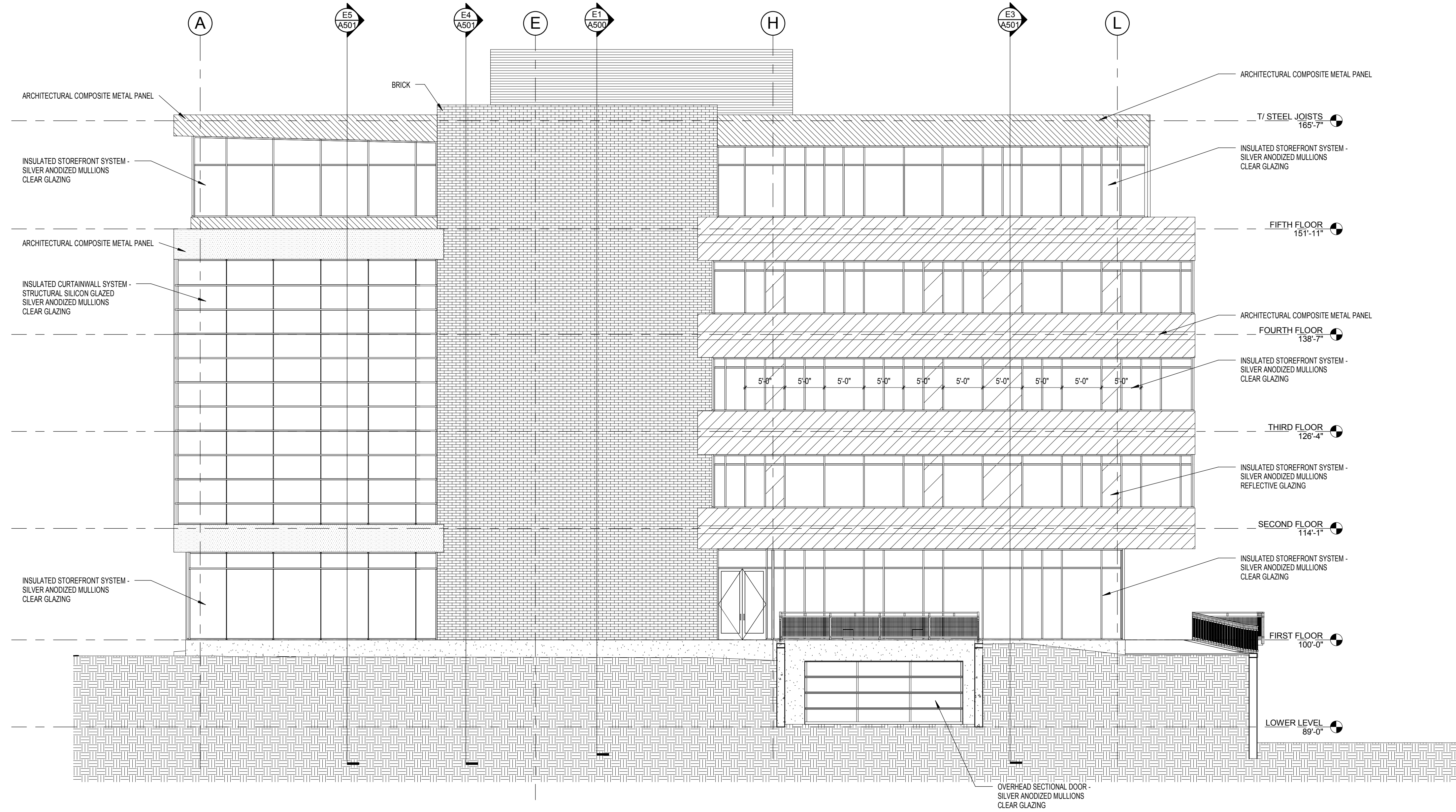
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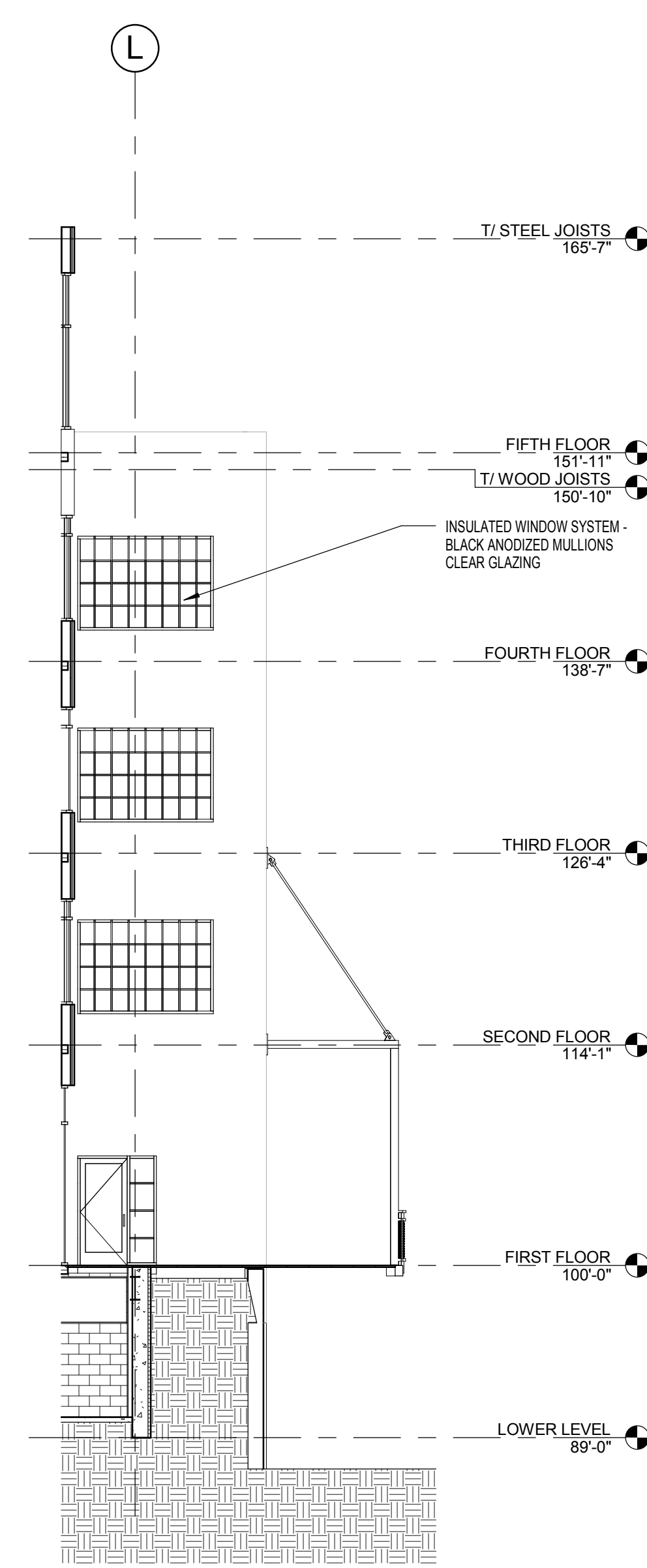
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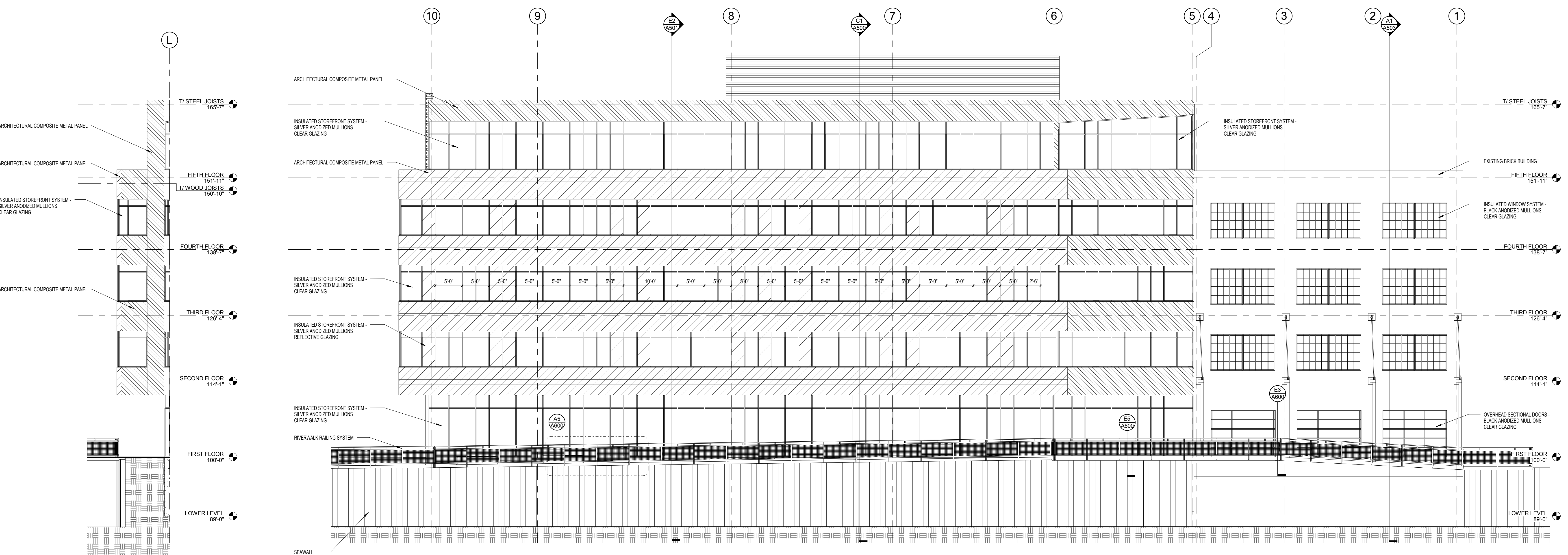
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A400 1/8" = 1'-0"



