

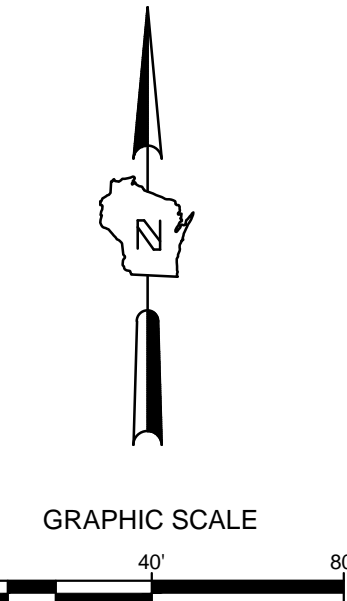
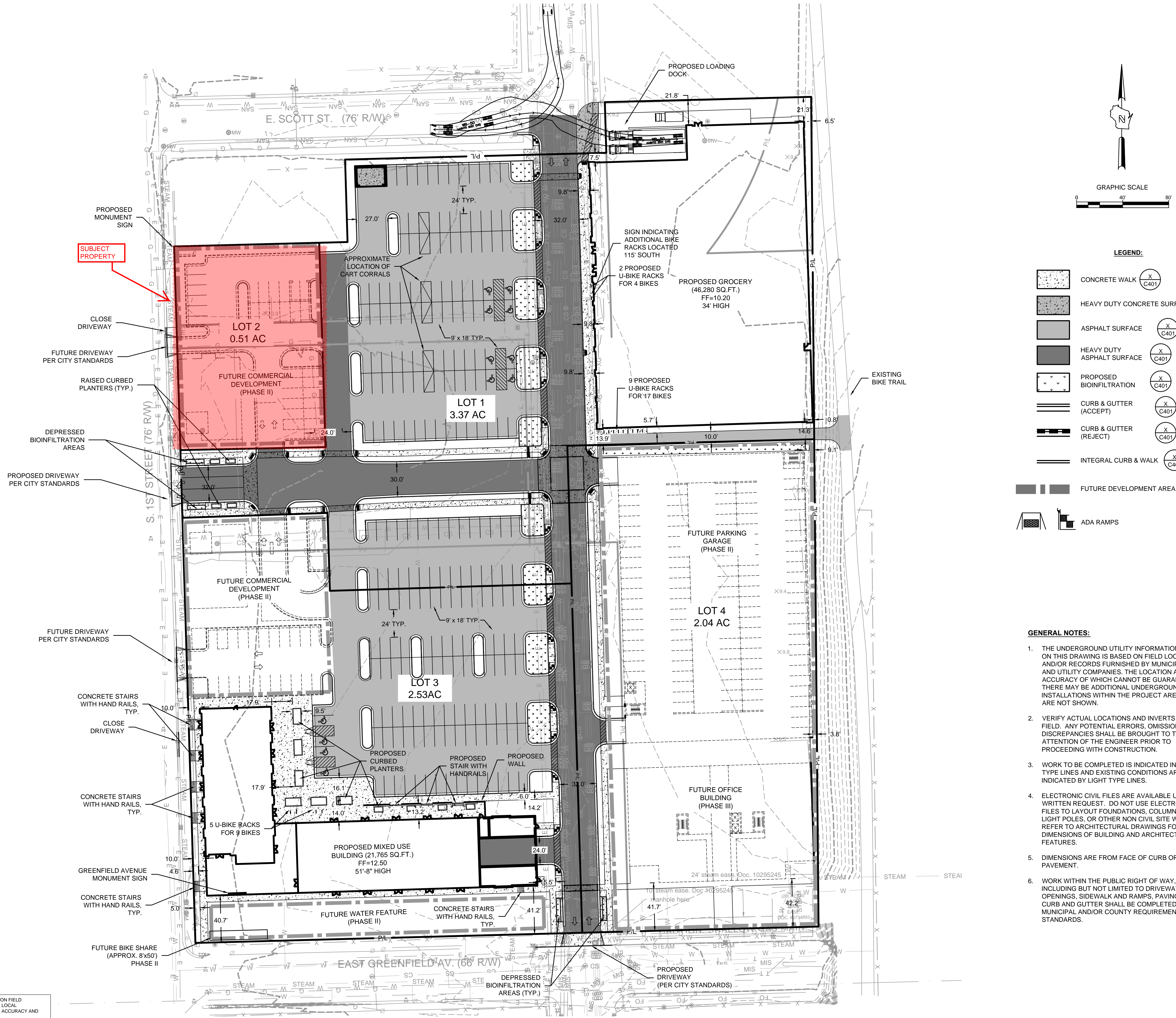


FRESHWATER PLAZA

LOCATION MAP

SITE INFORMATION:

TOTAL SITE = 8.46 ACRES
 TOTAL DISTURBED AREA = 8.46 ACRES
 EXISTING IMPERVIOUS AREA = 8.32 ACRES
 PROPOSED IMPERVIOUS AREA = 6.96 ACRES



LEGEND:

	CONCRETE WALK (X C401)
	HEAVY DUTY CONCRETE SURFACE (X C401)
	ASPHALT SURFACE (X C401)
	HEAVY DUTY ASPHALT SURFACE (X C401)
	PROPOSED BIOINFILTRATION (X C401)
	CURB & GUTTER (ACCEPT) (X C401)
	CURB & GUTTER (REJECT) (X C401)
	INTEGRAL CURB & WALK (X C401)
	FUTURE DEVELOPMENT AREA
	ADA RAMP

- 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.

1ST & GREENFIELD
 MILWAUKEE, WISCONSIN

SITE PLAN

FILE NUMBER: 141113

NO. REVISION DATE BY

DRAWING NO. C100-SITE.dwg
 DRAWN BY: VMS
 DATE: 12/2/2014
 PROJECT NO: 14160
 CHECKED BY:
 APPROVED BY:
 SHEET NO.:

C 100

File: I:\Ward\Partners\14160 1st & Greenfield\060 CAD - Civil\500 Production - Civil\Plans\503-Site Dimension\PlanC100-SITE.dwg



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 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.

CERTIFIED SURVEY MAP NO. _____

LOT 2, CERTIFIED SURVEY MAP NO. 8731, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

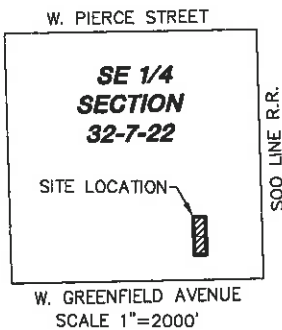
INTERIOR ANGLES	
A	89°43'34"
B	90°16'26"
C	89°45'24"
D	90°14'36"

TAX KEY: 4311302000

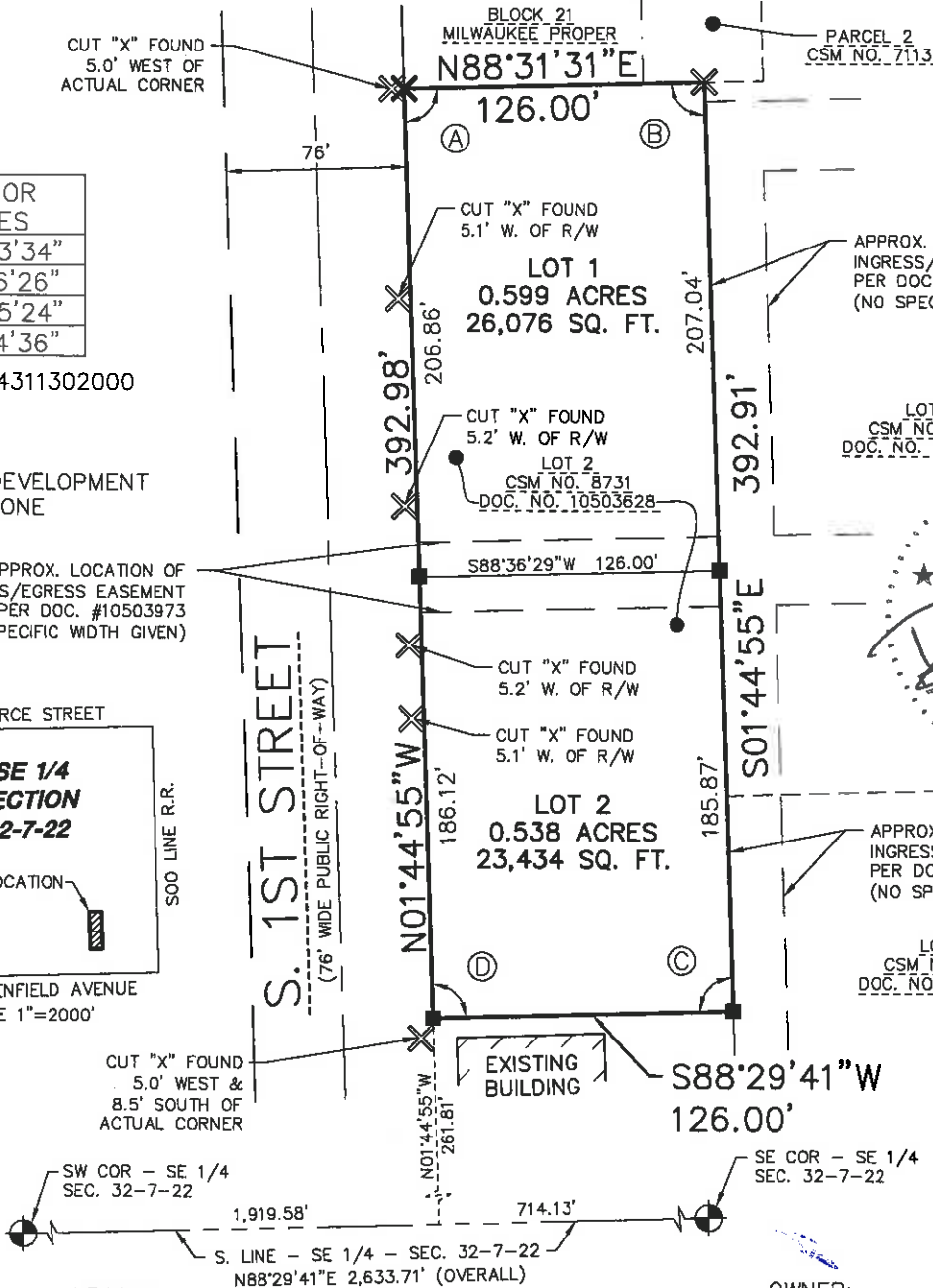
ZONING:

PLANNED DEVELOPMENT OVERLAY ZONE

APPROX. LOCATION OF INGRESS/EGRESS EASEMENT PER DOC. #10503973 (NO SPECIFIC WIDTH GIVEN)



SCALE 1"=2000'



TOTAL AREA
1.137 ACRES
49,510 SQ. FT.

LOT 1
CSM NO. 8731
DOC. NO. 10503628



APPROX. LOCATION OF INGRESS/EGRESS EASEMENT PER DOC. #10503973 (NO SPECIFIC WIDTH GIVEN)

LOT 3
CSM NO. 8731
DOC. NO. 10503628

OWNER:
FRESHWATER PLAZA CORP.
1200 N. MAYFAIR ROAD, SUITE 310
MILWAUKEE, WI 53226


SHEET 1 OF 4 SHEETS

LEGEND

- ✕ - CUT "X" FOUND
- ✕ - CUT "X" SET IN CONCRETE
- - MAG NAIL SET IN ASPHALT
- ⊙ - BRASS CAPPED MON. FOUND

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27). THE SOUTH LINE OF THE SOUTHEAST QUARTER HAS A BEARING OF NORTH 88°-29'-41" EAST.





EXCEL
ENGINEERING Inc.
SURVEYING GROUP
PROJECT NO. 1605340

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

PROPERTY SURVEY FOR: FRESHWATER PLAZA CORP.



100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that on this date I have completed a survey for Freshwater Plaza Corp. of a parcel of land described below.

Part of Lot 2 of Certified Survey Map No. 8731, recorded on October 1, 2015, as Document No. 10503628, being a part of Lots 1-12, Block 32, Bradford's Subdivision; Lots 7 and 10 and part of Lots 4, 5 and 6, Block 21, Milwaukee Proper; Lots 8 and 9, in Subdivision of Lots 2, 8 and 9, Block 21, Milwaukee Proper; part of Government Lot 5; Parcel 1 and 2, Certified Survey Map No. 7114, recorded as Document No. 8313519; Parcel 1 and part of Parcel 2, Certified Survey Map No. 7113, recorded as Document No. 8313518; vacated South Barclay Street, vacated East Madison Street and vacated alleys; all in the Southeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No.: 431-1302-9
Address: 1212-1300 S. 1st Street

TO BE KNOWN IN THE FUTURE AS:

Lot 1 of Certified Survey Map No. _____ recorded in the Milwaukee County Register of Deeds office on _____, 2017 as Document No. _____.

That such survey is a correct representation of all the existing and proposed improvements as depicted hereon.

This survey is correct to the best of my knowledge and belief.

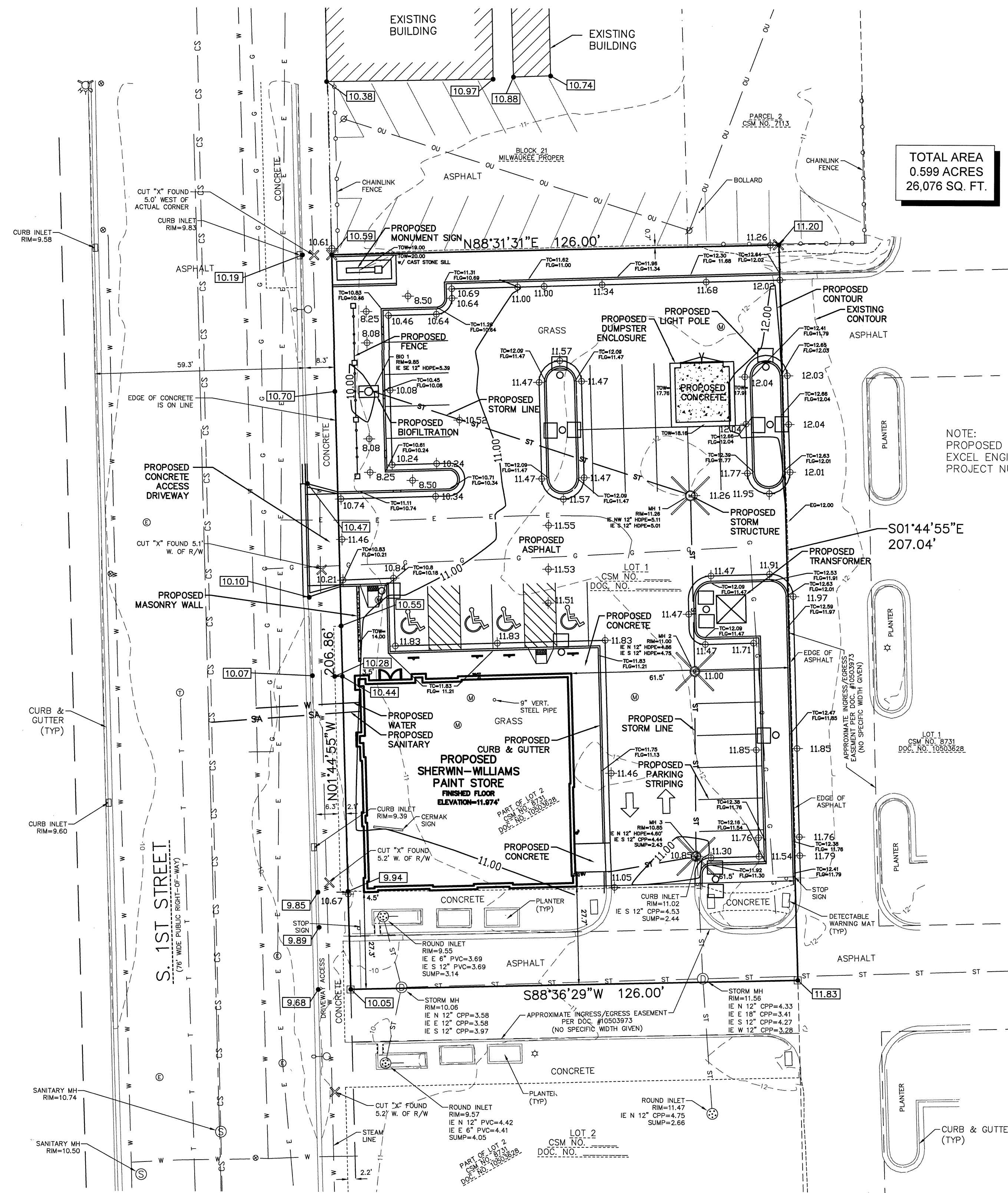
Ryan Wilgreen
Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

Project Number: 1605340



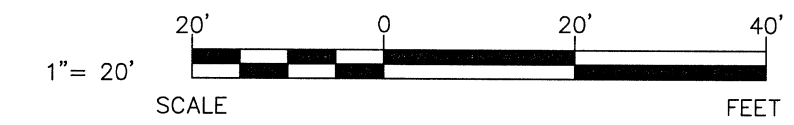
TOTAL AREA
0.599 ACRES
26,076 SQ. FT.