C5 WEST - SOUTH ELEVATION
A400 1/8" = 1'-0"

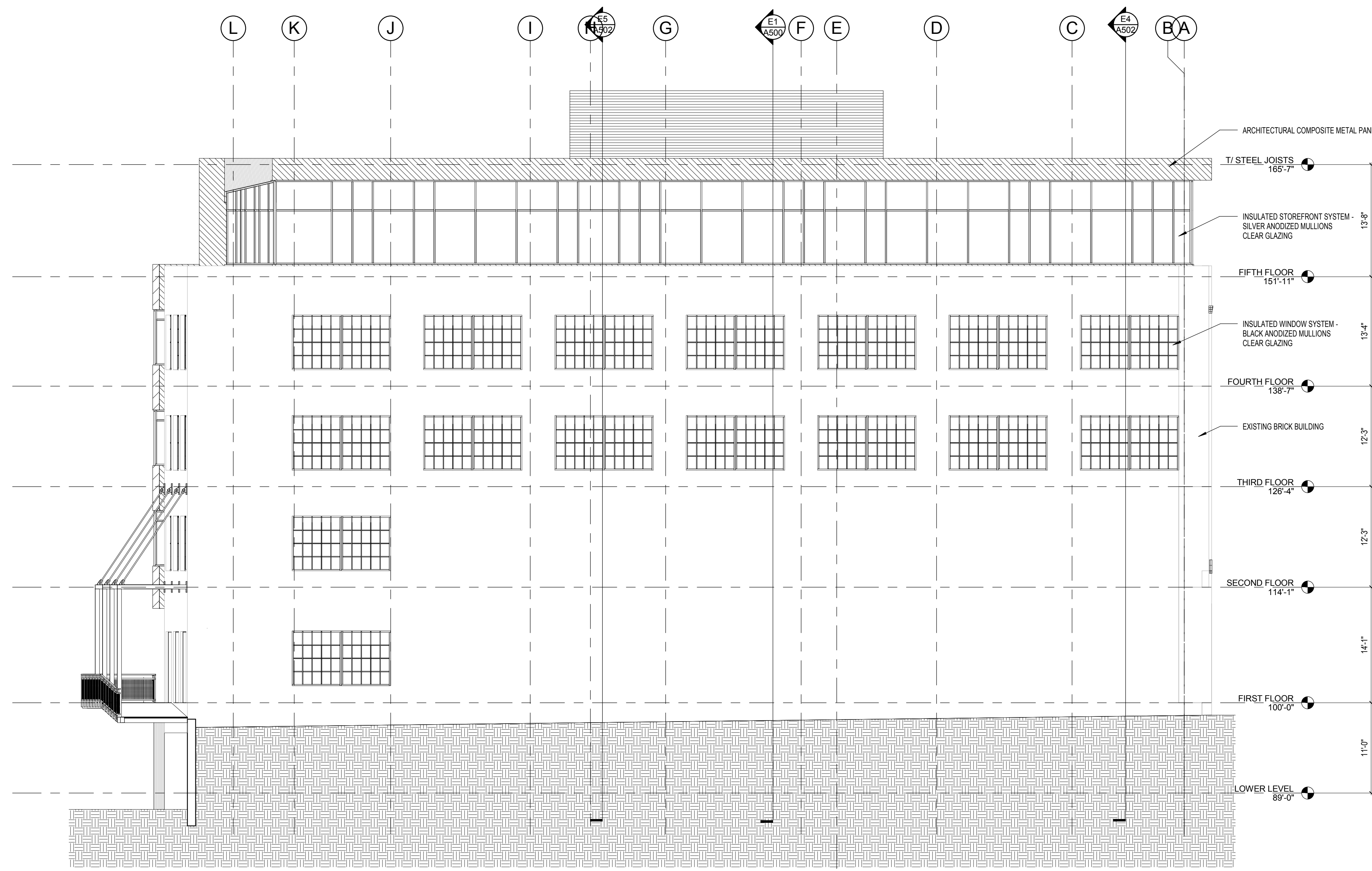
- EXTERIOR FINISH PATTERNS**
- BRICK - COLOR A
 - CORRUGATED METAL PANEL - COLOR A
 - ARCHITECTURAL COMPOSITE METAL PANEL - COLOR A
 - ARCHITECTURAL COMPOSITE METAL PANEL - COLOR B
 - ARCHITECTURAL COMPOSITE METAL PANEL - COLOR C
 - EXPOSED CONCRETE FOUNDATION
- EXTERIOR ELEVATIONS - GENERAL NOTES**
- A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
 - B. REFER TO SHEET A400OR WINDOW FRAME ELEVATIONS
 - C. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

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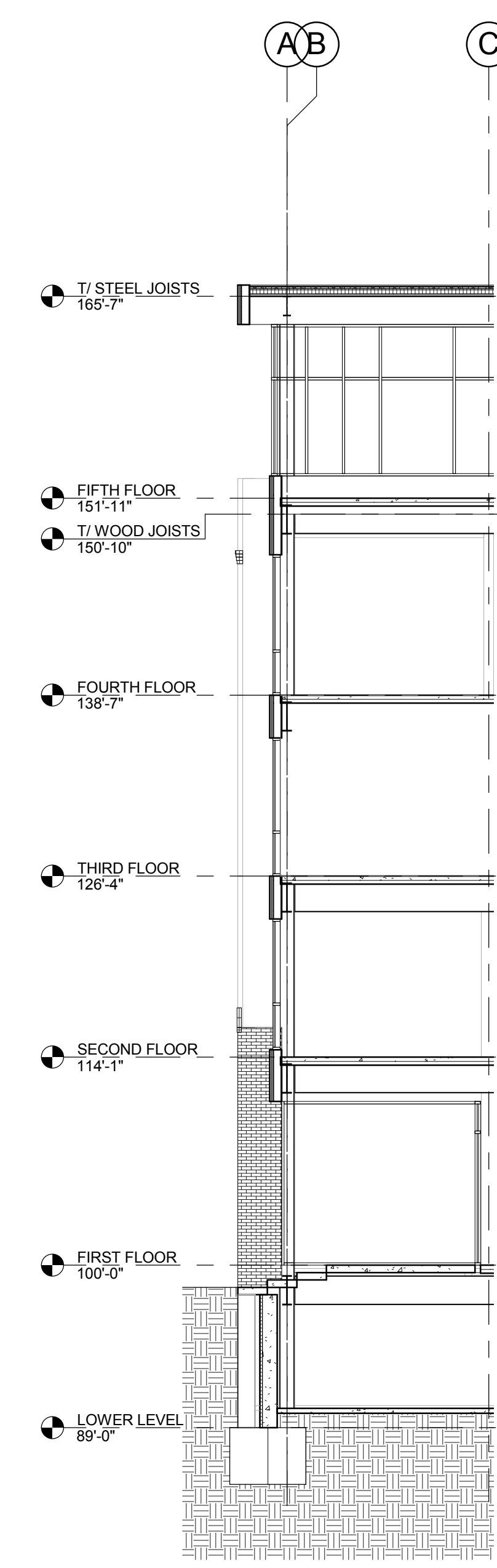


E1 WEST - NORTH ELEVATION
A400 1/8" = 1'-0"

E2 WEST ELEVATION
A400 1/8" = 1'-0"

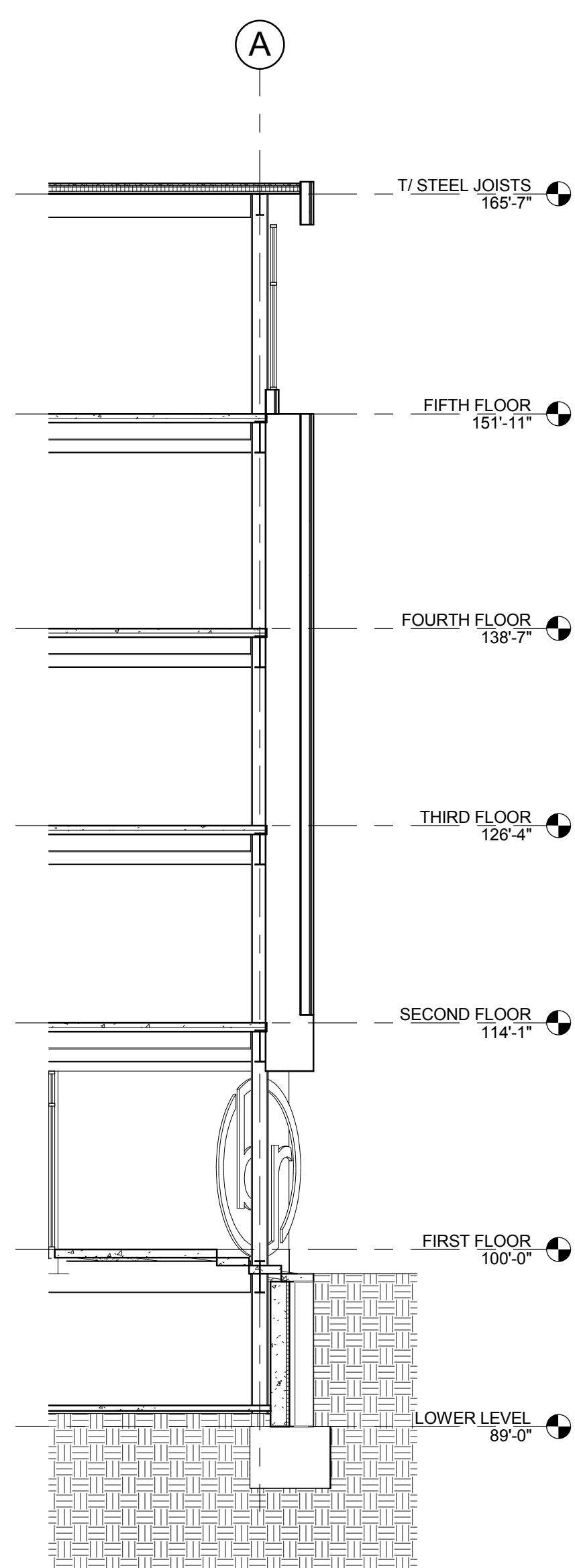


C1 SOUTH ELEVATION
A401 1/8" = 1'-0"

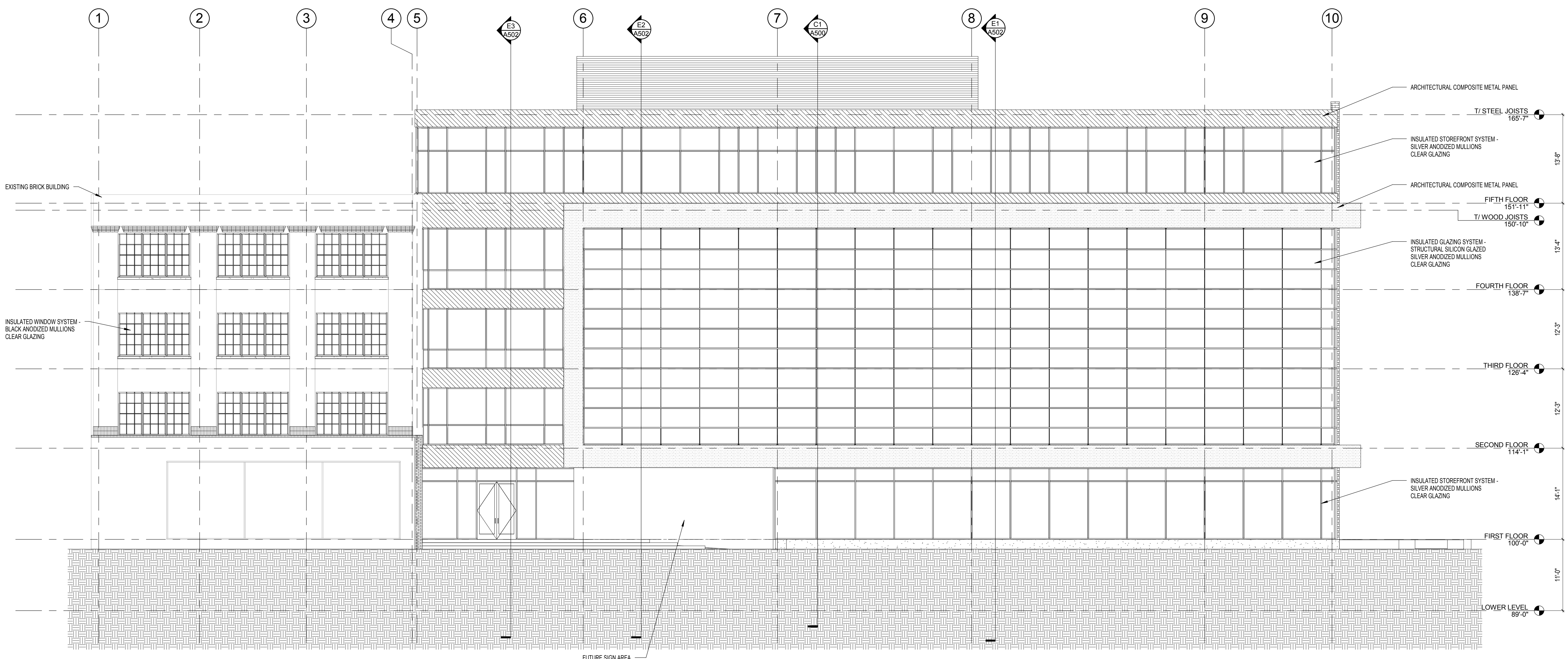


C5 EAST - SOUTH ELEVATION
A401 1/8" = 1'-0"

EXTERIOR FINISH PATTERNS		EXTERIOR ELEVATIONS - GENERAL NOTES	
	BRICK - COLOR A	A.	PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
	CORRUGATED METAL PANEL - COLOR A	B.	REFER TO SHEET A400R WINDOW FRAME ELEVATIONS
	ARCHITECTURAL COMPOSITE METAL PANEL - COLOR A	C.	SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
	ARCHITECTURAL COMPOSITE METAL PANEL - COLOR B		
	ARCHITECTURAL COMPOSITE METAL PANEL - COLOR C		
	EXPOSED CONCRETE FOUNDATION		