NOTE:
PROPOSED SITE IMPROVEMENTS WERE PROVIDED TO
EXCEL ENGINEERING, INC. BY TOKI & ASSOCIATES INC.,
PROJECT NUMBER 201709-CE, DATED AUGUST 23, 2017.



LEGEND:

- | | | | |
|---|----------------------------|--------|--------------------------------------|
| ⊗ | WATER VALVE IN BOX | — ST — | EXISTING STORM SEWER AND MANHOLE |
| ⊗ | WATER SERVICE VALVE | — SA — | EXISTING SANITARY SEWER AND MANHOLE |
| ⊙ | TELEPHONE MANHOLE | — CS — | EXISTING COMBINED SEWER |
| ⊙ | ELECTRIC MANHOLE | — W — | EXISTING WATER LINE AND HYDRANT |
| ⊙ | EXISTING ROUND CATCH BASIN | — OU — | EXISTING OVERHEAD UTILITY LINE |
| ⊙ | EXISTING CURB INLET | — E — | EXISTING UNDERGROUND ELECTRIC CABLE |
| ⊙ | UTILITY POLE | — T — | EXISTING UNDERGROUND TELEPHONE CABLE |
| ⊙ | STREET LIGHT | — G — | EXISTING UNDERGROUND GAS LINE |
| ⊙ | EXISTING LIGHT POLE | — — | EXISTING CURB AND GUTTER |
| ⊙ | GAS VALVE | — — | PROPERTY LINE |
| ⊙ | MONITORING WELL | — — | RIGHT-OF-WAY LINE |
| ⊙ | CUT "X" FOUND | — — | ADJACENT PROPERTY LINE |
| ⊙ | MAG NAIL FOUND | — — | EXISTING CHAINLINK FENCE |
| ⊙ | GRADING POINT ELEVATIONS | — — | EXISTING GROUND CONTOUR |
| ⊙ | EXISTING GROUND GRADE | — — | PROPOSED GROUND CONTOUR |



NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE:
BENCHMARK — ARROW ON HYDRANT LOCATED ON THE EAST SIDE OF S. 1ST STREET APPROXIMATELY 190 FEET SOUTH OF SUBJECT PROPERTY. ELEVATION=13.11 (CITY OF MILWAUKEE DATUM)

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. CO-6480, BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 10, 2017. SURVEY FIELD WORK WAS COMPLETED ON JULY 25, 2017.

NOTE:
THE INTERSECTION OF S. 1ST STREET AND E. SCOTT STREET IS APPROXIMATELY 110 FEET NORTH OF SUBJECT PROPERTY.

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27). THE SOUTH LINE OF THE SOUTHEAST QUARTER HAS A BEARING OF NORTH 88°29'41" EAST, (JAN. 2017 DATUM)

OWNER:
FRESHWATER PLAZA CORP.
1200 N. MAYFAIR ROAD, SUITE 310
MILWAUKEE, WI 53226

PROJECT INFORMATION

PROJECT NUMBER 1605340

PROPERTY SURVEY
FRESHWATER PLAZA CORP.
1212-1300 S. 1ST STREET • MILWAUKEE, WI

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE AUG. 25, 2017

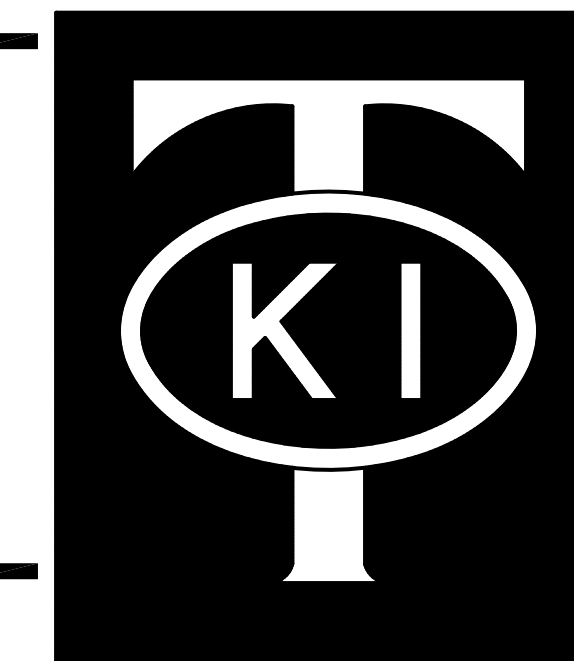
REVISIONS

SHEET INFORMATION

PROPERTY SURVEY

SHEET NUMBER

PS



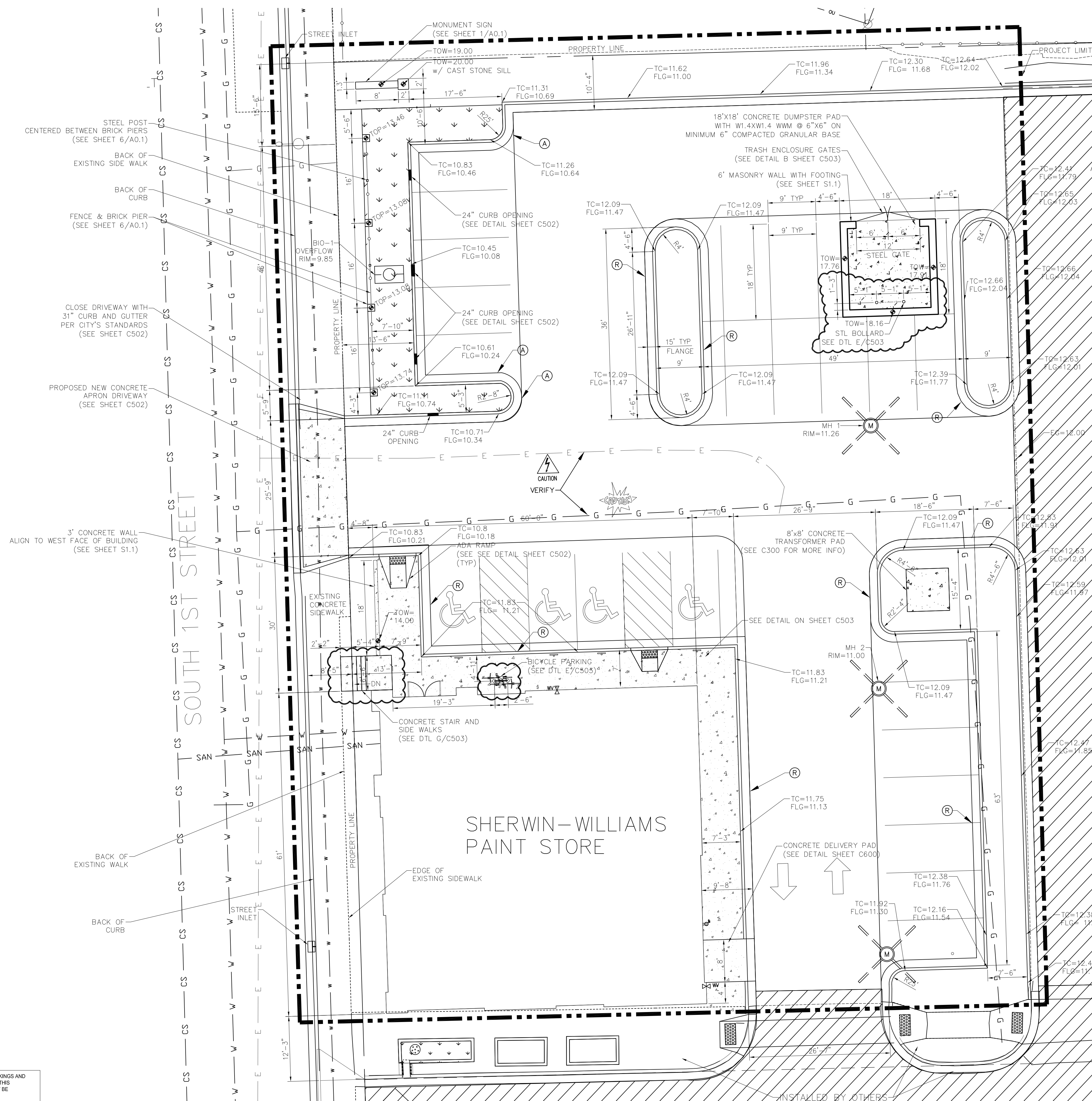
TOKI & ASSOCIATES INC.
Engineers, Architects, Surveyors,
Construction Managers

7100 West Fond Du Lac Avenue
Suite 201
Milwaukee, Wisconsin 53218
Phone (414) 463-2700
Fax (414) 463-3366
E-Mail toki@tokiandassociates.com

Project
SHERWIN - WILLIAMS PROJECT

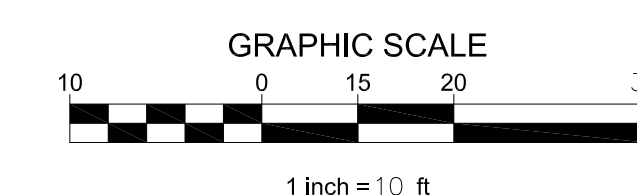
NOTES:

1. SEE ARCHITECTURAL PLANS FOR WATER, SANITARY, AND SEWER LINE LOCATIONS; GAS AND ELECTRIC METER LOCATIONS.
2. BUILDING FINISHED FLOOR ELEVATION = 11.974'
3. TOW=TOP OF WALL
4. TOP=TOP OF PIER



LEGEND

- W — WATER MAIN
- w — STEAM LINE
- G — GAS MAIN
- E — ELECTRIC LINE
- CS — COMBINED SEWER
- 5-1/2" DIA STEEL BOLLARD
- ⊗ EXISTING CURB INLET
- ⊙ UTILITY POLE
- ⊙ STREET LIGHT
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING ROUND CATCH BASIN
- ♿ HANDICAP PARKING
- ♿ HANDICAP RAMP
- ♿ HANDICAP SIGN
- ⊗ PROPOSED CATCH BASIN
- ⊗ ACCEPT CURB
- ⊗ REJECT CURB
- ⊗ BIO-FILTRATION RISER
- ⊗ CONCRETE PAVING
- ⊗ FENCE



SITE PLAN
SCALE: 1" = 10'



Sheet Title
SITE PLAN

Revisions

Item	Date	By
ADDED BOLLARDS	20170920	LDR
ADDED BIKE RACK	20170920	LDR
ADDED STAIR	20170920	LDR

Project Manager OLA

DrawnBy/Chk By LDR

Toki Project No. 201709-CE

Client Project No.

Date 20170825

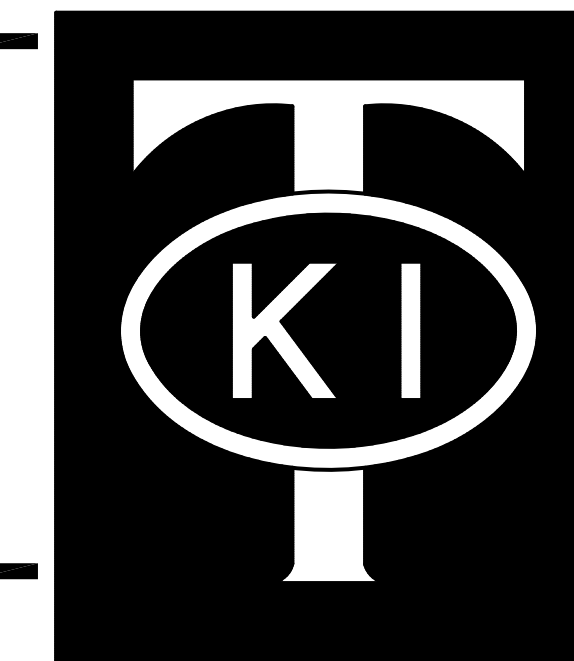
Sheet No.

C401



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WS STATUTE 182.0172(9)(4)
REQUIRES 90% WORK DATED
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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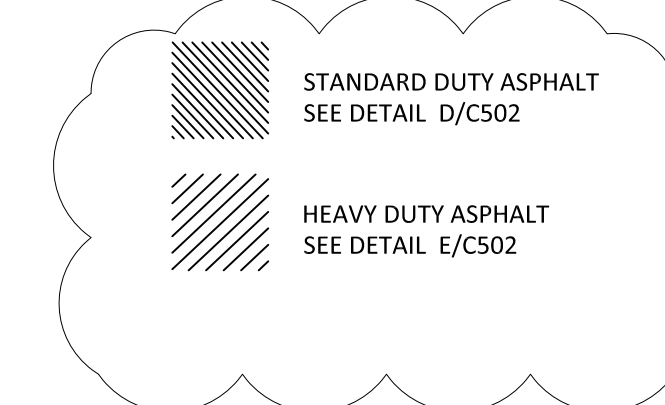


TOKI & ASSOCIATES INC.
 Engineers, Architects, Surveyors,
 Construction Managers

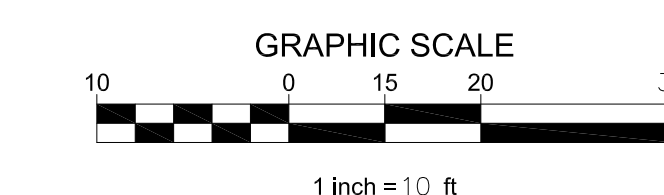
7100 West Fond Du Lac Avenue
 Suite 201
 Milwaukee, Wisconsin 53218
 Phone (414) 463-2700
 Fax (414) 463-3366
 E-Mail toki@tokiandassociates.com

Project
 SHERWIN - WILLIAMS PROJECT

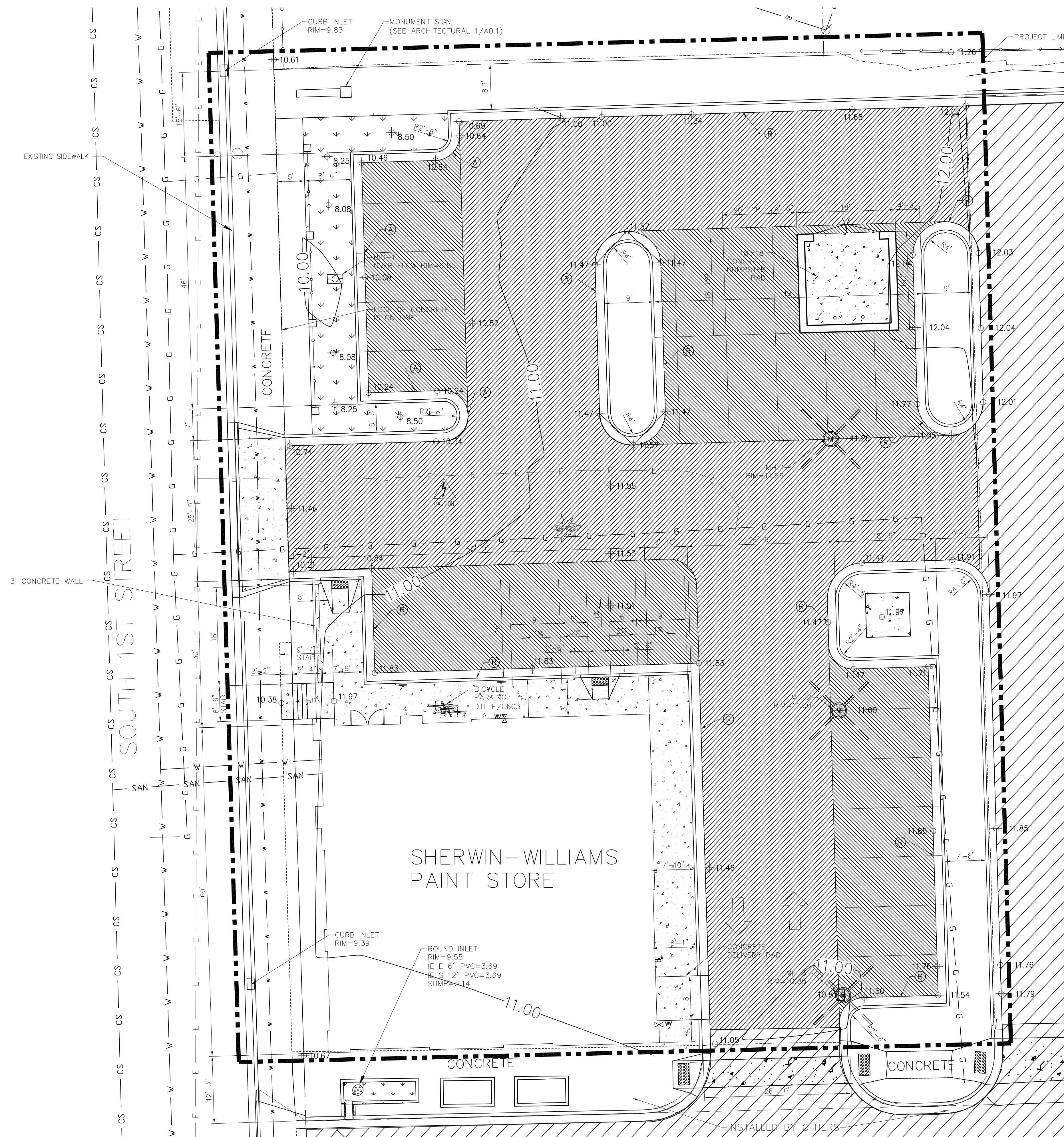
- NOTES:**
1. PARKING SPACES SHALL BE REGULAR ASPHALT, REMAINING AREA SHALL BE HEAVY DUTY ASPHALT. SEE DETAIL SHEET C502.
 2. SEE DETAIL SHEET L200 FOR ADDITIONAL BIO-FILTRATION FOR ADDITIONAL INFORMATION.