E1 EAST - NORTH ELEVATION
A401 1/8" = 1'-0"



E2 EAST ELEVATION
A401 1/8" = 1'-0"

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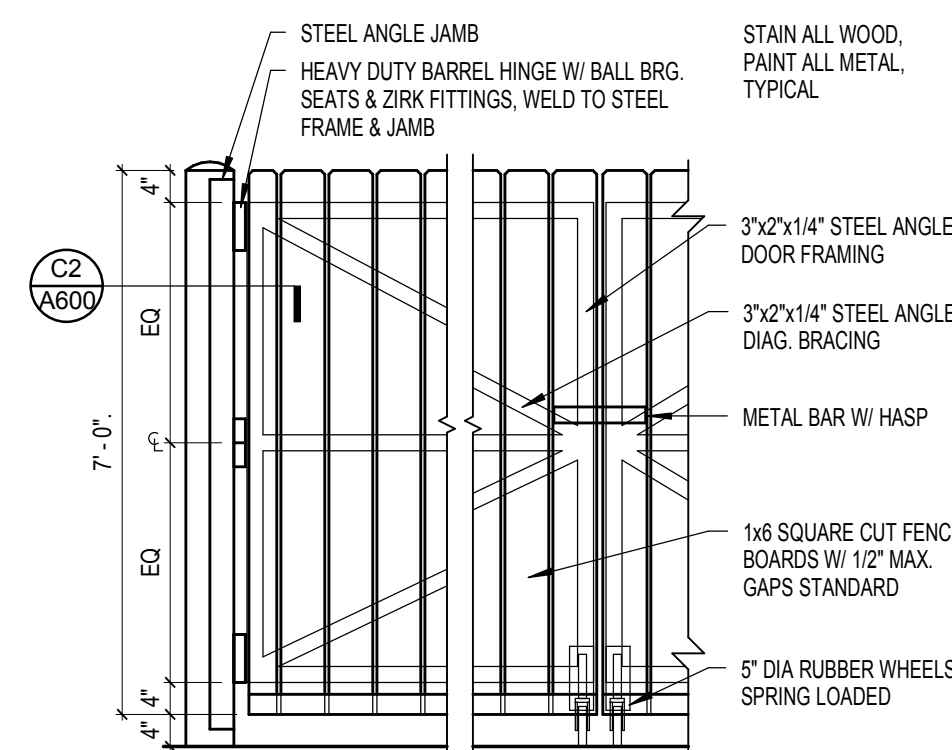
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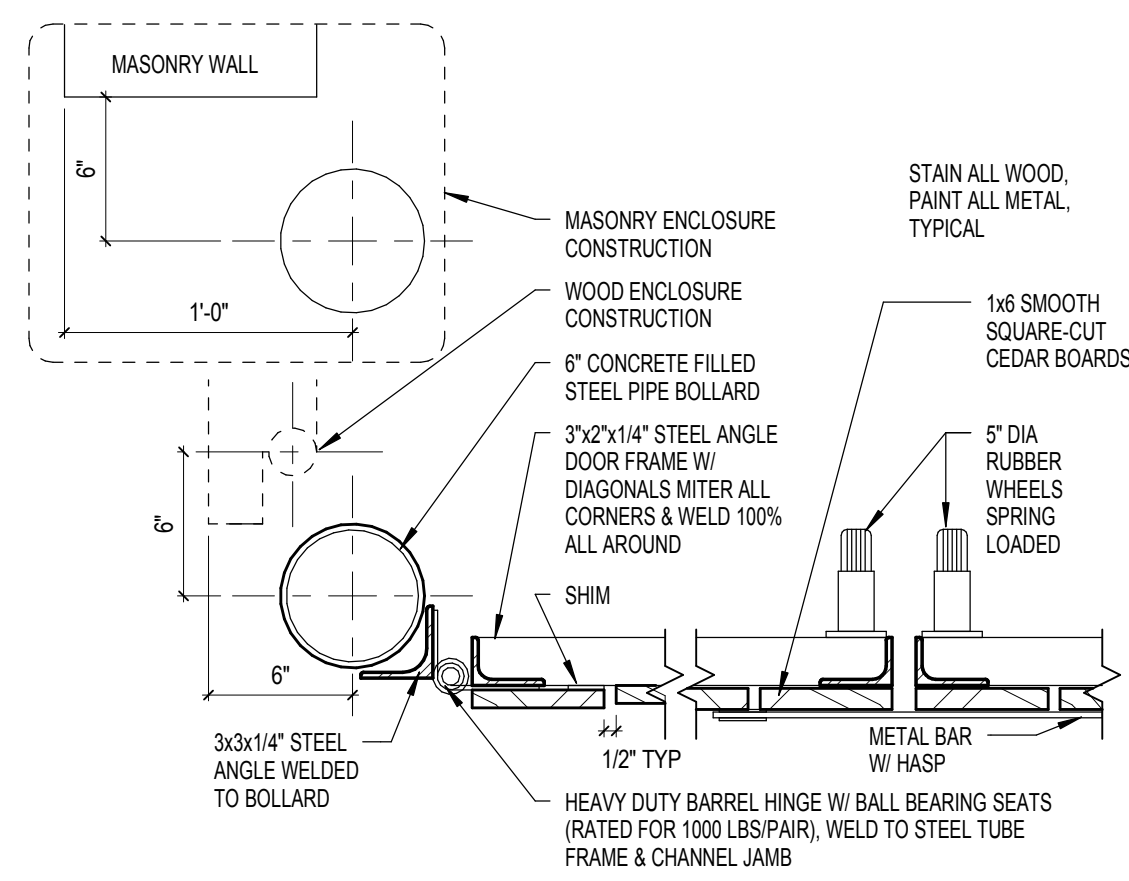
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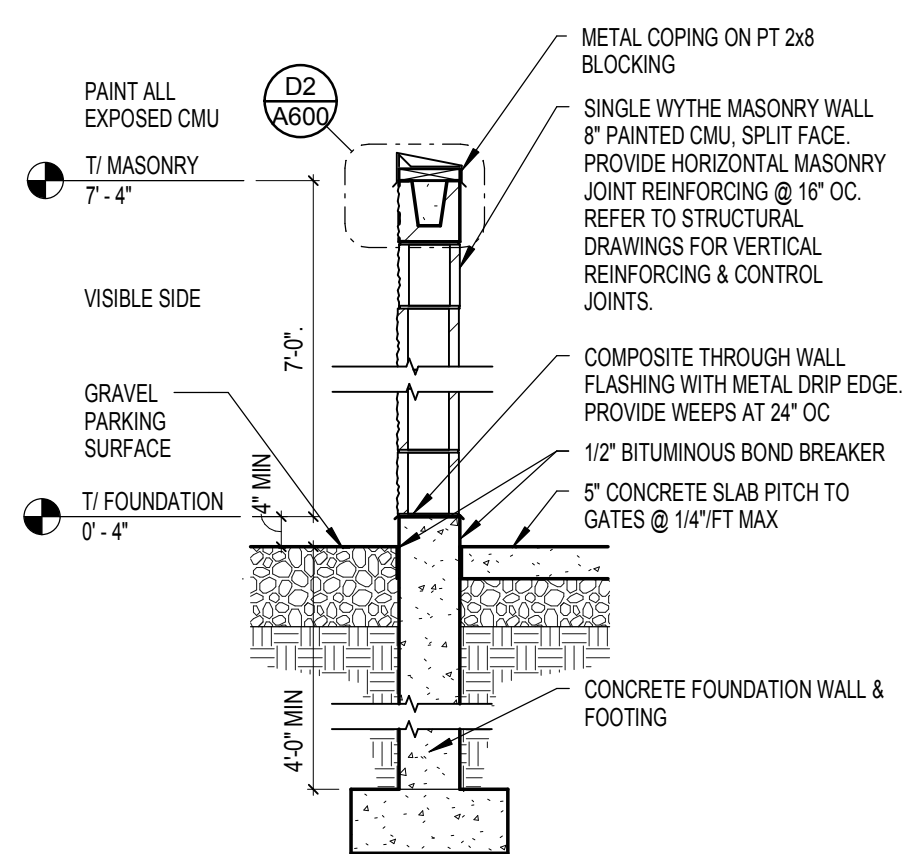
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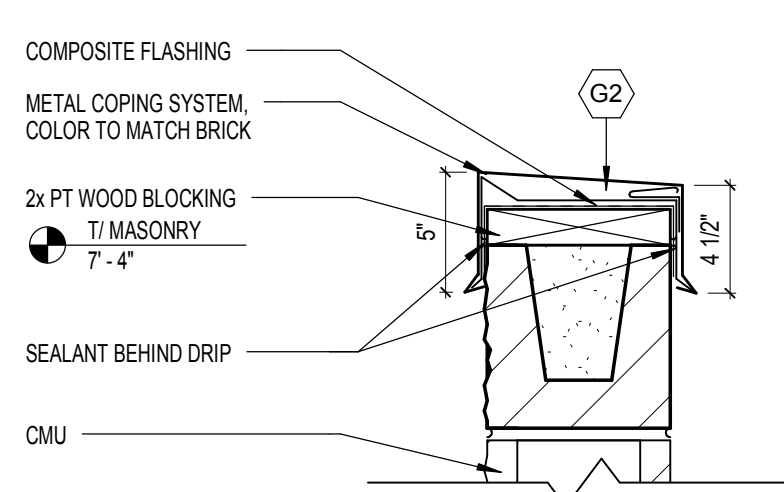
C1 ENCLOSURE GATE ELEVATION
A600 1/2" = 1'-0"



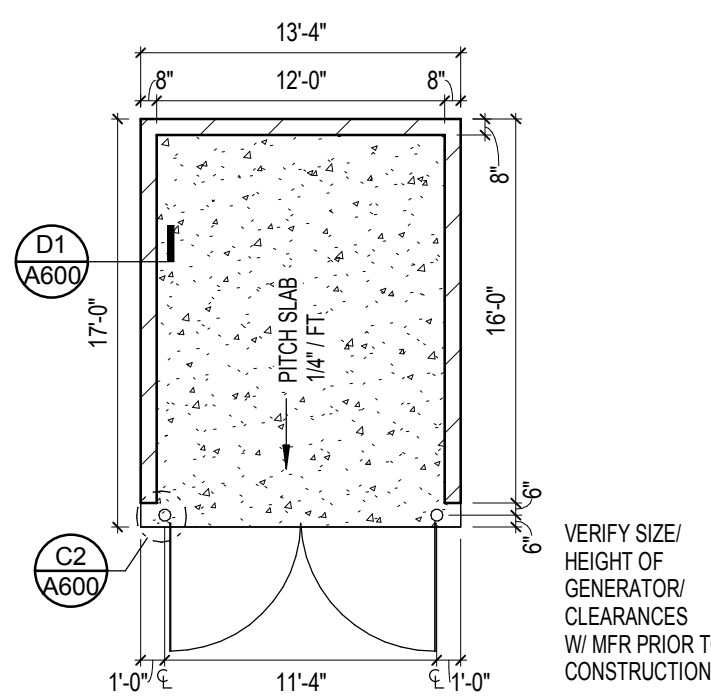
C2 ENCLOSURE GATE JAMB
A600 1 1/2" = 1'-0"



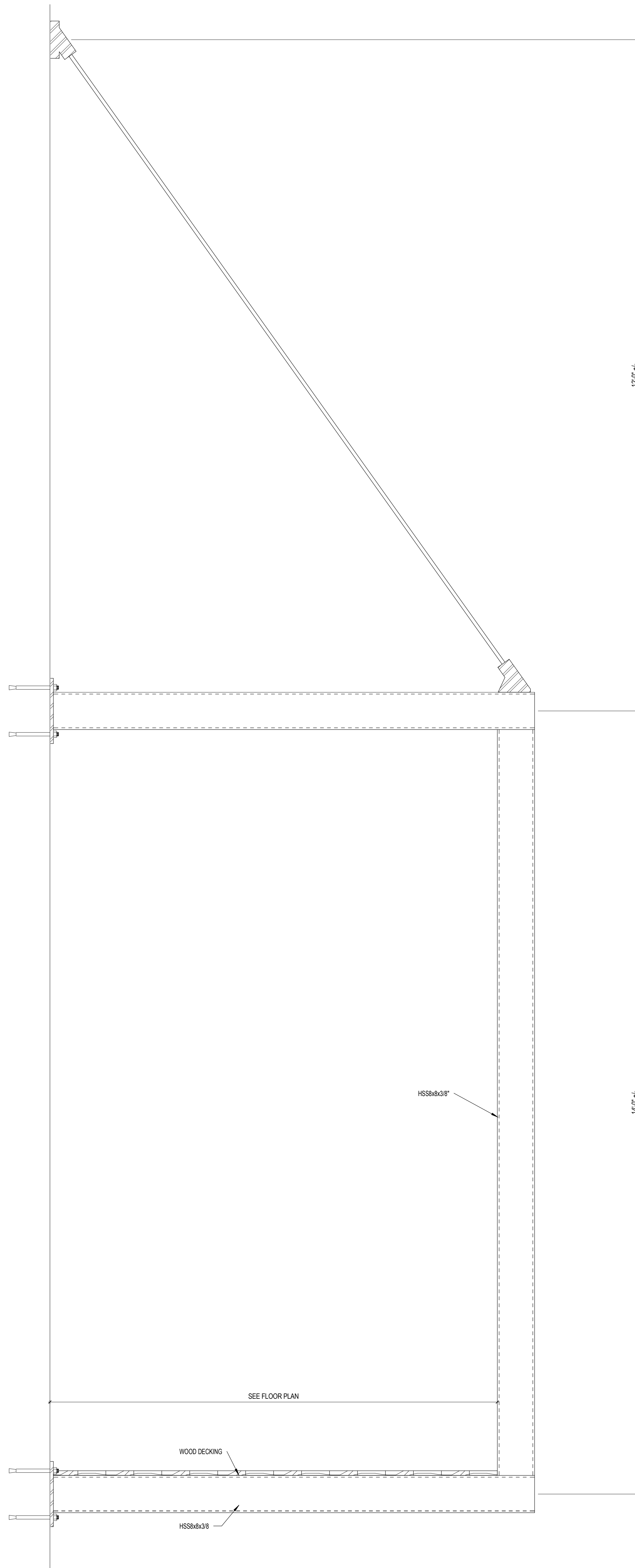
D1 MASONRY SCREEN WALL
A600 1/2" = 1'-0"



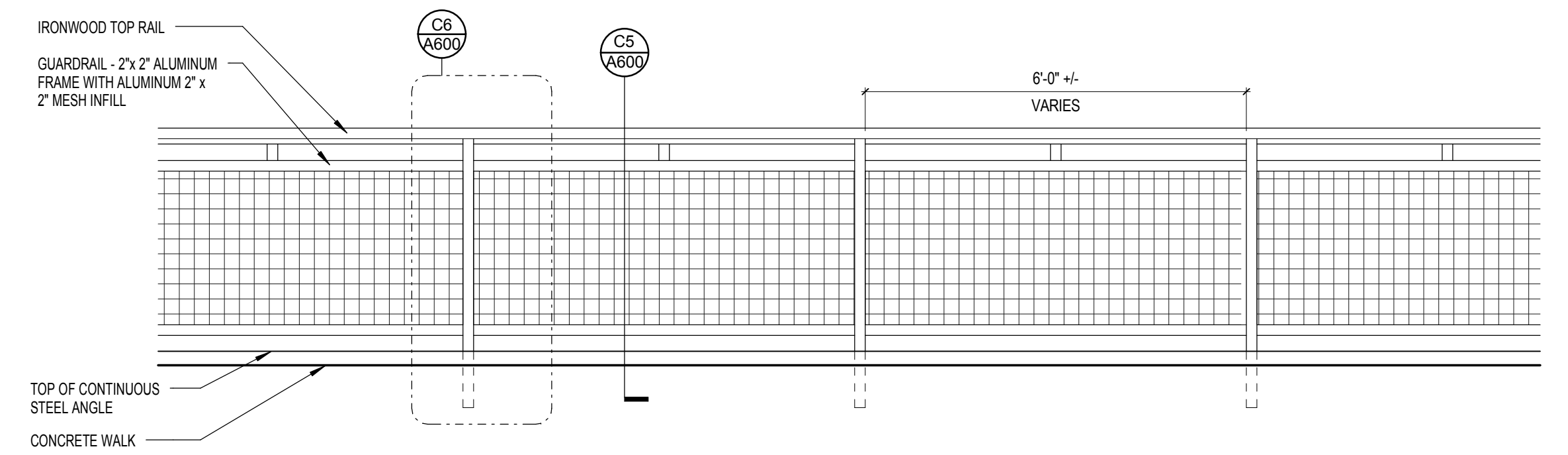
D2 METAL COPING
A600 1 1/2" = 1'-0"