LEGEND	
— W —	WATER MAIN
— w —	STEAM LINE
— G —	GAS MAIN
— E —	ELECTRIC LINE
— CS —	COMBINED SEWER
— SAN —	SANITARY
— 11.00 —	PROPOSED CONTOUR LINE
○	5-1/2" DIA STEEL BOLLARD
⊕	EXISTING ROUND CATCH BASIN
⊞	EXISTING CURB INLET
⊘	UTILITY POLE
○	STREET LIGHT
☆	EXISTING LIGHT POLE
Ⓐ	ACCEPT CURB
Ⓡ	REJECT CURB
Ⓢ	PROPOSED CATCH BASIN
Ⓜ	PROPOSED STORM MANHOLE
Ⓜ	BIO-FILTRATION RISER
Ⓜ	CONCRETE PAVING
⊕	GRADING POINT ELEVATIONS



GRADING PLAN
 SCALE: 1" = 10'



Sheet Title
 GRADING PLAN

Revisions		
Item	Date	By
ADDED PAVEMENT HATCH	20170920	LDR

Project Manager OLA

DrawnBy/Chk By LDR

Toki Project No. 201709-CE

Client Project No.

Date 20170825

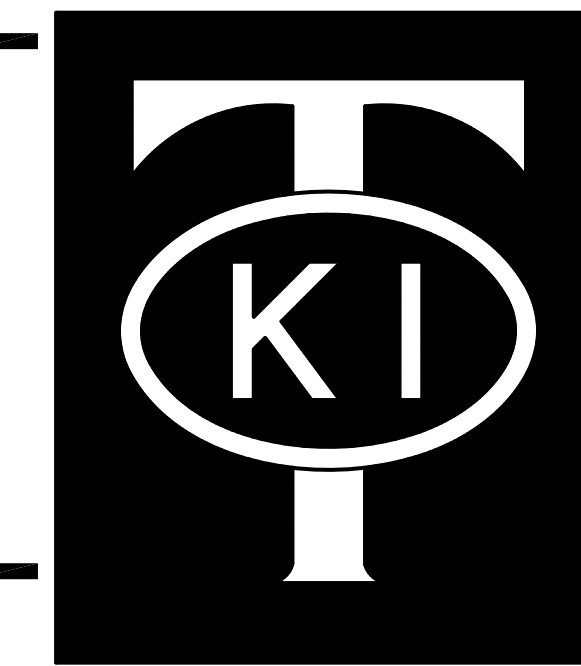
Sheet No.

C400



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 TOLL FREE
 WI STATUTE 182.0175(8)(4)
 REQUIRES 48 HRS WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

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Project
 SHERWIN - WILLIAMS PROJECT

Sheet Title
 UTILITY PLAN

Revisions

Item	Date	By
ADDED "EXISTING"	20170920	LDR

Project Manager OLA

DrawnBy/Chk By LDR

Toki Project No. 201709-CE

Client Project No.

Date 20170825

Sheet No.

C300

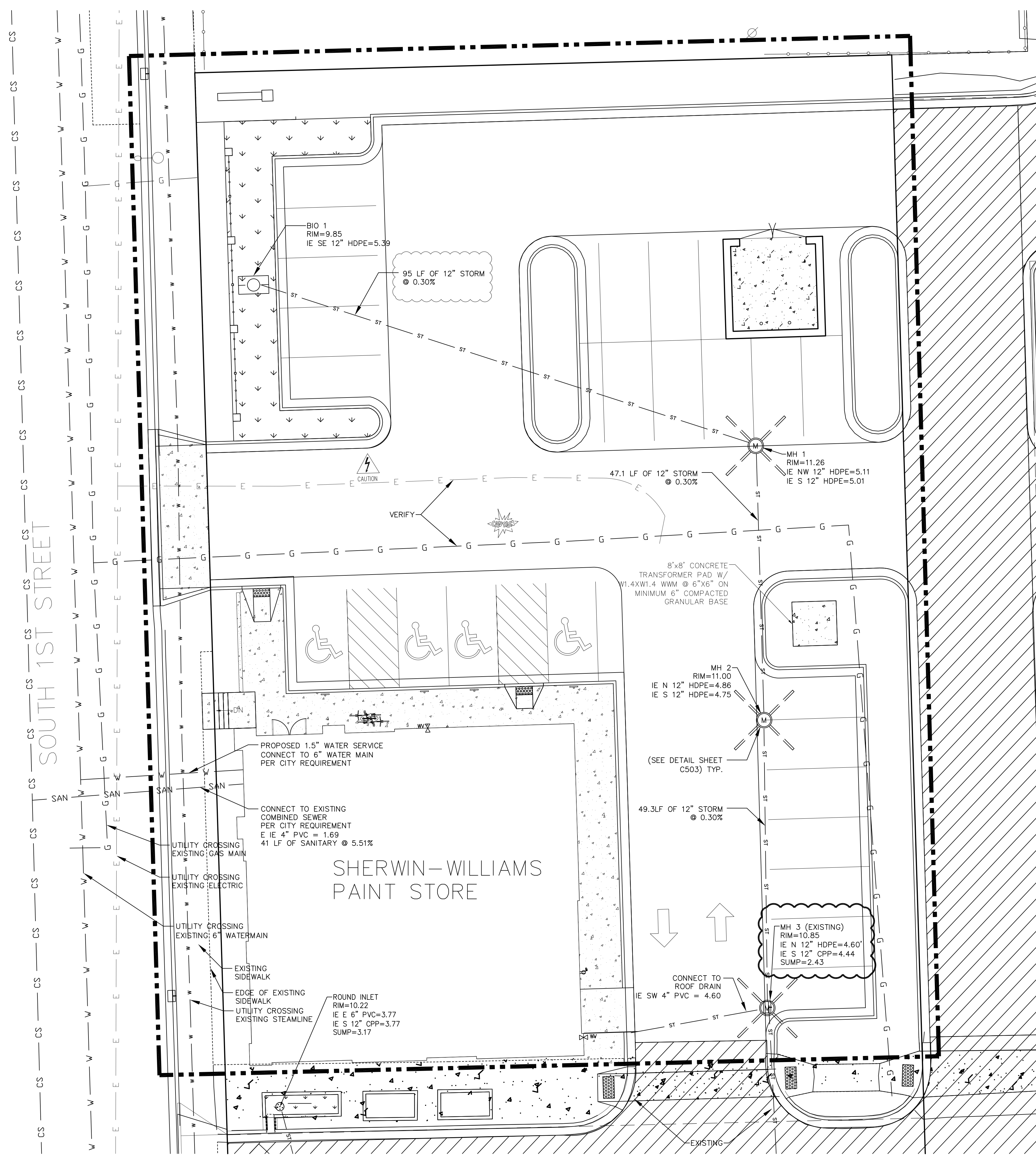
- NOTES:**
- CONNECT ROOF DRAIN STUB TO MH 3 PER CITY STANDARDS.
 - SEPARATE SANITARY SEWER AND WATER SERVICE PER CITY REQUIREMENTS.
 - RESTORE STREET, CURB & GUTTER, AND SIDEWALK PER CITY REQUIREMENTS.
 - PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
 - SITE UTILITY CONTRACTOR RESPONSIBLE FOR CONNECTING ALL UTILITIES SHOWN AND NOT SHOWN IN ACCORDANCE WITH APPLICABLE STATE OF WISCONSIN CODES AND CITY REQUIREMENTS.

LEGEND

- ST — STORM PIPE
- ⊕ EXISTING ROUND INLET
- ⊞ EXISTING CURB INLET
- SURFACE WATER FLOW
- ⊗ PROPOSED CATCH BASIN AND PROPOSED MANHOLE
- E — ELECTRIC LINE
- G — GAS MAIN
- W — WATER LINE
- ST — STORM LINE
- W — STEAM LINE
- CS — COMBINED SEWER LINE
- SAN — SANITARY LINE
- ⊞ BIO-FILTRATION RISER
- EXISTING LIGHT
- F — FENCE

GRAPHIC SCALE
 0 15 20 30
 1 inch = 10 ft

UTILITY PLAN
 SCALE: 1" = 10'



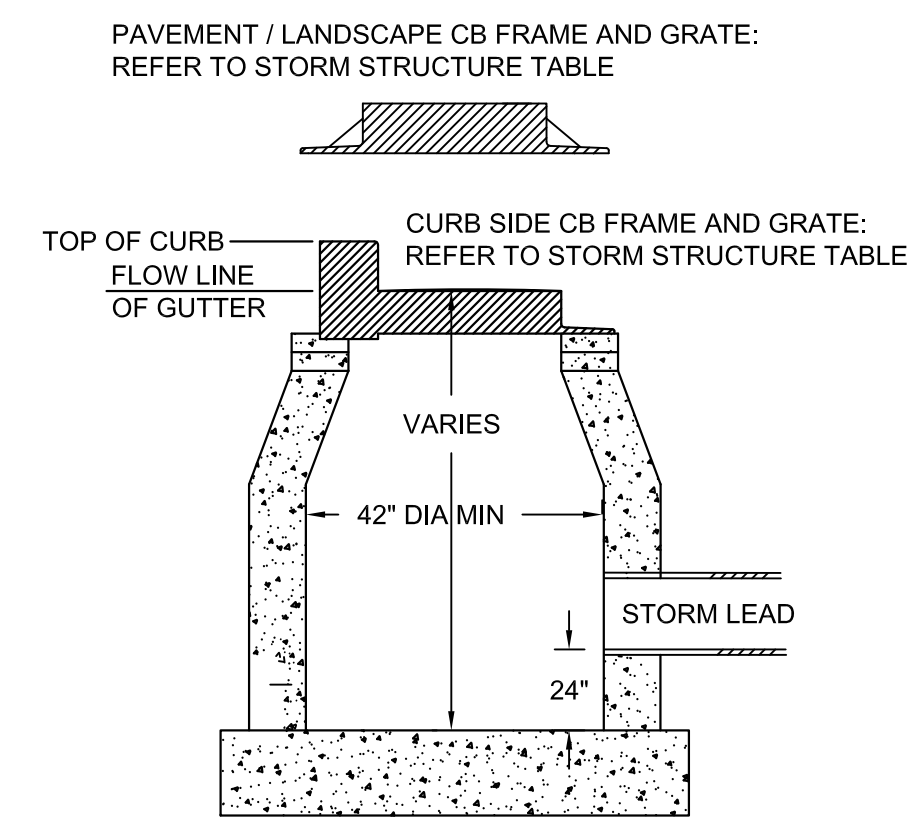
TO OBTAIN LOCATIONS OF
 FACILITIES UNDERGROUND
 FACILITIES BEFORE YOU
 DIG IN WISCONSIN

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

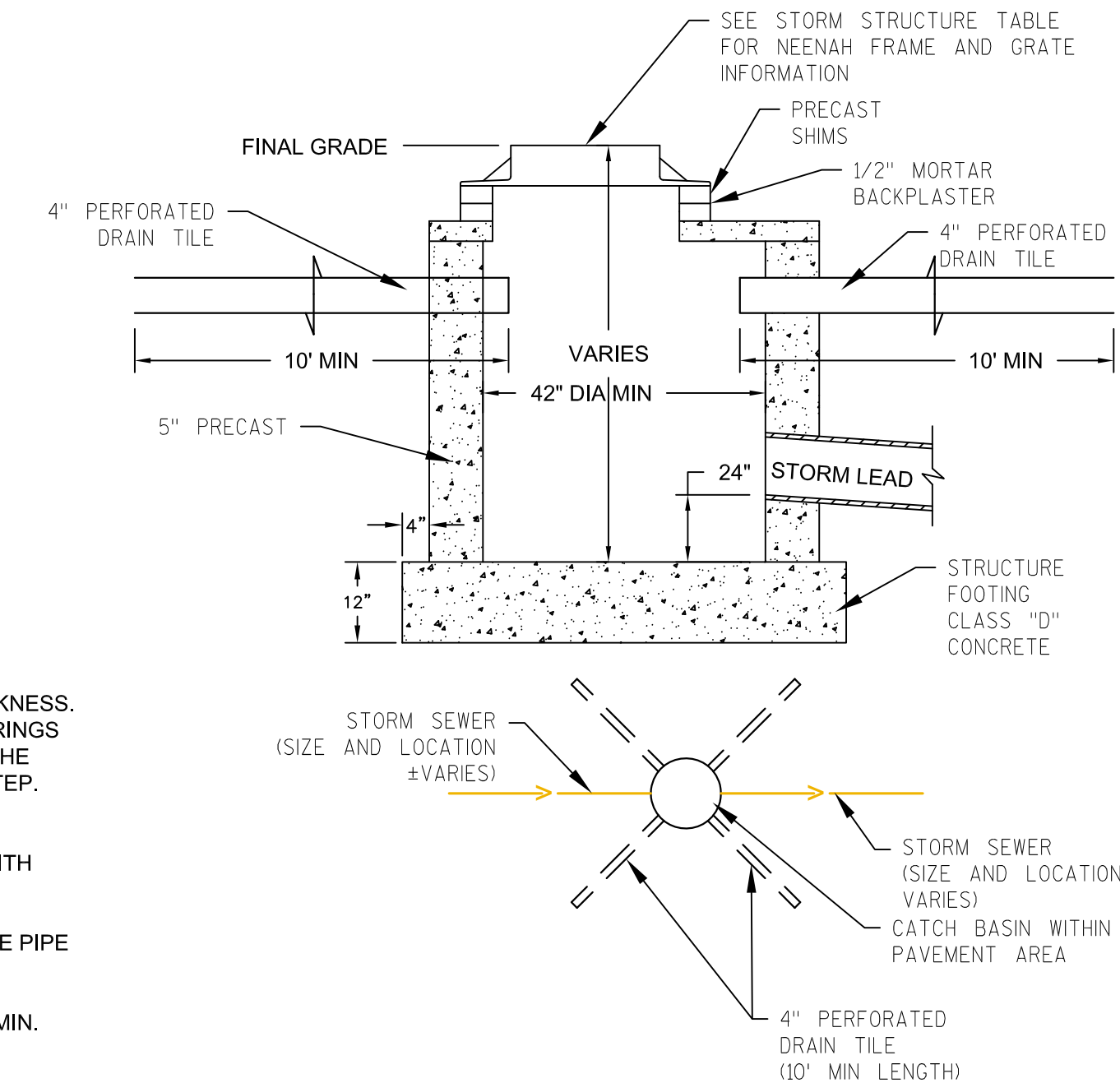
WS STATUTE 182.0172(1914)
 REQUIRES MR. & MARK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

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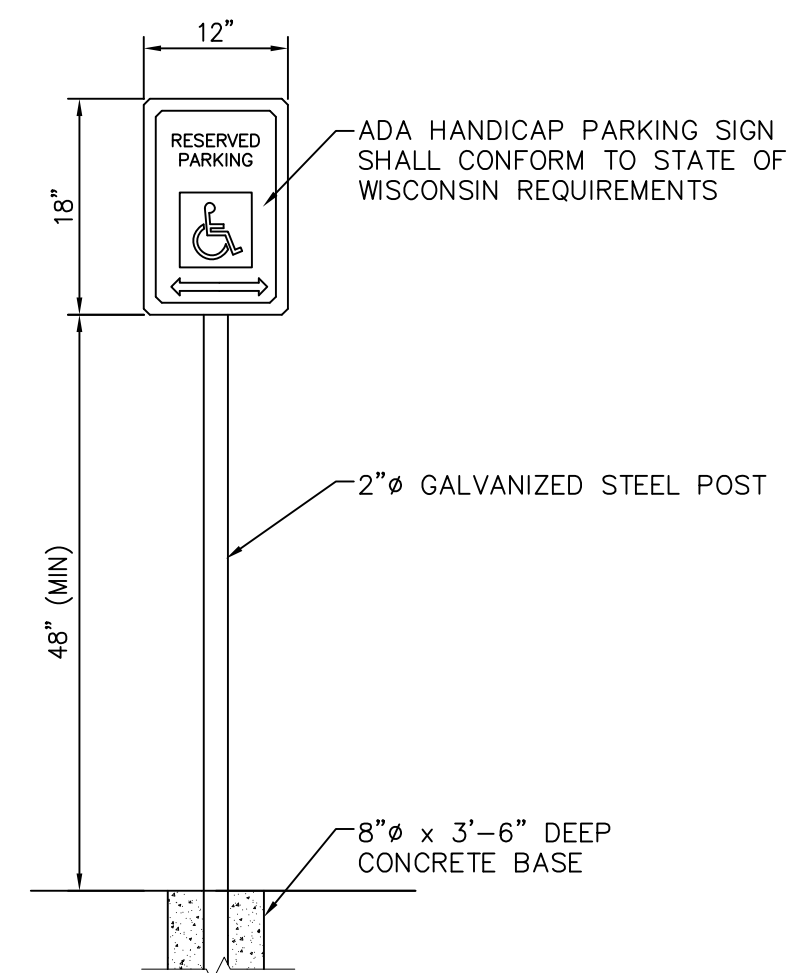
STORM STRUCTURE TABLE				
STRUCTURE IDENTITY	MANHOLE DIA	WALL THICKNESS	FRAME & GRATE	MANUFACTURER
BIO 1	24"	NA	24" DIA GRATE	NYLOPLAST
MH 1	4'	5"	R-2501	NEENAH
MH 2	4'	5"	R-2501	MEENAH
MH 3	NA	NA	R-2501	NEENAH