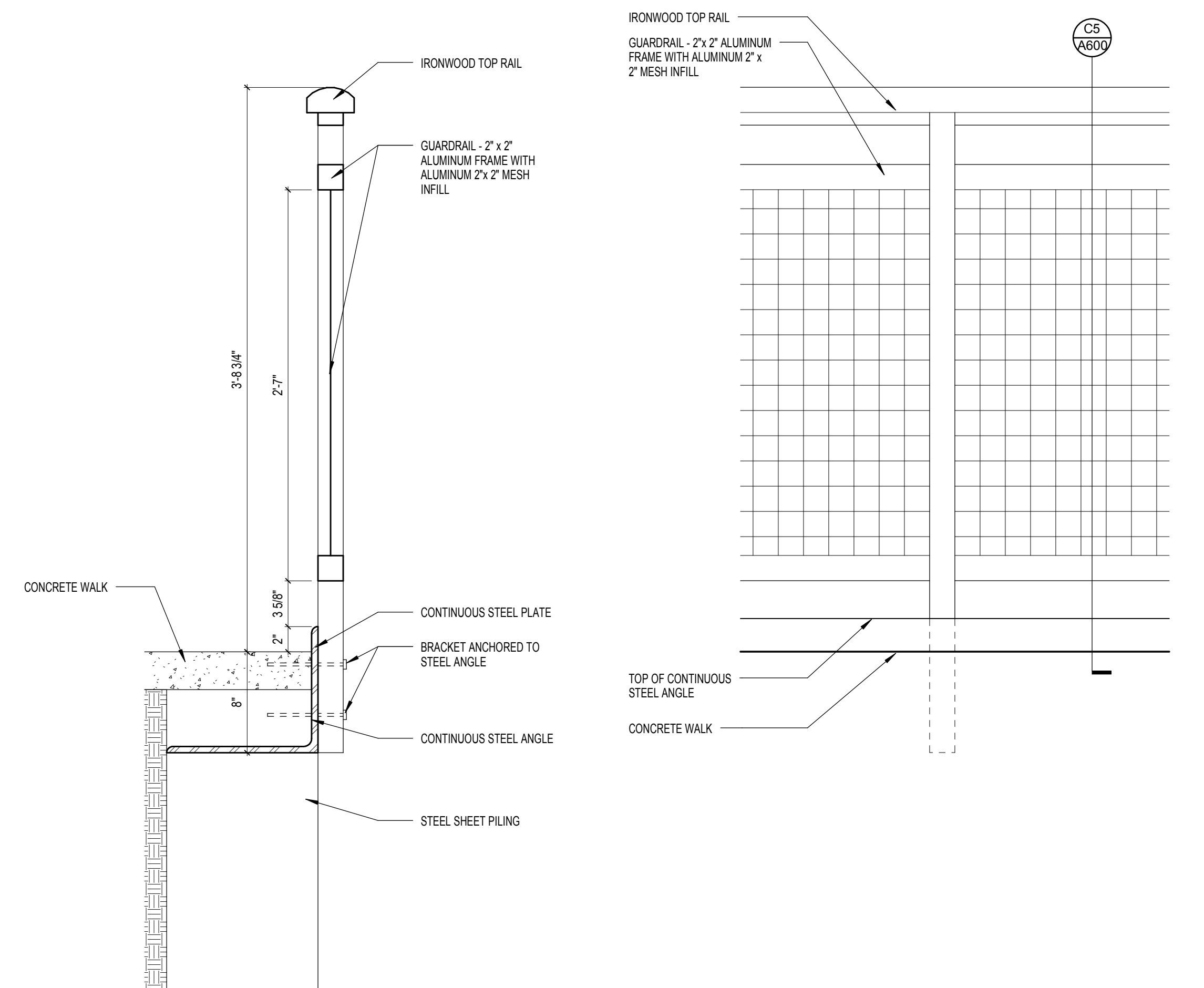
E1 TRASH ENCLOSURE PLAN
A600 1/8" = 1'-0"



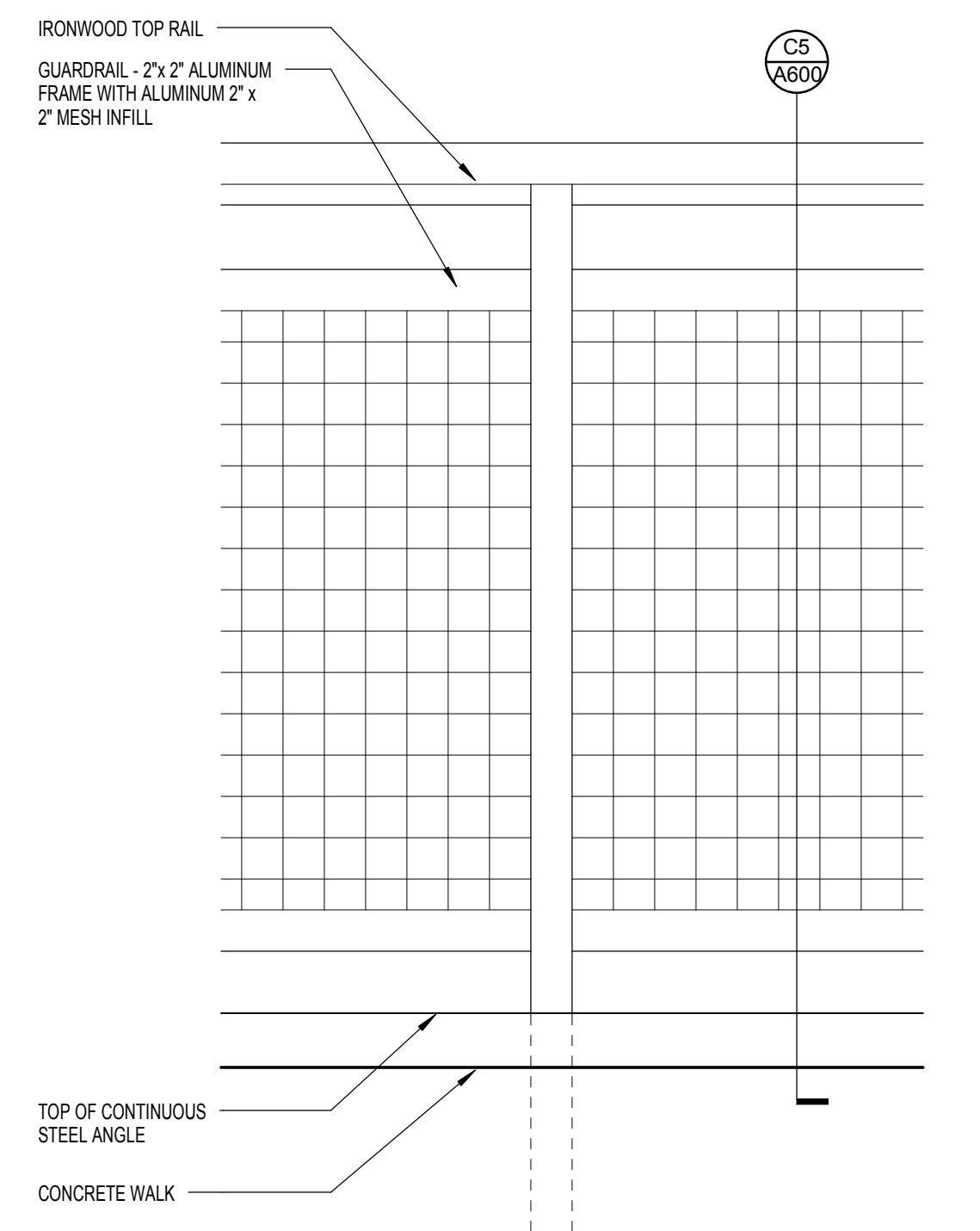
E3 CANTILEVERED RIVERWALK RAILING - SECTION
A600 1" = 1'-0"