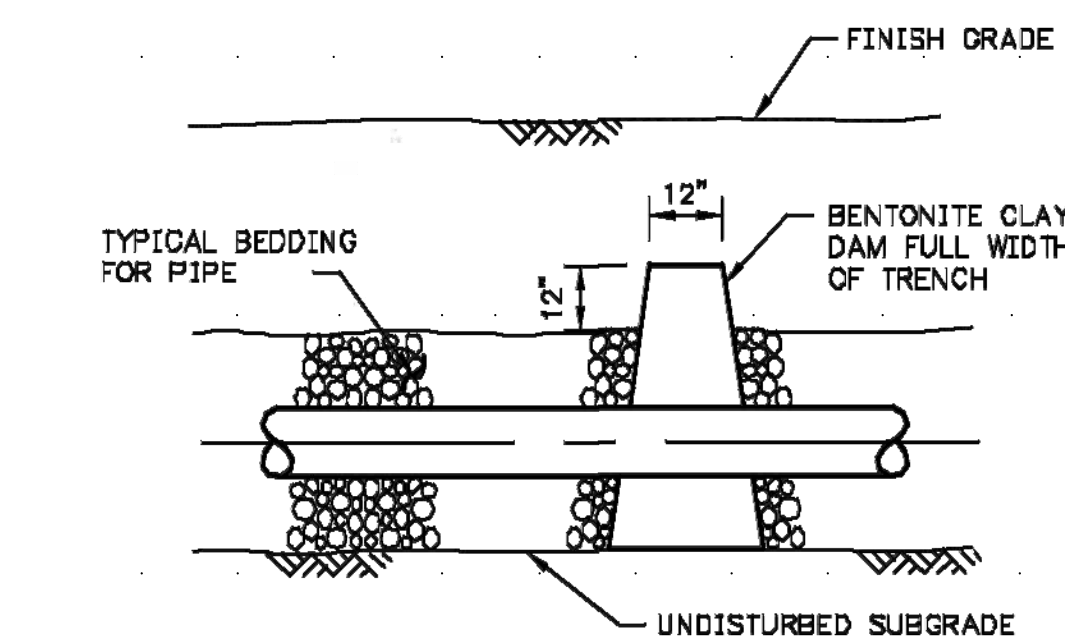
- NOTES:
- ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6", MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 - SPACE BETWEEN PIPE AND PRECAST MANHOLE WALL TO BE FILLED WITH BRICK MORTARED IN PLACE EXCEPT THAT AN APPROVED FLEXIBLE WATER TIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE.
 - AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ INCH PER LINEAR FOOT MIN.
 - 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.



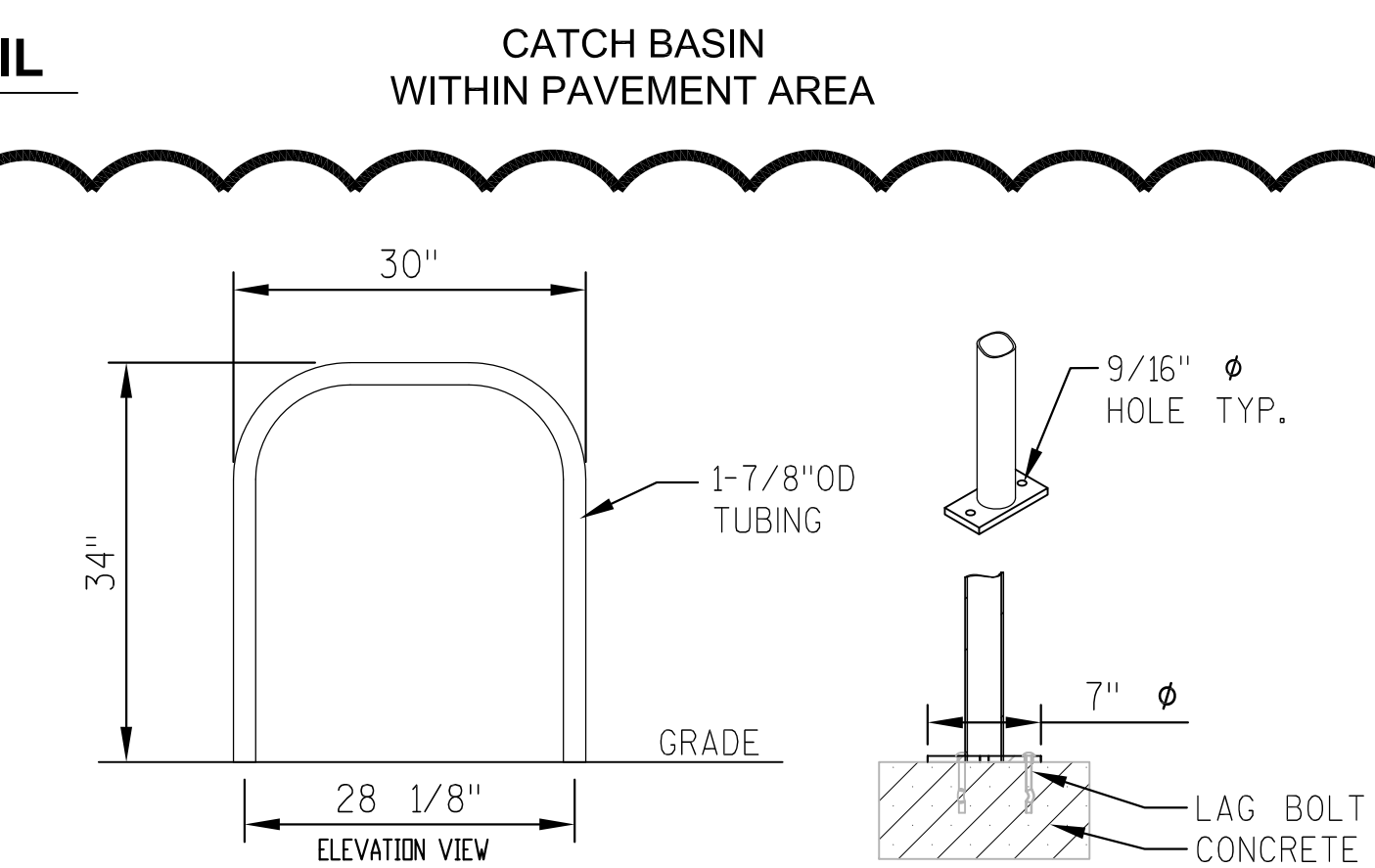
C TYP MANHOLE AND CATCH BASIN DETAIL
NOT TO SCALE



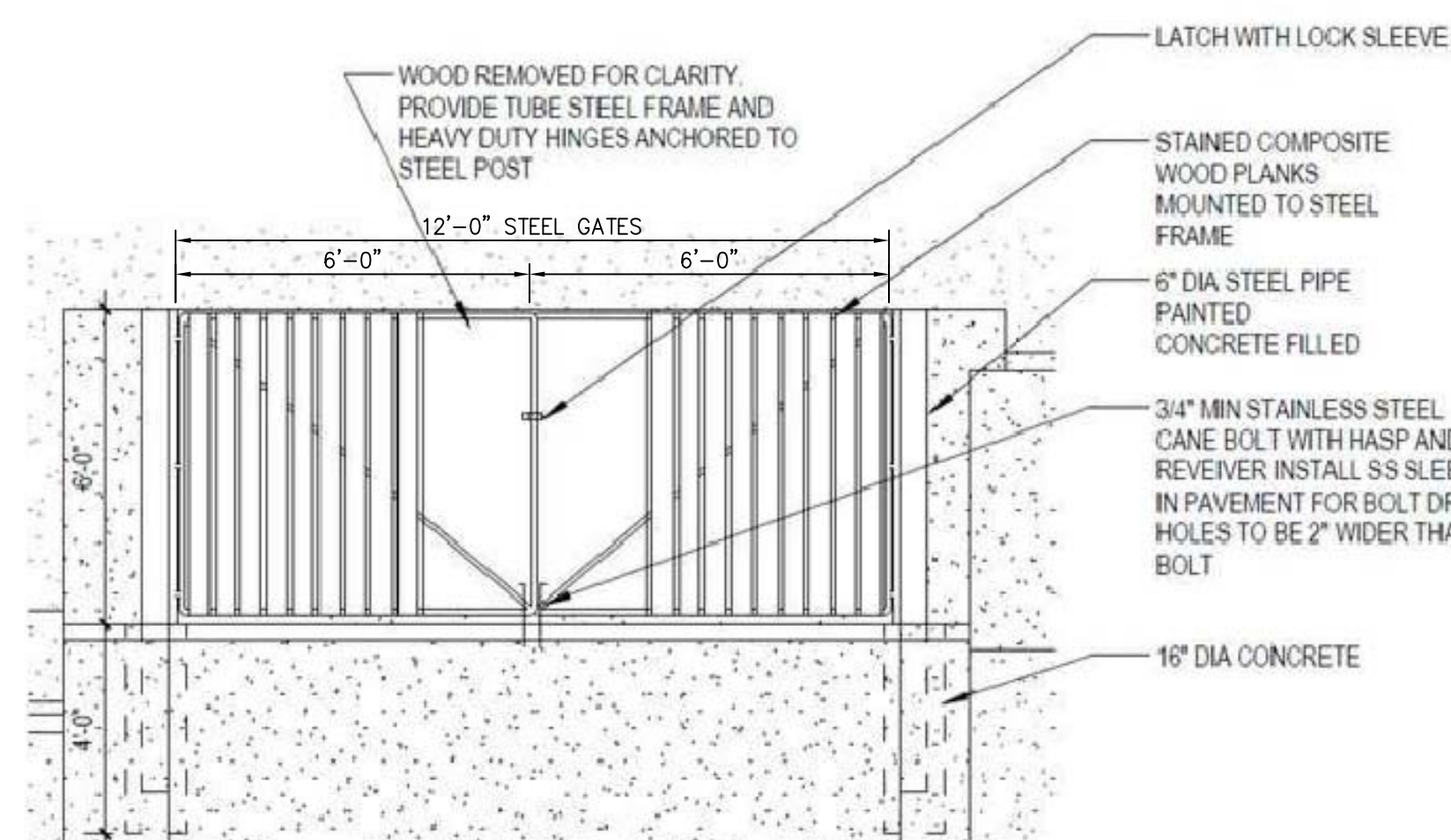
A ADA PARKING SIGN DETAIL
NOT TO SCALE



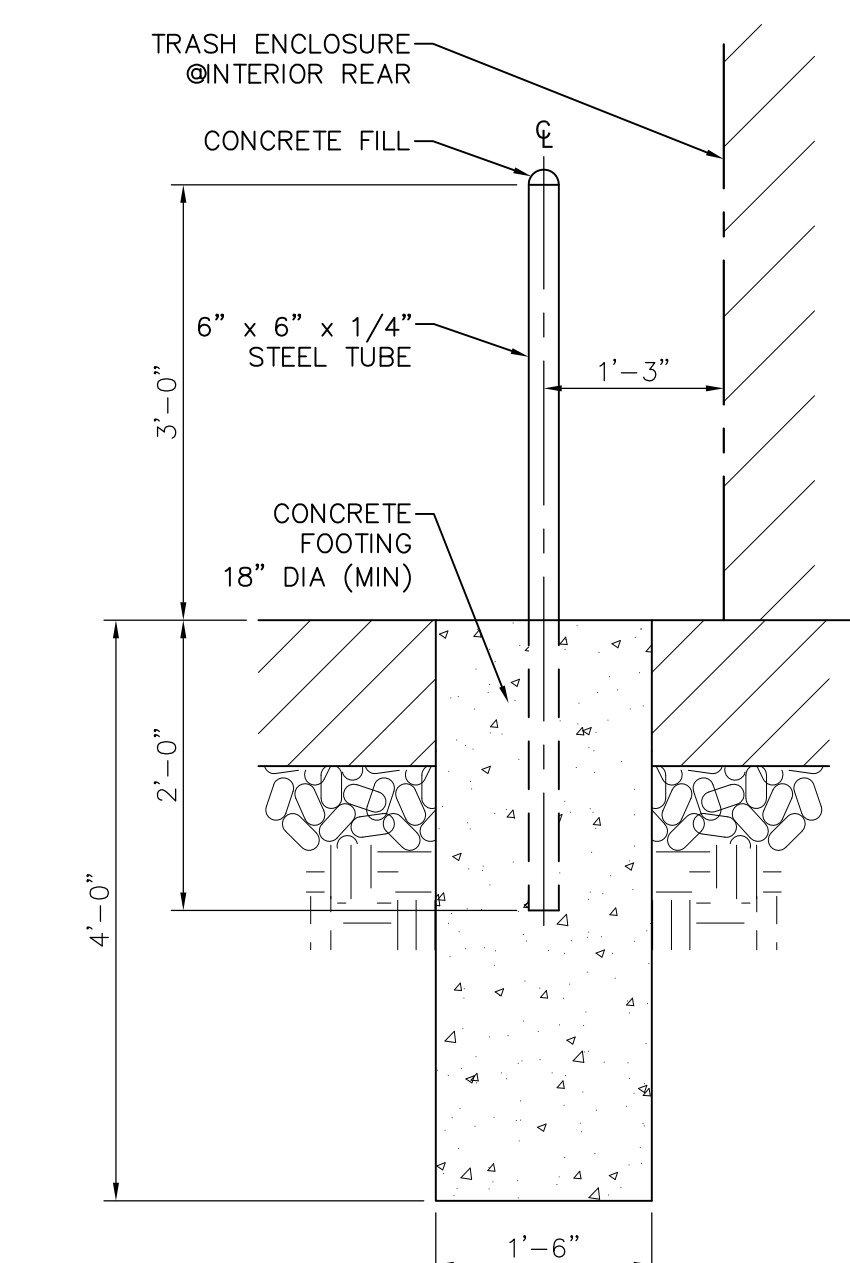
D UTILITY CLAY PLUG DETAIL
NOT TO SCALE



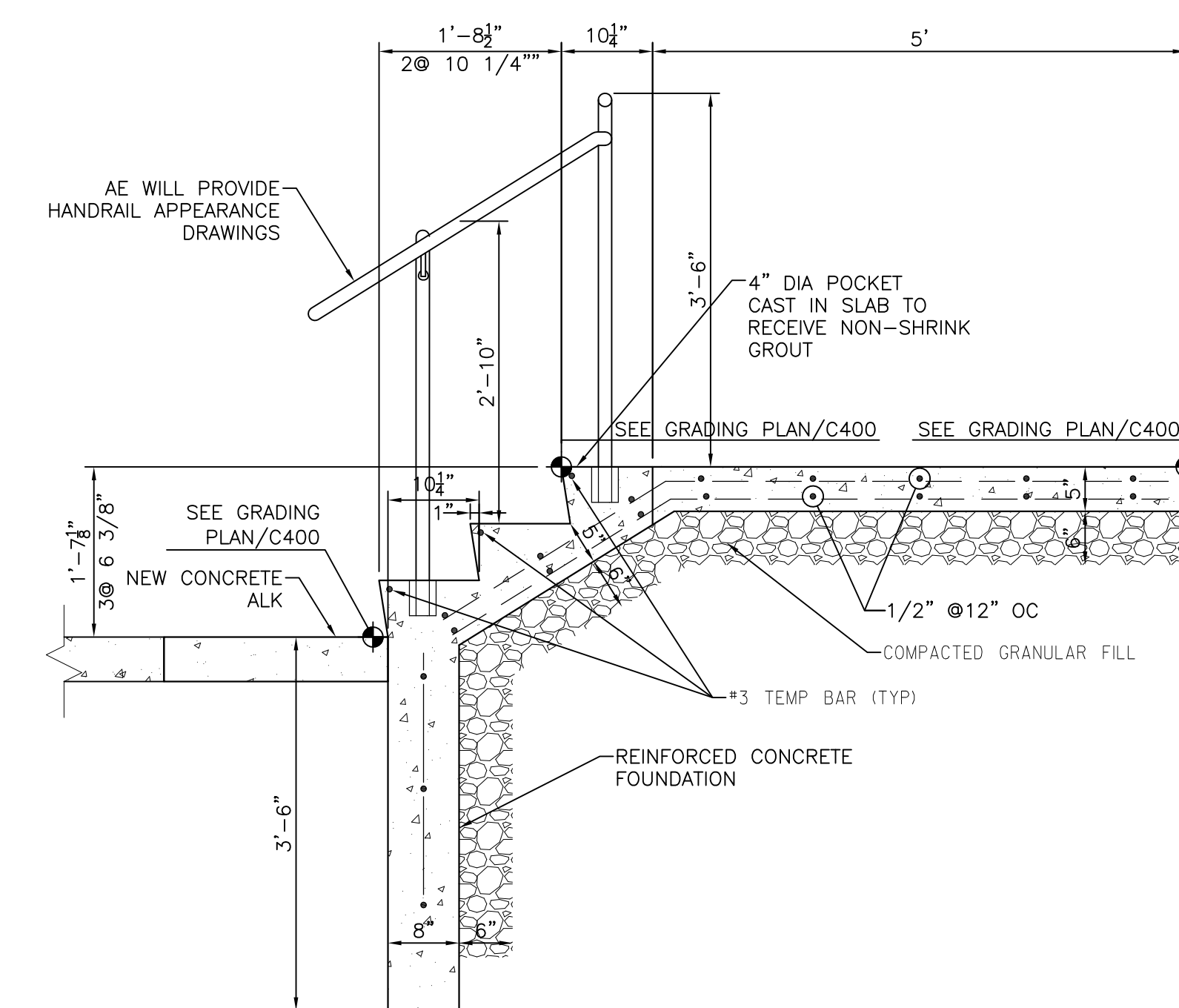
F BICYCLE PARKING RACK DETAIL
NOT TO SCALE



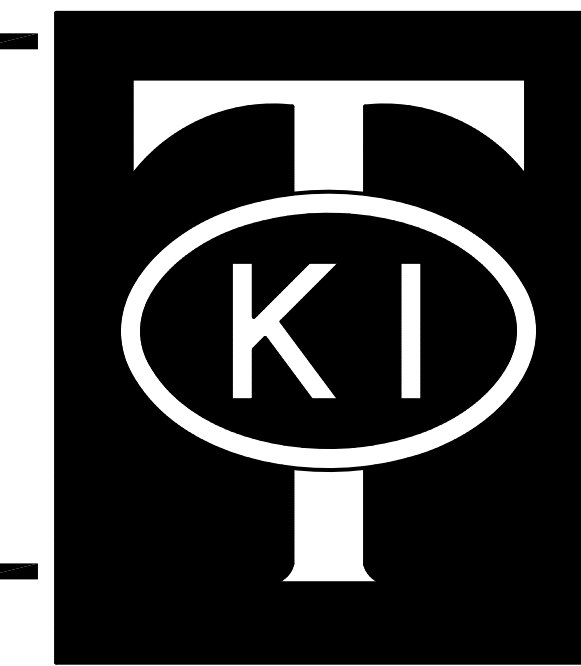
B TRASH ENCLOSURE GATES
NOT TO SCALE (SEE SHEET C600 FOR AN ADDITIONAL DETAIL)
(SEE ARCHITECTURAL PLAN FOR GATE DETAIL)



E TYP BOLLARD
NOT TO SCALE



G EXTERIOR STAIR SECTION DETAIL
NOT TO SCALE



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Engineers, Architects, Surveyors,
Construction Managers

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E-Mail toki@tokiandassociates.com

Project
SHERWIN - WILLIAMS PROJECT

Sheet Title
DETAILS

Item	Date	By
ADDED BOLLARD DETAIL	20170920	LDR
ADDED BIKE RACK DETAIL	20170920	LDR
ADDED STAIR DETAIL	20170920	LDR

Project Manager OLA

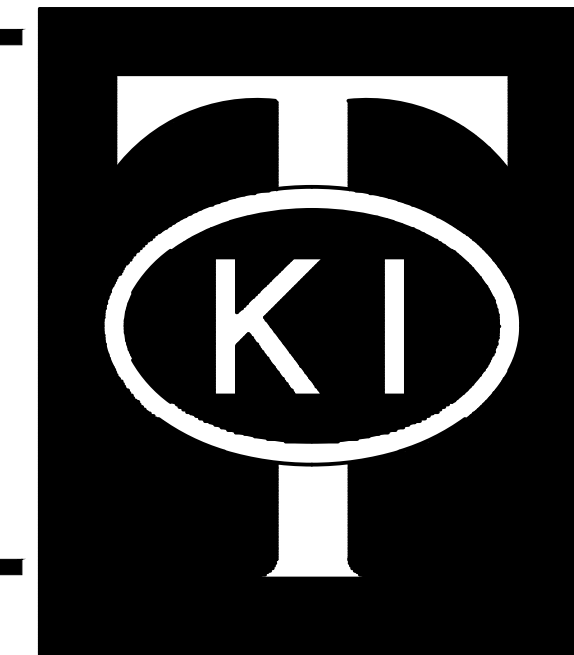
DrawnBy/Chk By LDR

Toki Project No. 201709-CE

Client Project No.

Date 20170825

Sheet No.



TOKI & ASSOCIATES INC.
Engineers, Architects, Surveyors,
Construction Managers

7100 West Fond Du Lac Avenue
Suite 201
Milwaukee, Wisconsin 53218
Phone (414) 463-2700
Fax (414) 463-3366
E-Mail toki@tokiandassociates.com



NSW2252C JOHNSON RD,
WAUKESHA, WI 53186

Project

SHERWIN - WILLIAMS PROJECT

Sheet Title

PHOTOMETRIC AND
LIGHTING PLAN

Revisions

Item	Date	By
REMOVED POLE & LIGHT	20170920	LDR

Project Manager OLA

DrawnBy/Chk By LDR

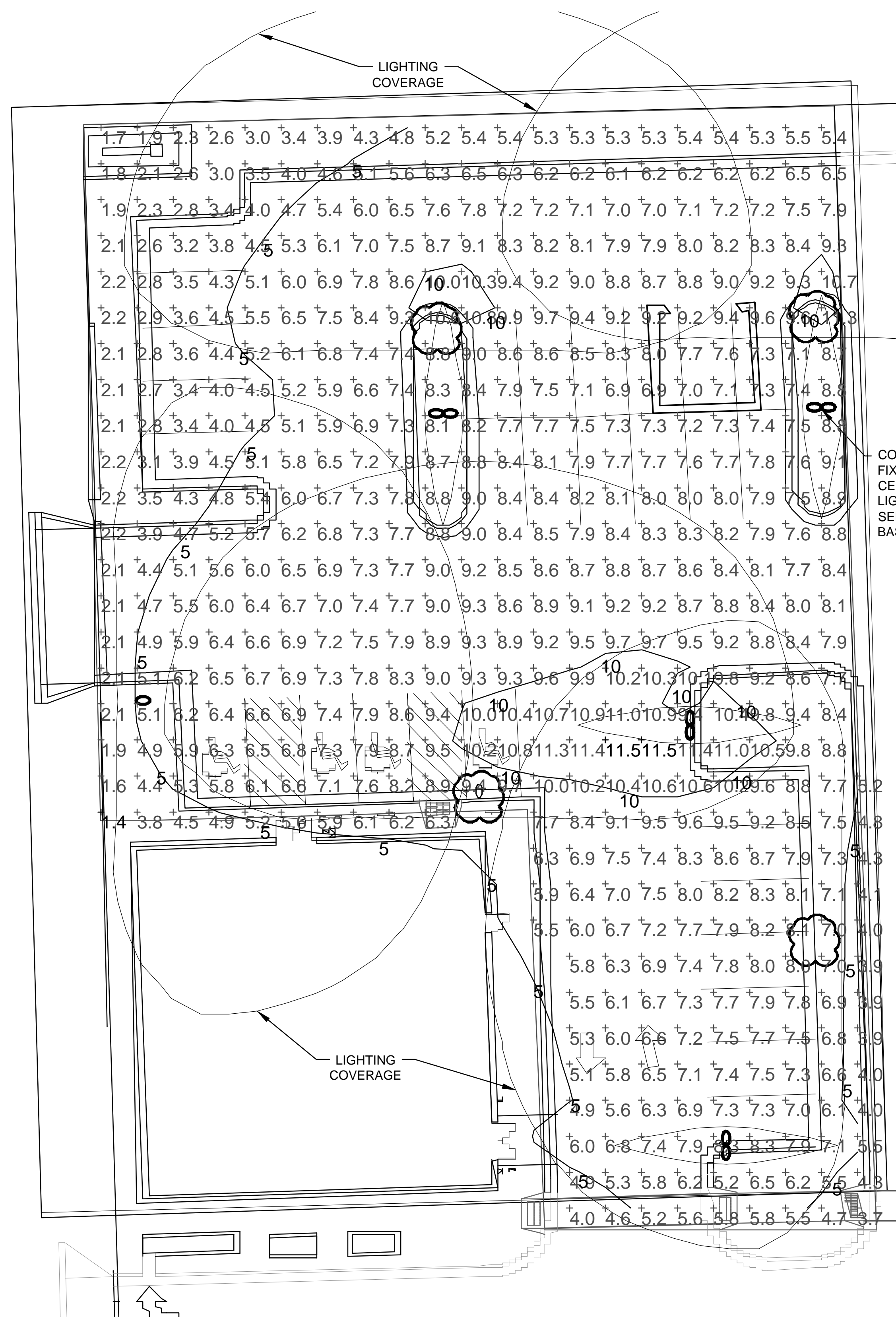
Toki Project No. 201709-CE

Client Project No.

Date 20170825

Sheet No.

E100

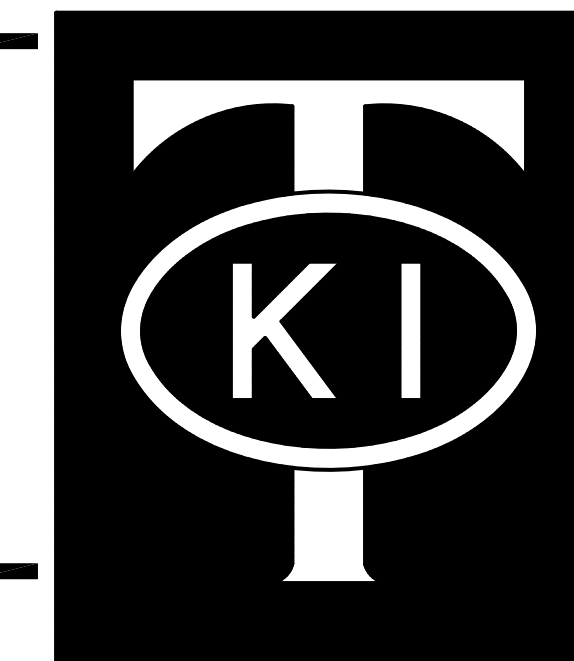


COLOR OF NEW LIGHTING
FIXTURE & POLE TO MATCH
CERMAK FRESH MARKETS
LIGHTING FIXTURES IN AREA (TYP)
SEE STRUCTURAL DRAWING FOR
BASE DETAIL (TYP)

PHOTOMETRICS AND LIGHTING PLAN
NTS

SCHEDULE

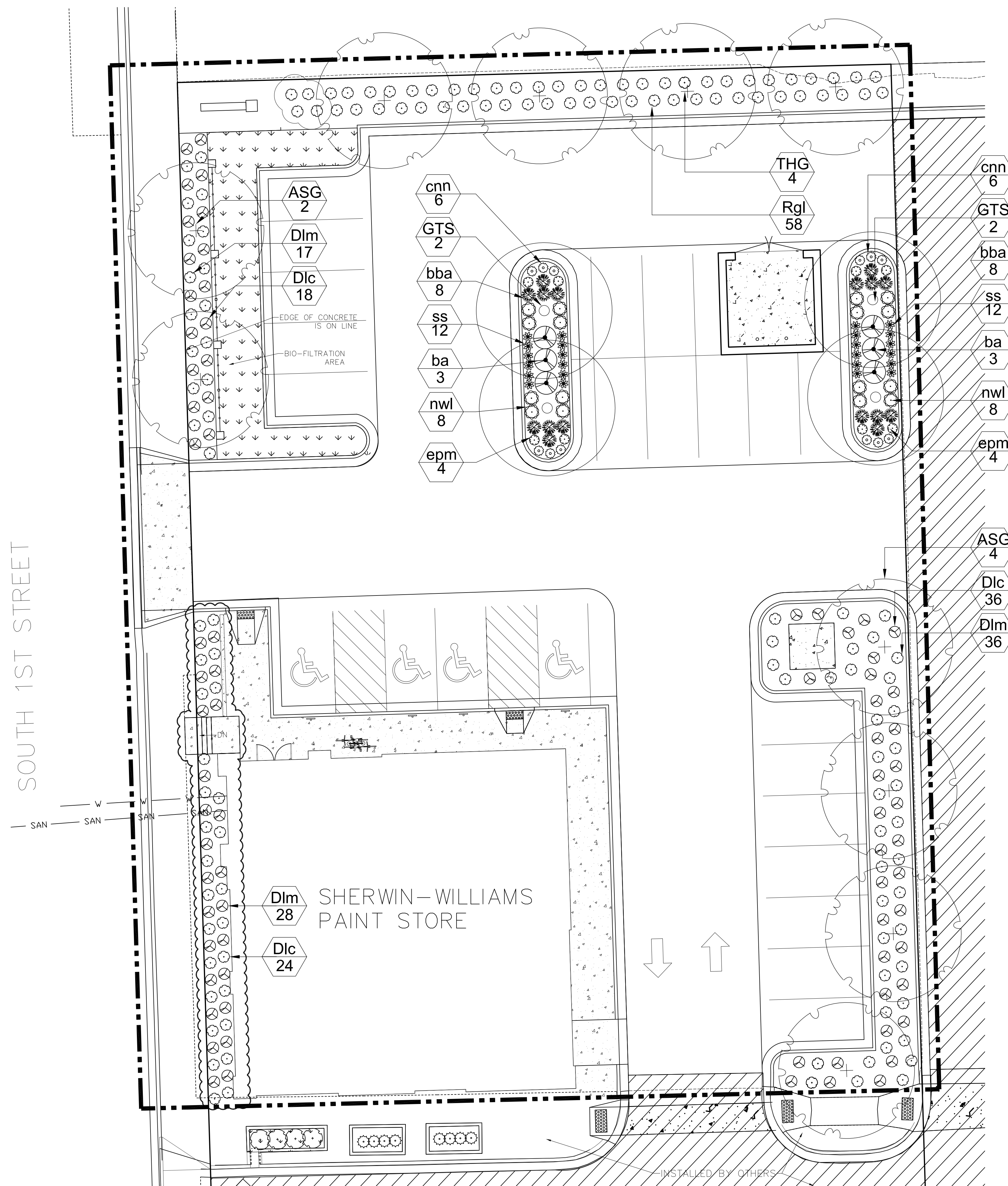
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	VOLTS	NUMBER LAMPS	LUMENS PER LAMP	L.F.	WATTAGE	POLE PLCI
∞	C	4	ECF-S-64-900-NW-G2-4-HIS	ECOFORM AREA LED ECF-SMALL, 64 LED'S, 4000K CCT, TYPE 4-HIS OPTIC, HOUSE-SIDE INTERNAL SHELDING	(4) 120V	1	17429	1	355,6000	
○	D	1	ECF-S-64-900-NW-G2-4-HIS	ECOFORM AREA LED ECF-SMALL, 64 LED'S, 4000K CCT, TYPE 4-HIS OPTIC, HOUSE-SIDE INTERNAL SHELDING	(4) 120V	1	17429	1	177.8	



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NOTES:
1. SEE SHEET L200 FOR PLANT SCHEDULE AND
LANDSCAPE DETAILS.



Project
SHERWIN - WILLIAMS PROJECT

Sheet Title
LANDSCAPE PLAN

Revisions

Item	Date	By
ADDED CONCRETE STAIR	20170920	LDR

Project Manager OLA

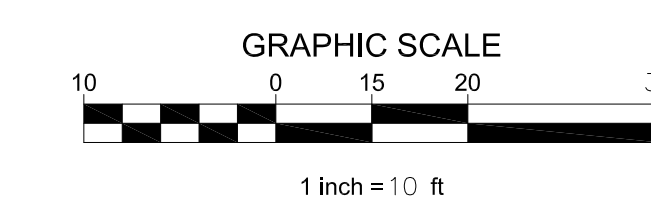
DrawnBy/Chk By LDR

Toki Project No. 201709-CE

Client Project No.

Date 20170825

Sheet No.