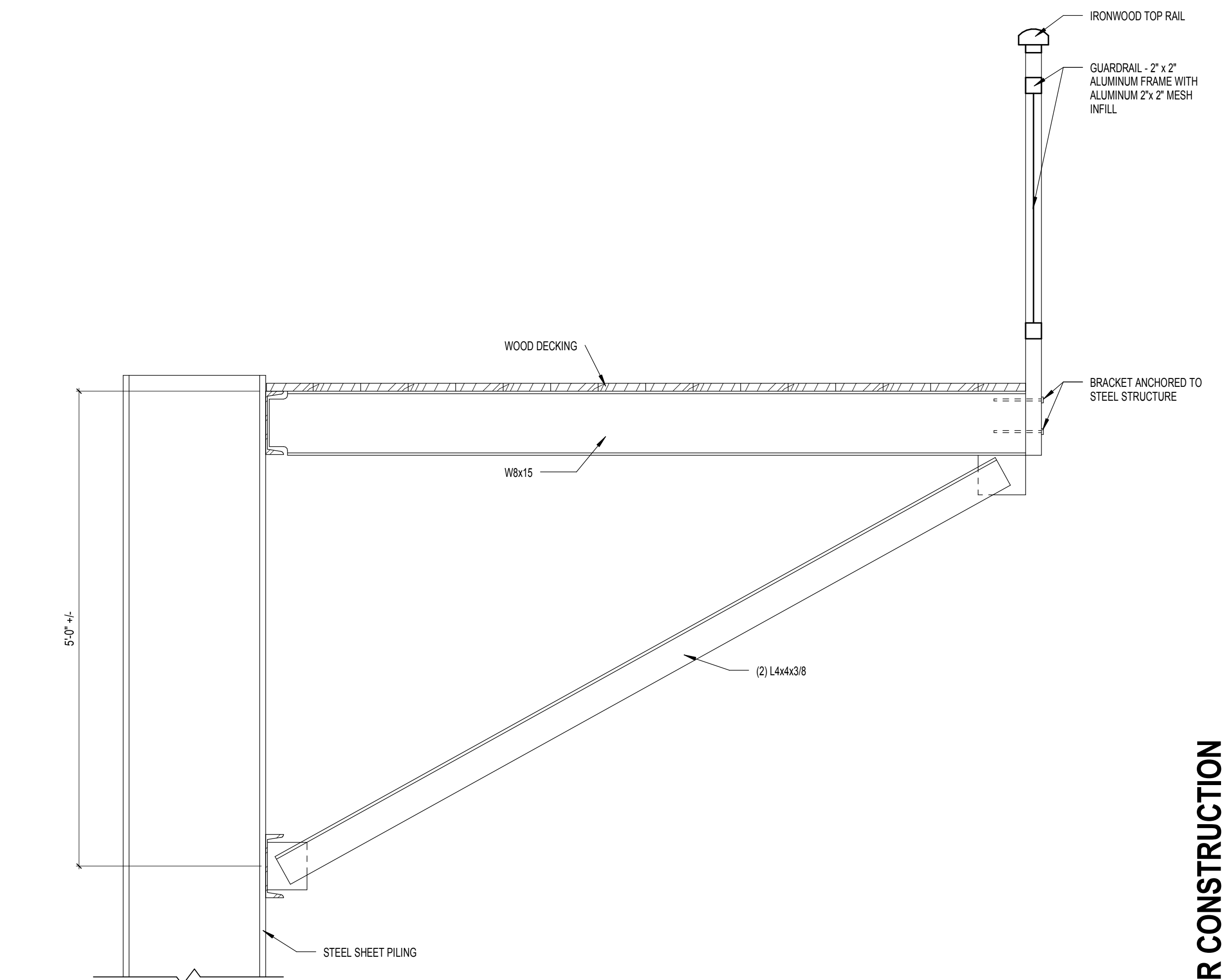
A5 RIVERWALK - NORTH ELEVATION
A600 1/2" = 1'-0"



C5 RIVERWALK RAILING - SECTION
A600 1 1/2" = 1'-0"



C6 RIVERWALK - ELEVATION
A600 1 1/2" = 1'-0"



E5 CANTILEVERED RIVERWALK RAILING - SECTION
A600 1" = 1'-0"



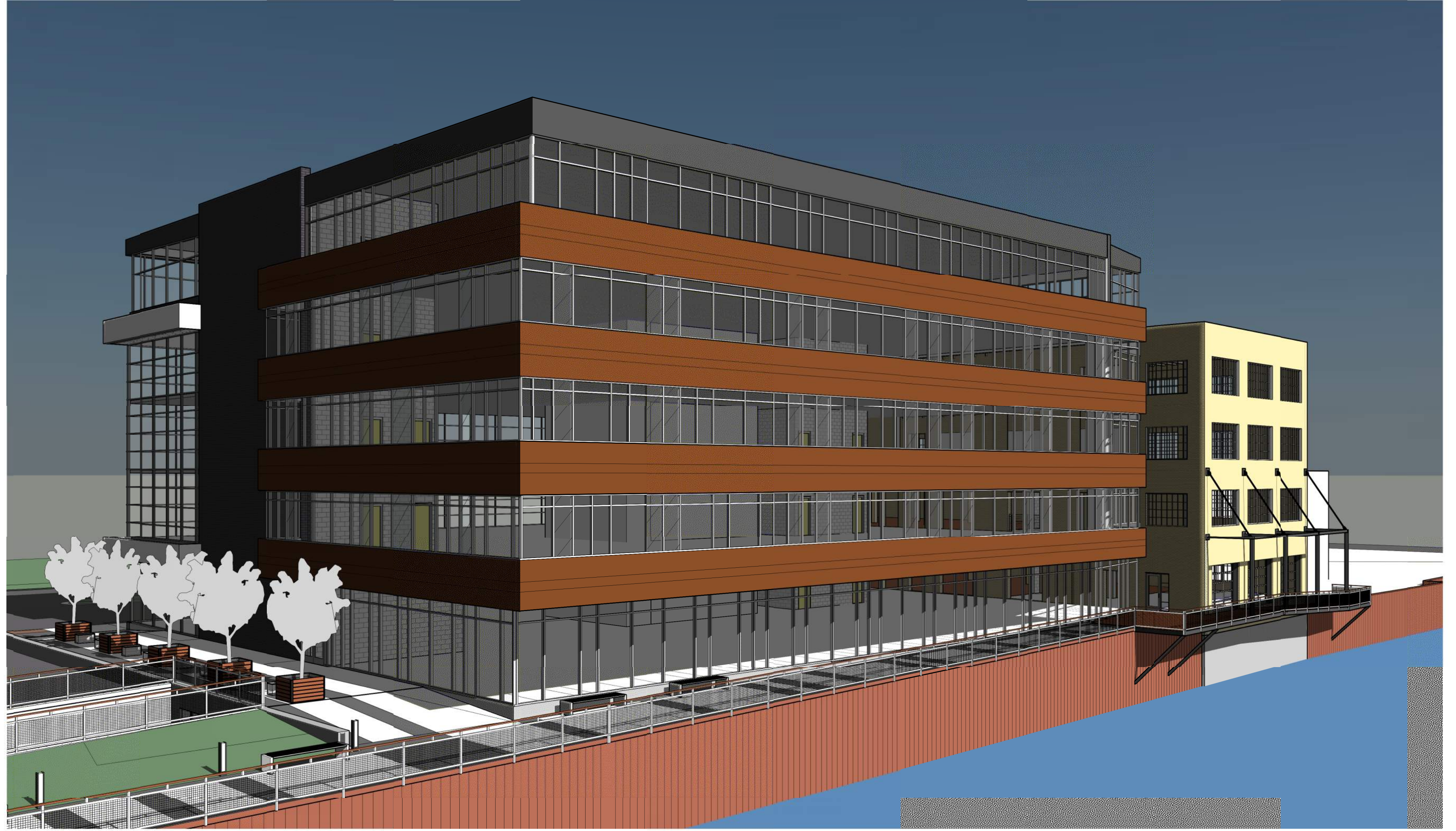
1 Looking NE
A900



2 Looking NW
A900



3 Looking SE
A900



4 Looking SW
A900

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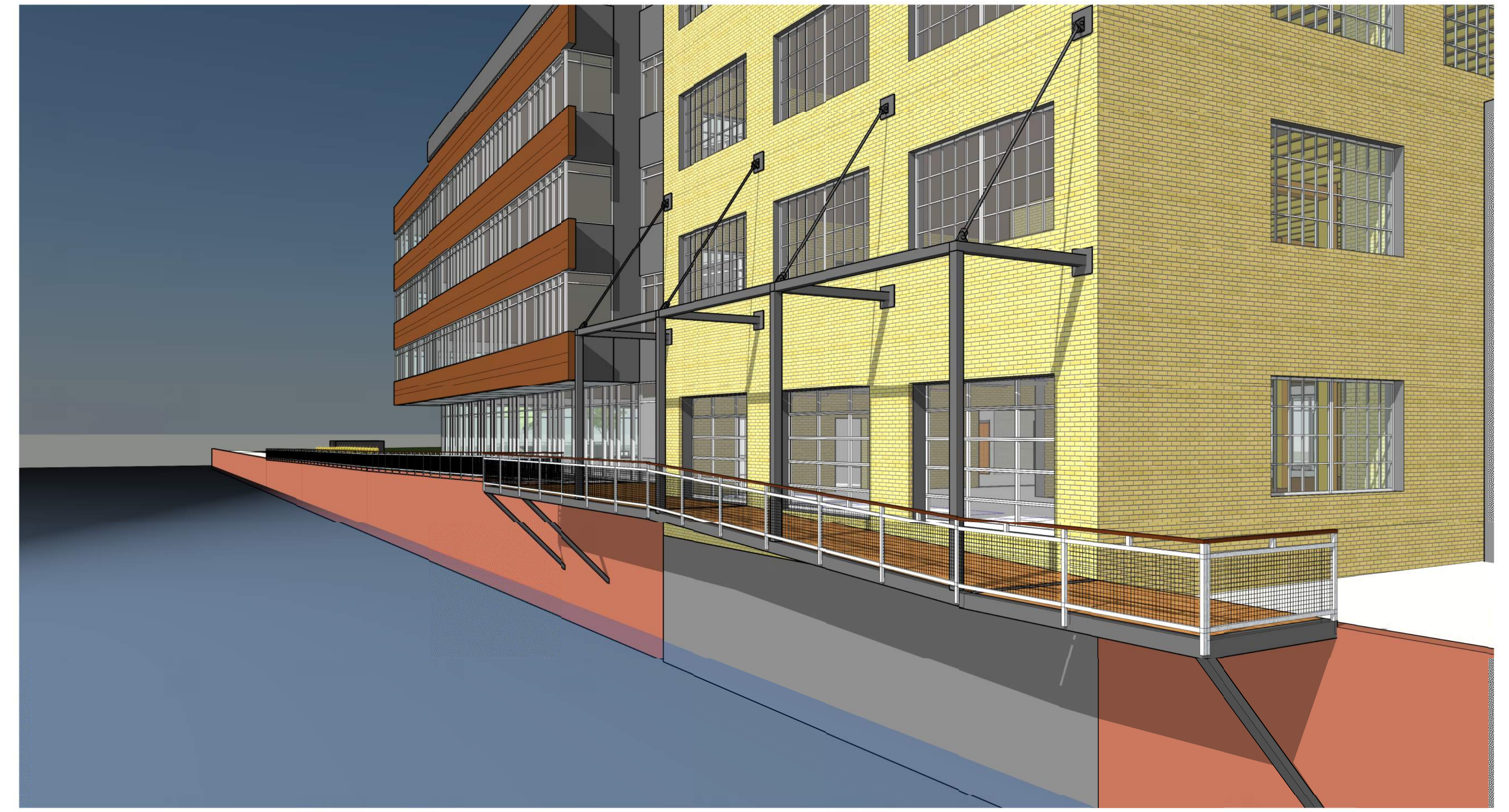
1 Riverwalk Access
A901



2 Riverwalk North (See Sheet L100 for Landscaping)
A901



3 Riverwalk Middle
A901



4 Riverwalk - South
A901

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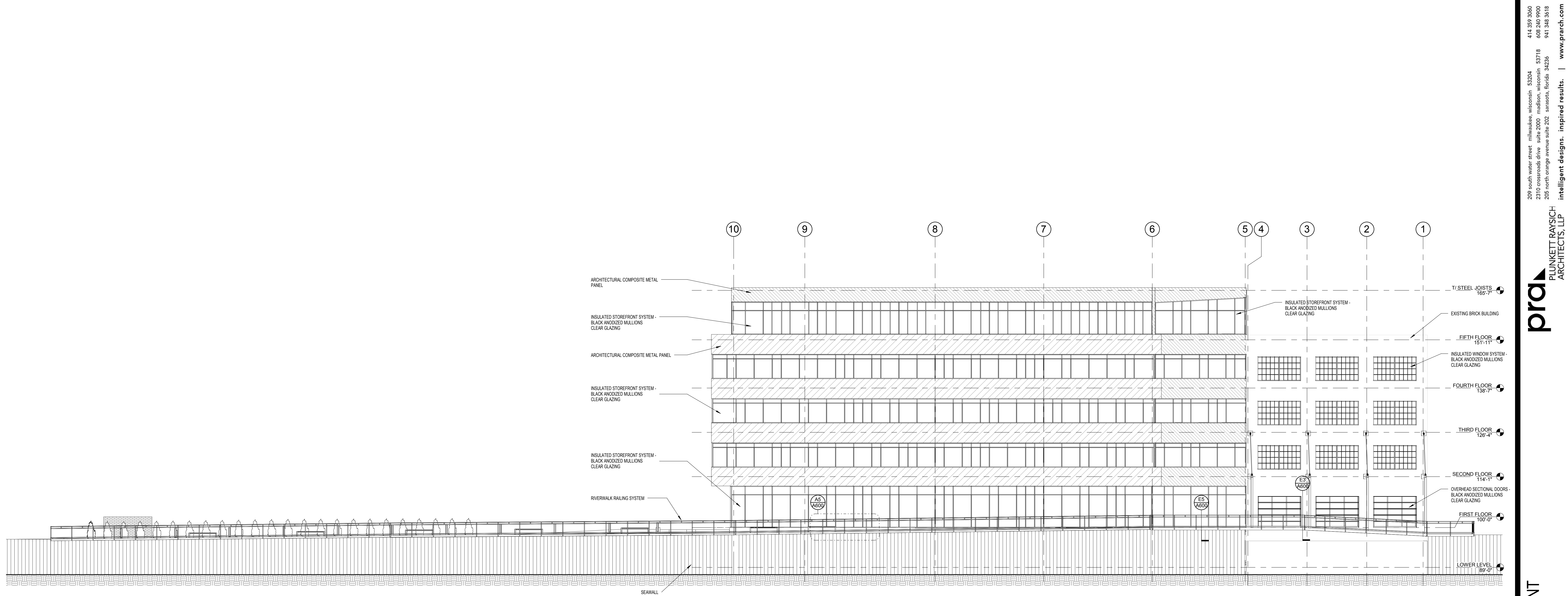
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1 NORTH ELEVATION OVERALL
 A902 3/32" = 1'-0"

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