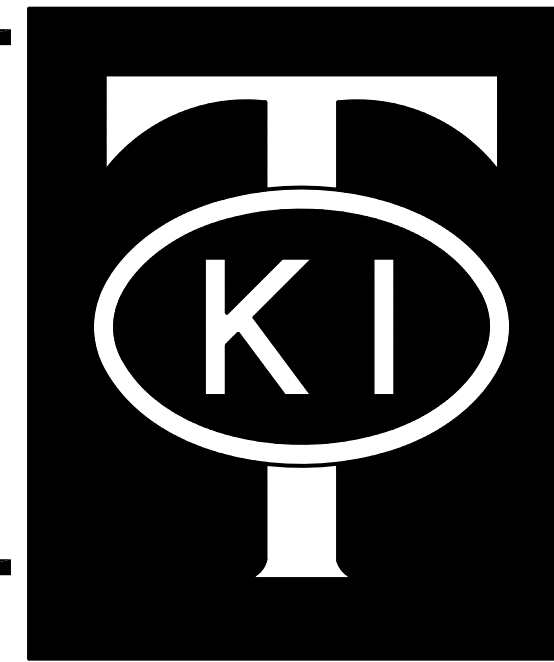


LANDSCAPE PLAN
SCALE: 1" = 10'



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WS STATUTE 182.0175(8/94)
REQUIRED MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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

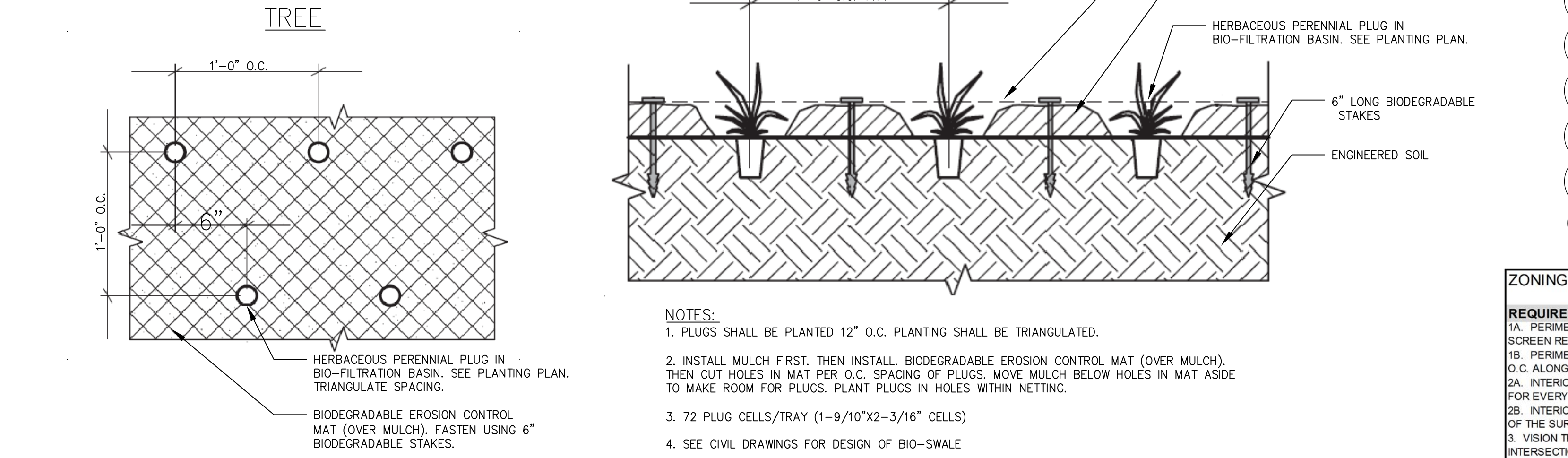
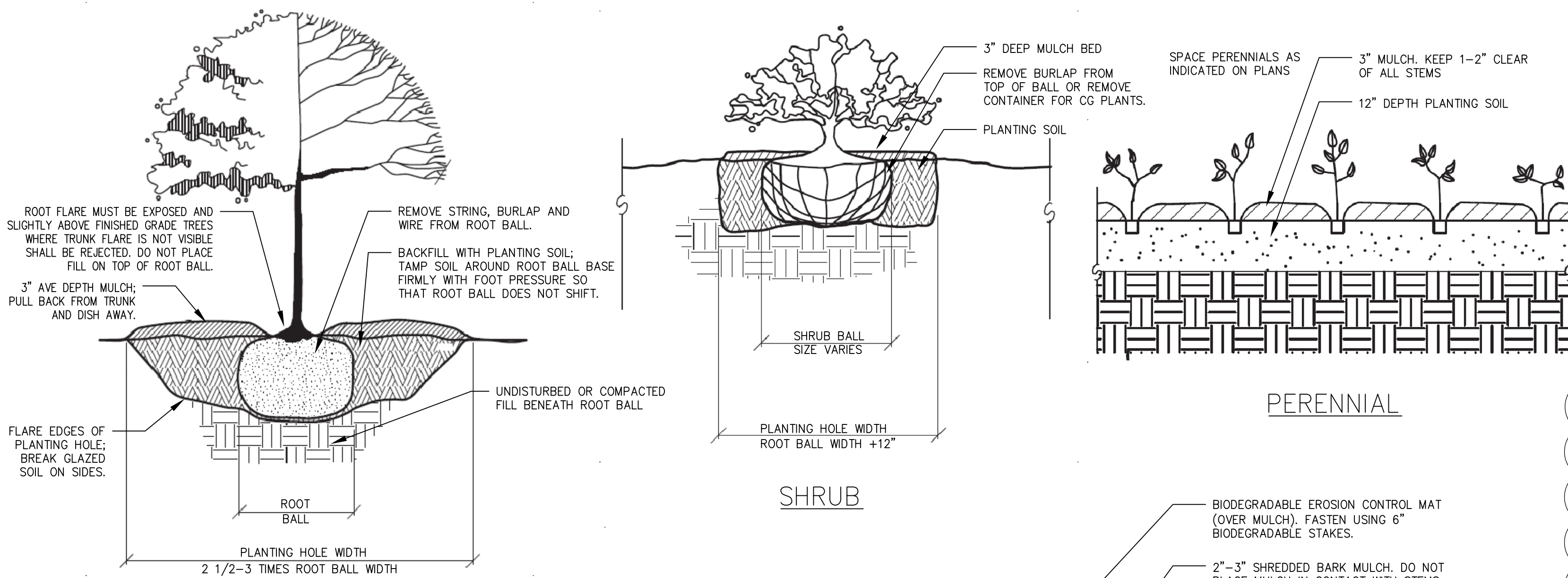


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Project
SHERWIN - WILLIAMS PROJECT

BIO-FILTRATION AREA	(A) TOP OF POND (CURB FLOW LINE)	(B) OVERFLOW RIM ELEVATION	(C) TOP OF ENGINEERED FILL ELEVATION	(D) 6" DIAMETER UNDERDRAIN ELEVATION	(E) OUTLET PIPE SIZE	(F) OUTLET PIPE ELEVATION	(G) VERTICAL ORIFICE DIAMETER (INCH)	(H) VERTICAL ORIFICE ELEVATION	(I) # OF VERTICAL ORIFICES	(J) 2 YR WATER ELEVATION	(K) 100 YR WATER ELEVATION
BIO 1	10.08	9.85	8.08	5.39	12"	5.39	3.00	8.58	2.00	8.87	9.96

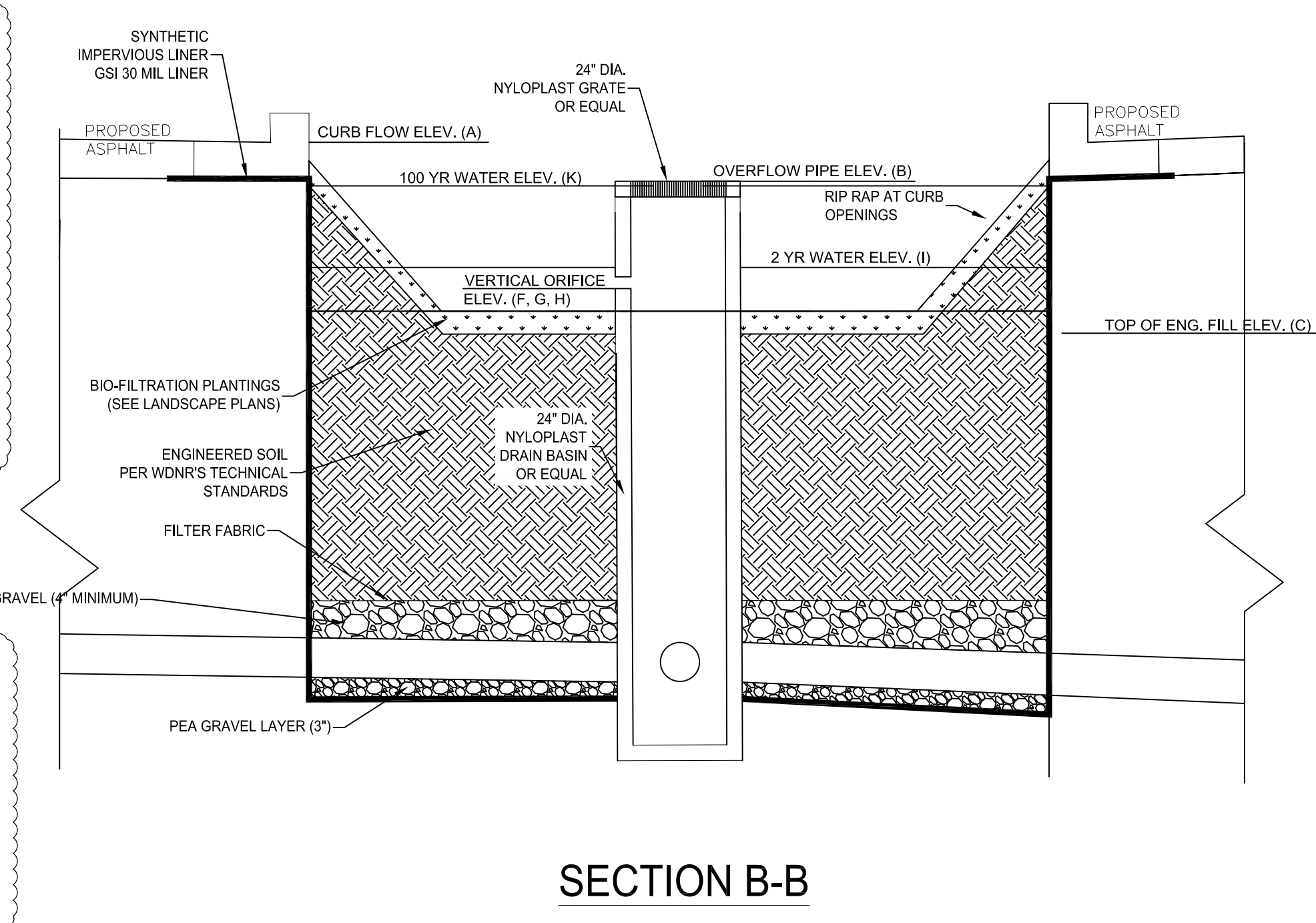
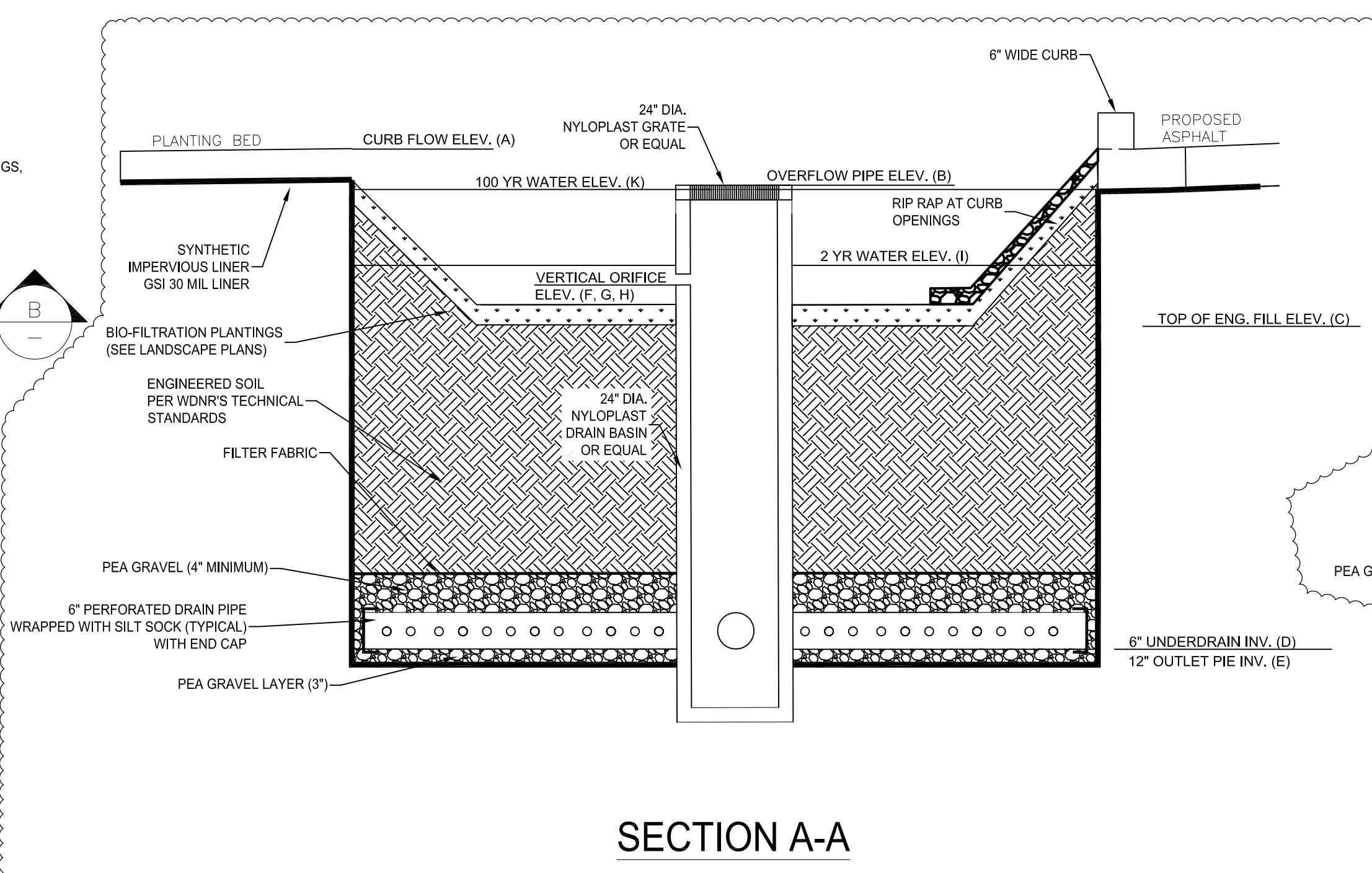
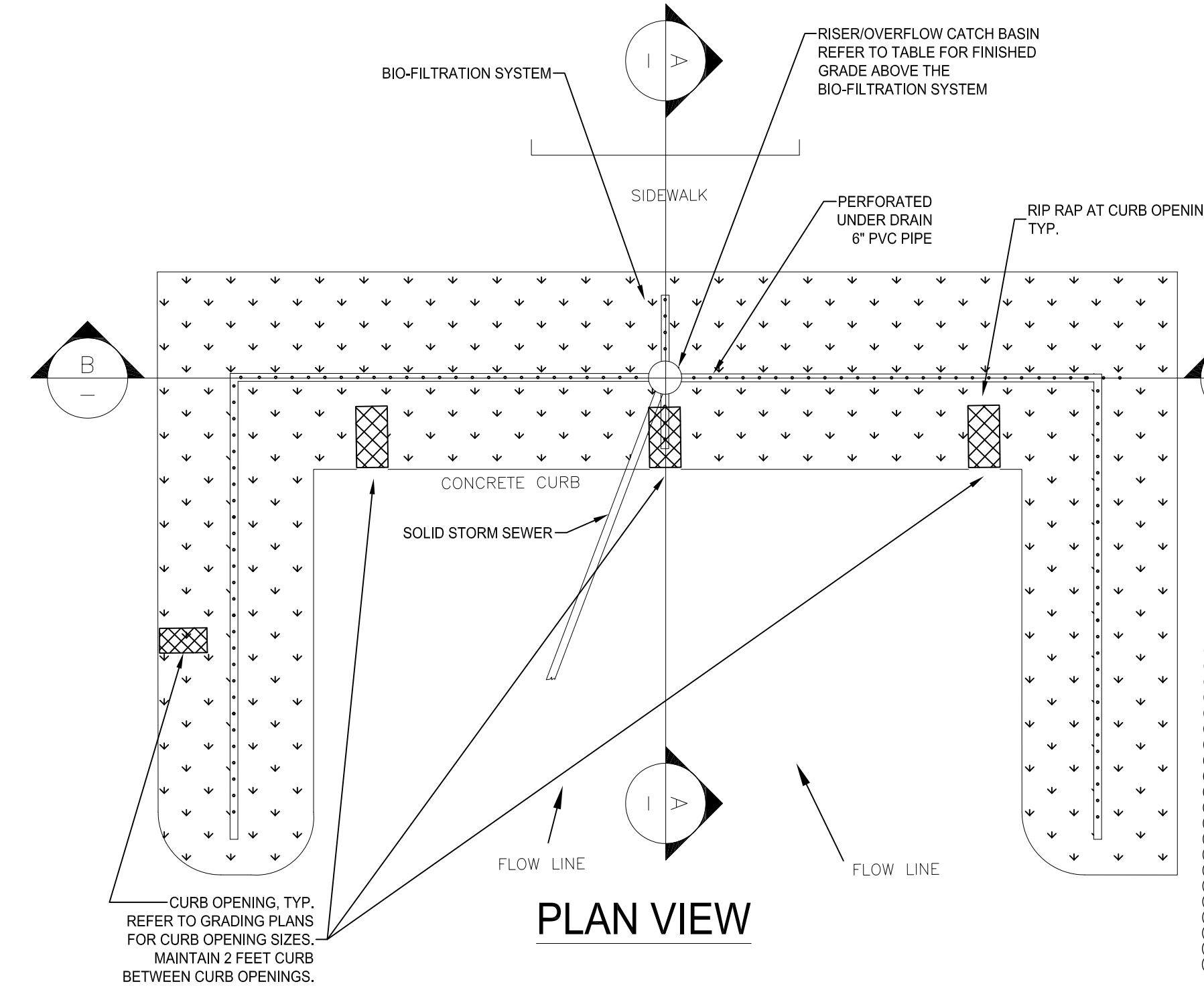


Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Trees						
ASG	Acer x freemanii 'Sienna'	Sienna Glen Maple	6	3"	B & B	Single, straight leader, match specimens, branching shall start at 50" minimum
GTS	Gleditsia triacanthos 'Skycol'	Skyline Honeylocust	4	3"	B & B	Single, straight leader, match specimens, branching shall start at 50" minimum
THG	Tilia mongolica 'Harvest Gold'	Harvest Gold Linden	4	3"	B & B	Single, straight leader, match specimens, branching shall start at 50" minimum
Deciduous Shrubs						
Dlc	Diervilla lonicera 'Copper'	Copper Dwarf Bush Honeysuckle	78	3 gal		Space 4'-0" c.
Dlm	Diervilla lonicera 'Michigan Sunset'	Michigan Sunset Dwarf Bush Honeysuckle	81	3 gal		Space 4'-0" c.
Rgl	Rhus aromatica 'Gro-Lo'	Gro-Lo Sumac	58	3 gal		Space 5'-0" c.
Herbaceous Perennials						
ba	Baptisia australis	Blue False Indigo	6	2 gal	Cont	Space 4'-0" c.
bba	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Gamma Grass	16	1 gal	Cont	Space 2'-6" c.
cnh	Calamintha Nepeta spp Nepeta	Calamintha	12	1 gal	Cont	Space 3'-0" c.
epm	Echinacea 'CBG 2'	Pixie Meadowbrite Coneflower	8	1 gal	Cont	Space 1'-6" c.
nwi	Nepeta 'Walkers Low'	Walker's Low Nepeta	16	1 gal	Cont	Space 2'-6" c.
ss	Sesleria saderana	Green Moor Grass	24	1 gal	Cont	Space 1'-6" c.
Biofiltration Mix						
	Asclepias incarnata	Marsh Milkweed	65	2.5" x 5"	Plug	
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	162	2.5" x 5"	Plug	
	Eupatorium dubium 'Little Joe'	Little Joe Pye Weed	65	2.5" x 5"	Plug	
	Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian Iris	65	2.5" x 5"	Plug	
	Liatis pycnostachya	Prairie Blazing Star	65	2.5" x 5"	Plug	
	Nepeta 'Walkers Low'	Heavy Metal Switchgrass	162	2.5" x 5"	Plug	NOTE: Alternate 2-year bare root plants are also acceptable
	Veronicastrum virginicum	Cuher's Root	65	2.5" x 5"	Plug	Mix species randomly and space 12" o.c.

REQUIREMENT	12/1/2014 STATUS
1A. PERIMETER LANDSCAPING AND EDGE TREATMENTS: 100% CAPACITY FENCE SHALL SCREEN RESIDENTIAL USES W/ SUFFICIENT LANDSCAPING.	N/A; EXEMPT
1B. PERIMETER LANDSCAPING AND EDGE TREATMENTS: TREES SHALL BE PLACED 25' O.C. ALONG STREET FRONTS OF LIGHT MOTOR VEHICLE PARKING LOTS	FULFILLED; ADEQUATELY SPACED TREES ALONG PARKING LOT EDGE.
2A. INTERIOR PARKING LOT LANDSCAPING: TWO TREES AND TWO SHRUBS SHALL BE PLANTED FOR EVERY 8 PARKING SPACES	FULFILLED
2B. INTERIOR PARKING LOT LANDSCAPING: LANDSCAPE AREAS SHALL COVER AT LEAST 5% OF THE SURFACE AREA OF THE PARKING LOT.	FULFILLED
3. VISION TRIANGLE: A 25' VISION TRIANGLE IS REQUIRED AT STREET AND ACCESS DRIVE INTERSECTIONS.	FULFILLED
4. STORM WATER TREATMENT: LANDSCAPING MAY BE USED FOR STORM WATER TREATMENT PURPOSES.	YES

- GENERAL NOTES:**
- PROTECT ALL PAVEMENTS, CURBS UTILITIES AND OTHER IMPROVEMENTS DURING PLANTING.
 - ALL PLANT BEDS AND MULCH RINGS SHALL HAVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED.
 - ALL PLANT BEDS NOT ADJACENT TO PAVEMENT SHALL HAVE BLACK ALUMINUM EDGING UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY A MINIMUM 6" OF TOPSOIL HAD BEEN SPREAD IN SEEDING AREAS AND A MINIMUM OF 18" TO TOPSOILS HAS BEEN SPREAD IN PLANT BED AREAS. SEE CIVIL PLANS FOR ENGINEERED SOIL DETAILS AND SPECIFICATIONS FOR THE BIORETENTION AREAS.
 - ALL DISTURBED AREAS SHALL BE REPAIRED AS NOTED.

BIO-FILTRATION PLANTINGS



TYPICAL BIO-FILTRATION DETAILS

NOT TO SCALE
NOTE: REFER TO THE BIO-FILTRATION SUMMARY TABLE FOR ADDITIONAL INFORMATION.

Sheet Title
LANDSCAPE DETAILS

Item	Date	By

Project Manager OLA
DrawnBy/Chk By LDR
Toki Project No. 201709-CE
Client Project No.
Date 20170815
Sheet No.

PROJECT INFORMATION

PROJECT NUMBER 1605340

PROPOSED RETAIL DEVELOPMENT FOR:
WANGARD
1278 SOUTH 1ST STREET • MILWAUKEE, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE AUG. 25, 2017

REVISIONS

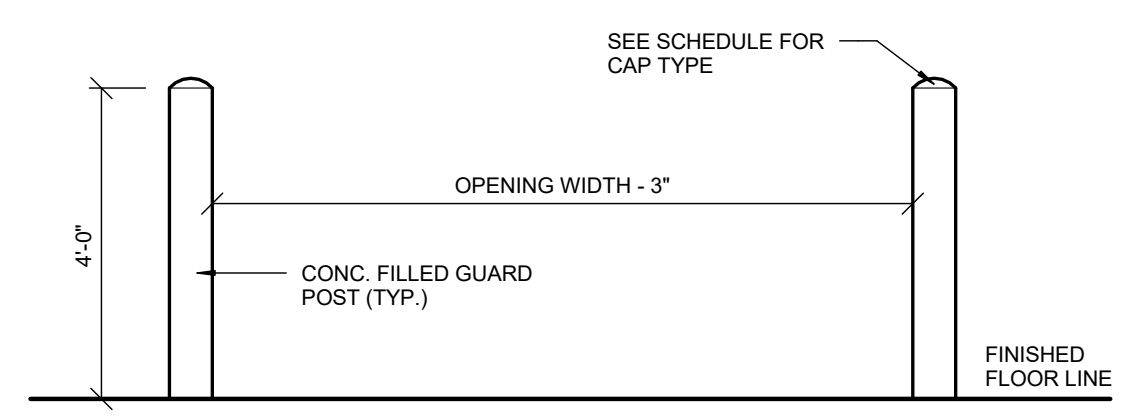
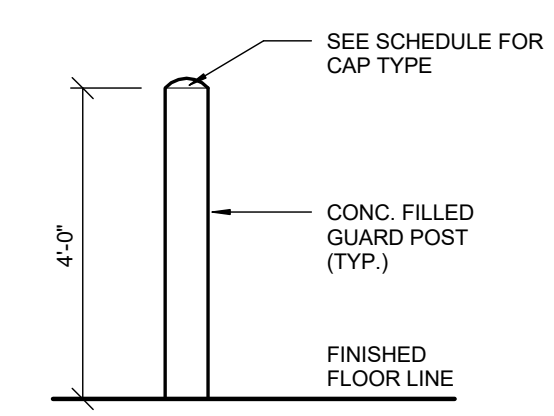
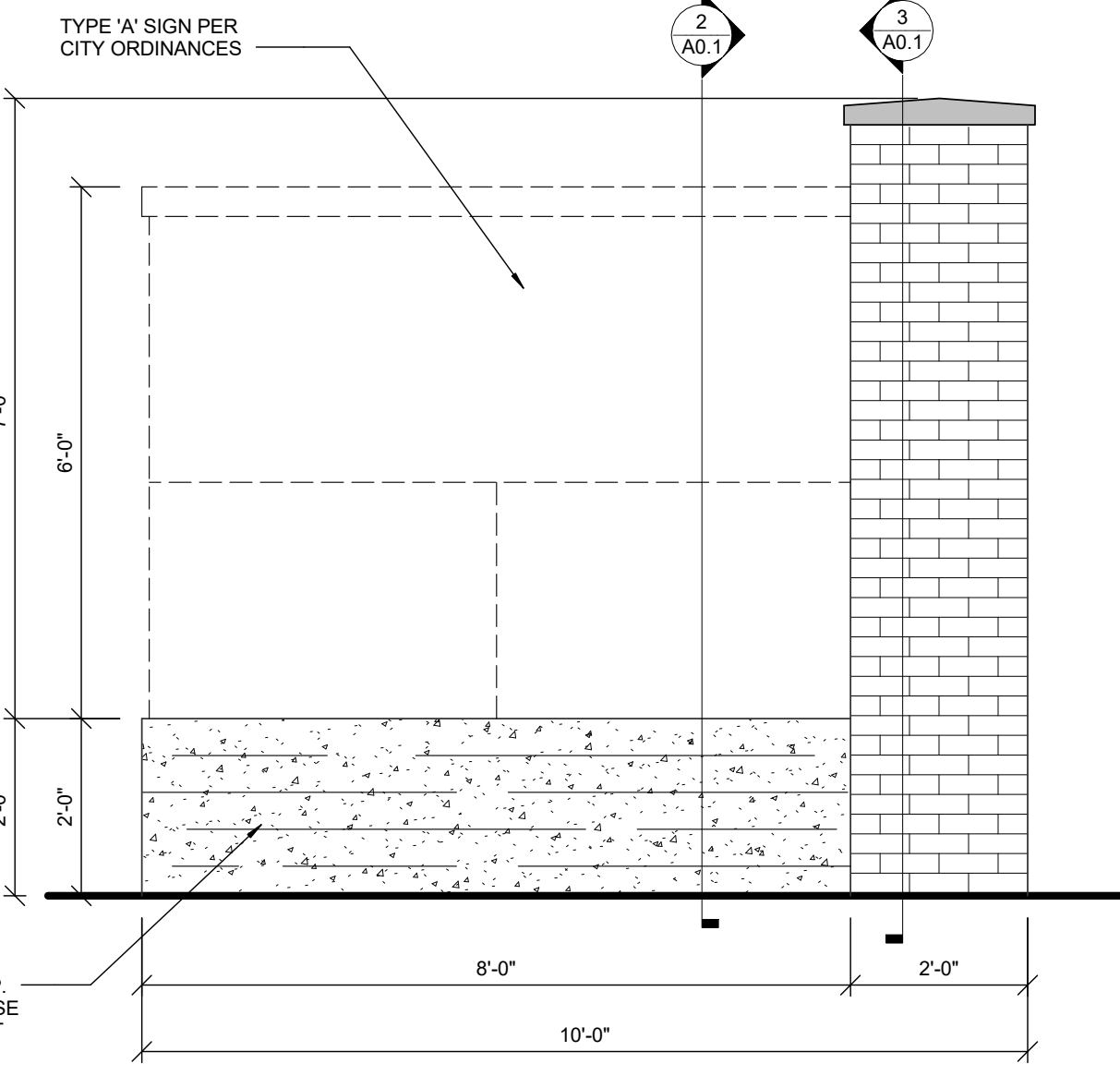
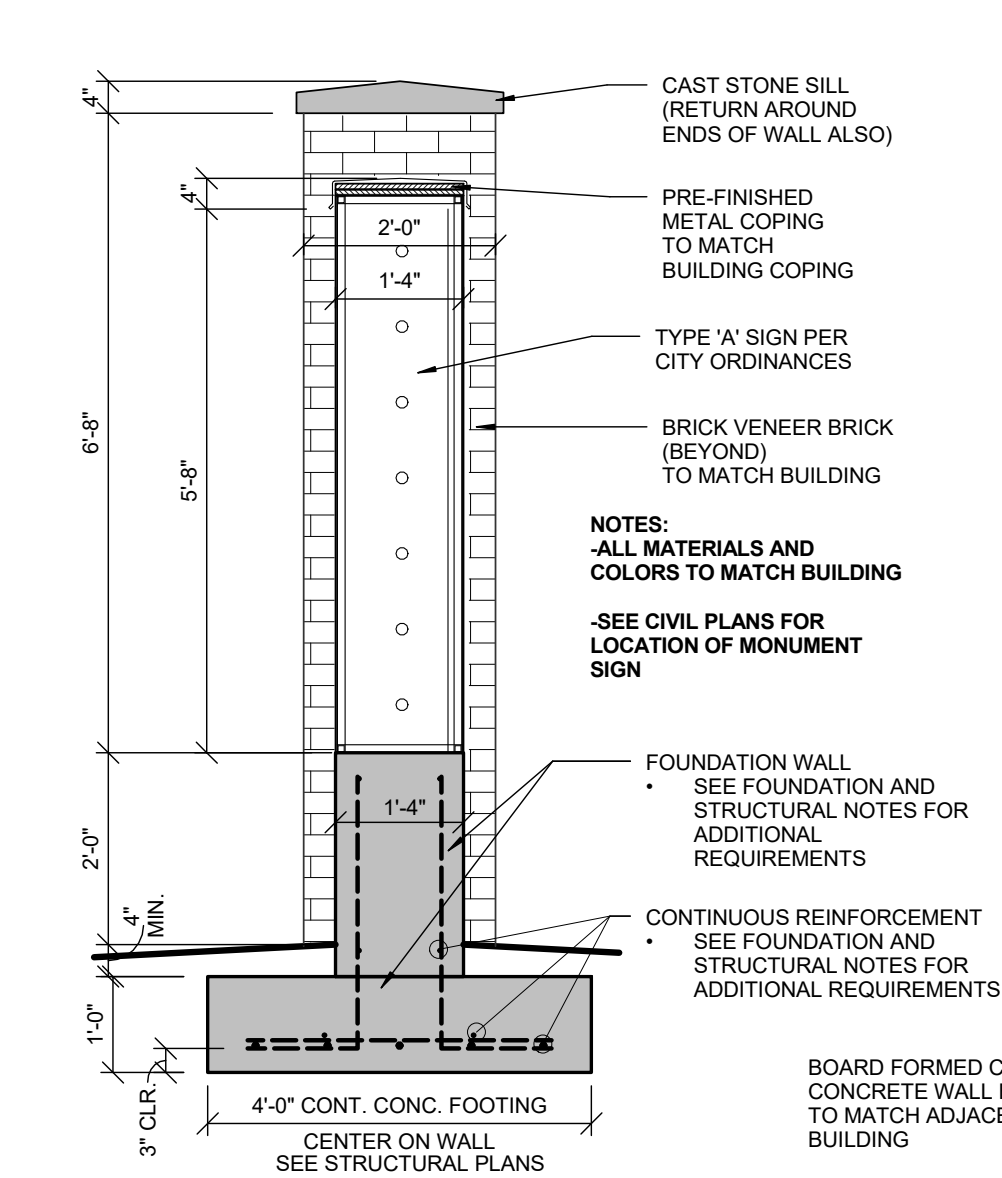
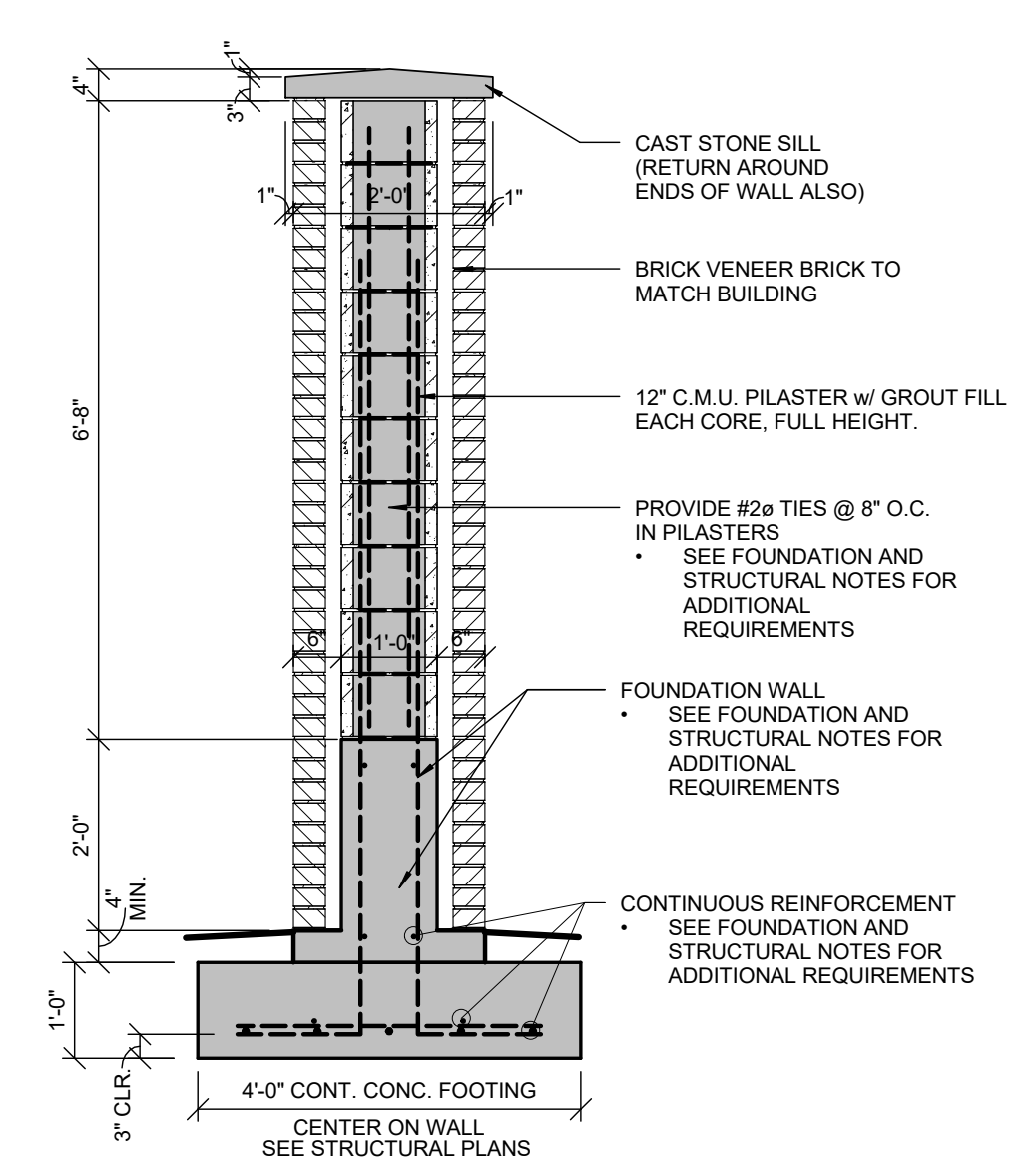
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SHEET INFORMATION

EXTERIOR/SITE DETAILS

SHEET NUMBER

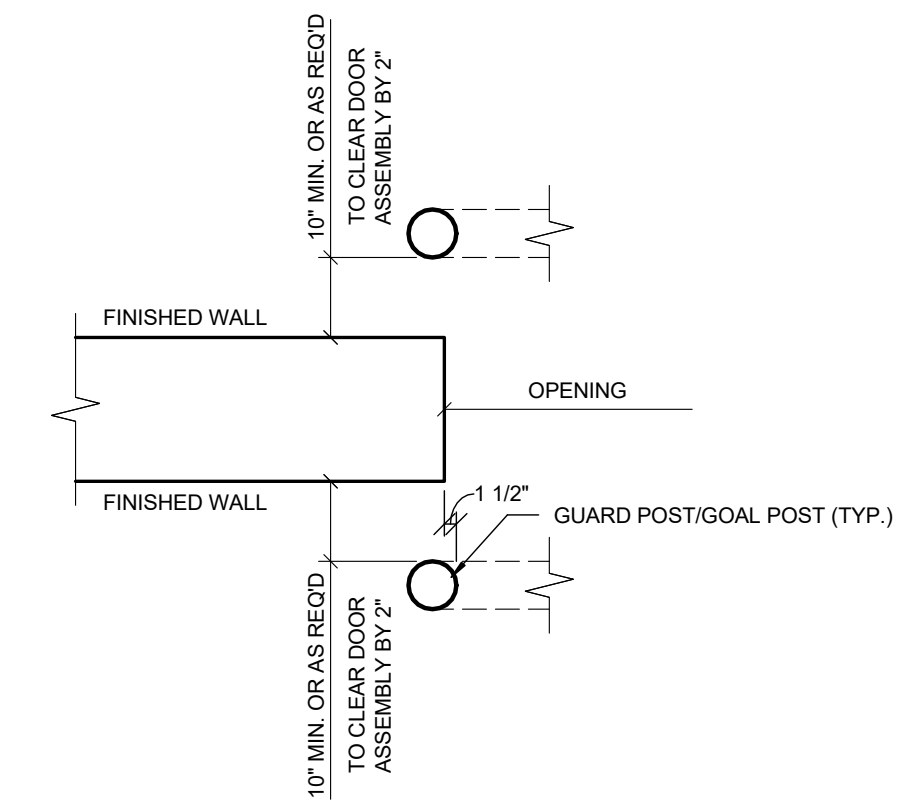
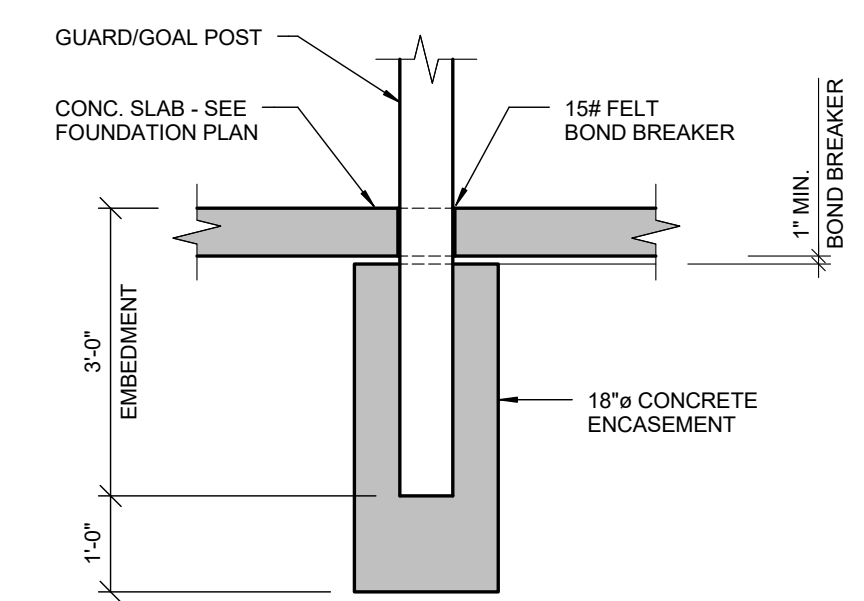
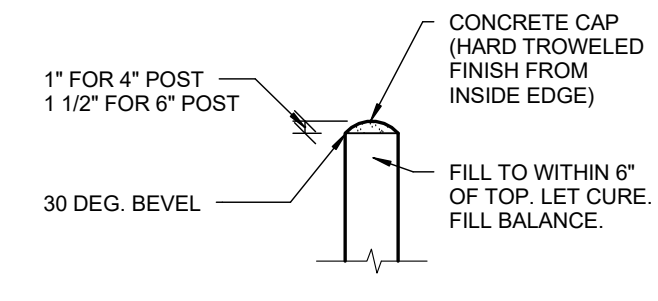
A0.1



POSTS SHALL BE SCHEDULE 40 PIPE.
(1) ONE COAT PRIMER AND TWO COATS OF FINISH PAINT. VERIFY COLOR WITH OWNER.

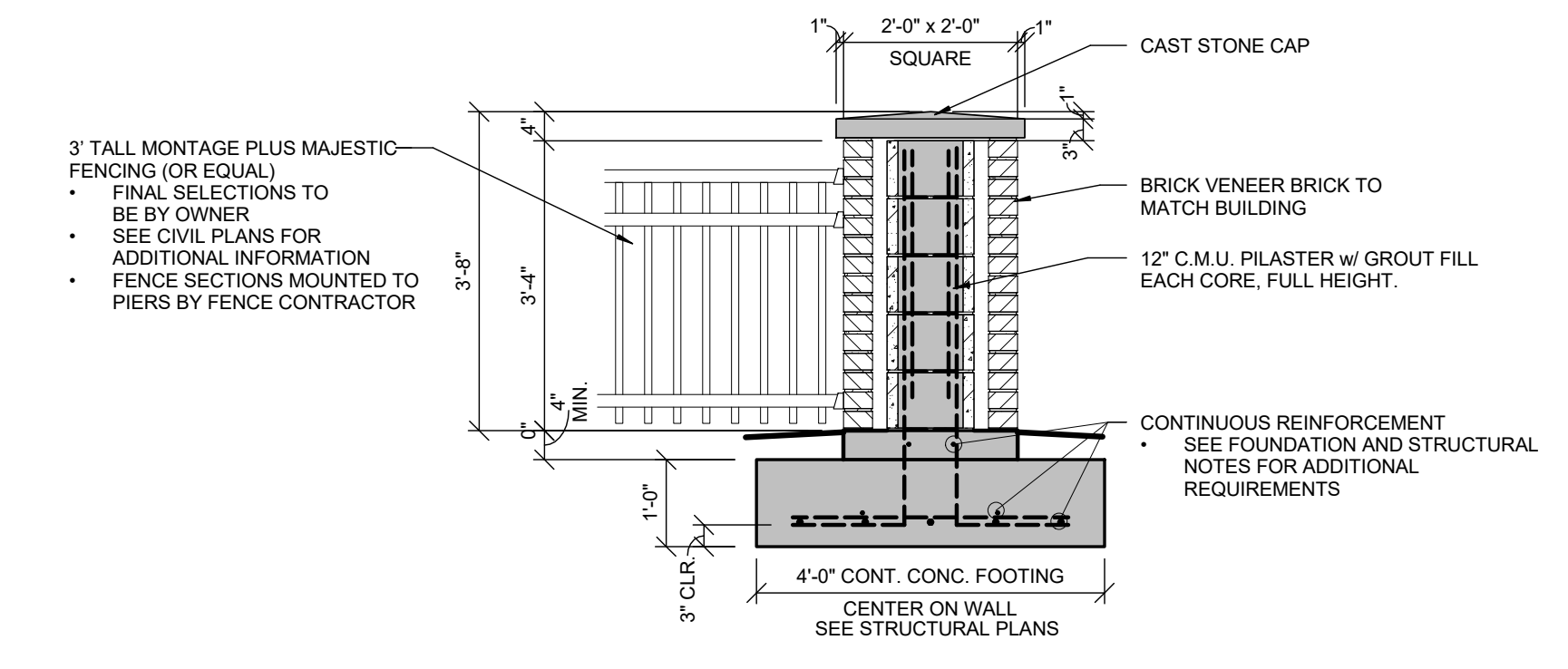
GUARD POST AND GOAL POST NOTES:

- SEE FLOOR PLAN FOR DOOR AND OPENING DIMENSIONS.
- ALL PENETRATION WELDS USED IN THE FABRICATION OF GUARD AND GOAL POSTS SHALL BE GROUND SMOOTH. STAINLESS WELDS SHALL BE POLISHED TO MATCH FINISH OF PIPE OR BETTER.
- FILLET WELDS SHALL BE UNIFORM IN SHAPE AND APPEARANCE. REMOVE ALL SLAG, SPATTER, RUST, LOOSE SCALE, OIL AND DIRT BEFORE PAINTING.



4 GUARD POST/BOLLARD DETAIL TYPES
SCALE: 1/2" = 1'-0"

5 GP PLACEMENT LOCATION PLAN DETAIL
SCALE: 1/2" = 1'-0"



SYMBOLS LEGEND

- SEE SHEET A1.1 FOR WALL TYPES
- EXIT SIGNAGE
- WALL HUNG FIRE EXTINGUISHER -SEE DETAIL /--
- SEE PLAN FOR ALL WALL WIDTHS
- STUD WALL
- NEW DOOR

GENERAL NOTES

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES.
- PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND OFFICE WALLS.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE, MENS AND WOMENS REST ROOM SIGNS.
- PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER/TENANT. (VERIFY LOCATIONS)
- ALL EXTERIOR WINDOWS TO HAVE ALUMINUM FLASHING RETURNS AT HEAD, JAMBS, AND SILL OF ALL WINDOWS.
- ALL EXTERIOR WINDOWS TO HAVE GYPSUM BOARD RETURNS AT HEAD AND JAMBS AND PLASTIC LAMINATE COVERED WOOD SILL.
- INTERIOR GLAZED OPENINGS IN OFFICES TO BE 1/4" GLASS SET IN OAK JAMBS AND STOPS (SEE PLAN FOR SIZES).
- KNOX BOX, IF REQUIRED, CONTACT FIRE DEPT FOR PURCHASE INSTRUCTIONS AND PROVIDER MOUNTING INFORMATION TO.
- ALL CABINETS AND COUNTERTOPS TO HAVE PLASTIC LAMINATE FRONTS AND TOPS. (PIONITE "SMOOTH PADDLIN" WX110)

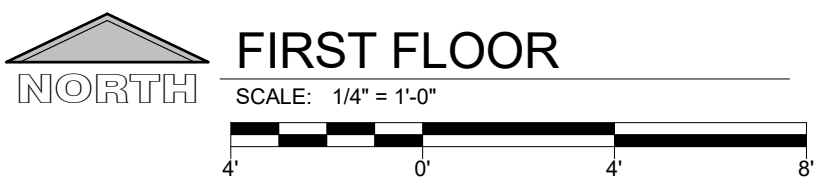
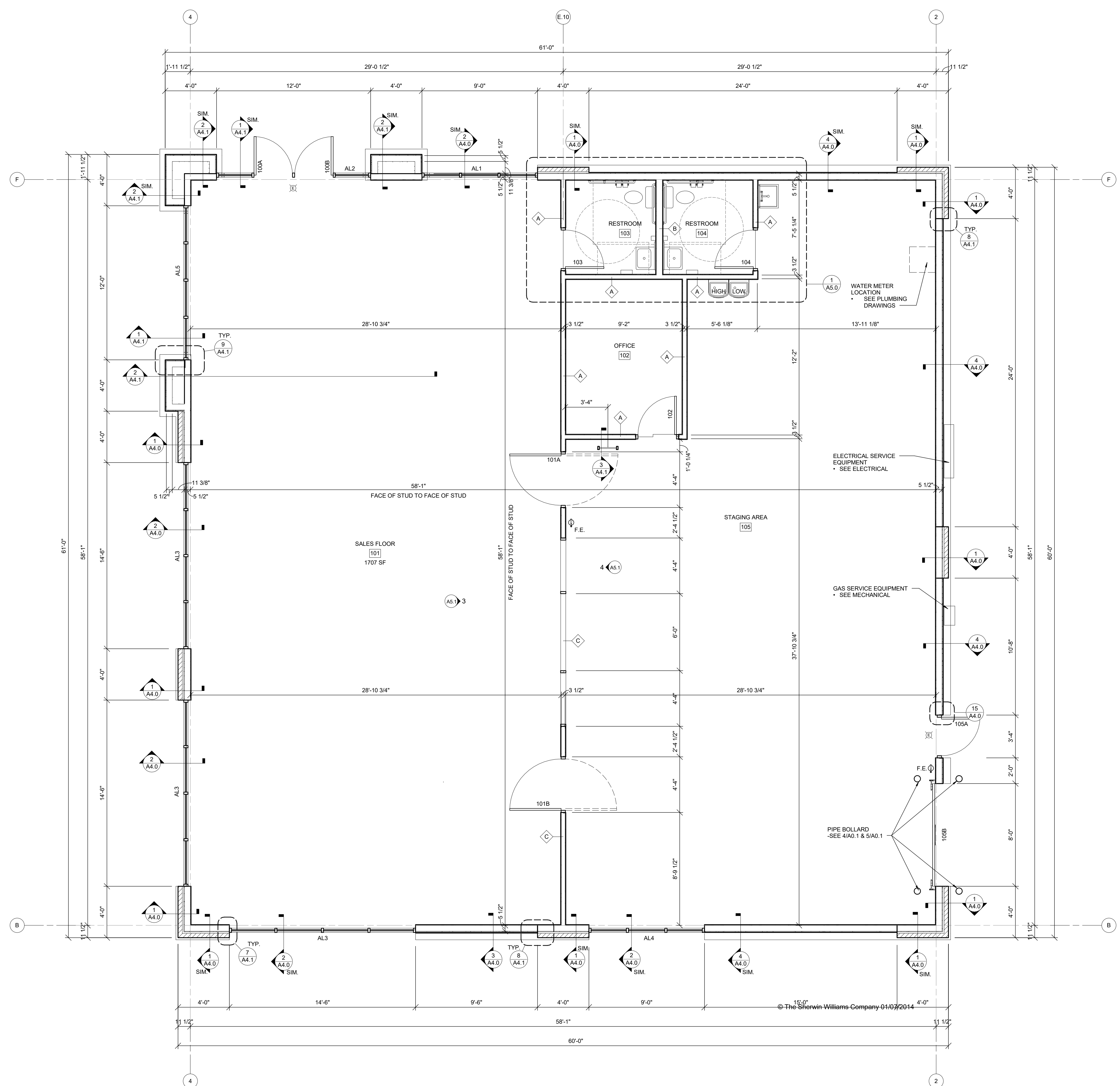
SALES & SERVICE COUNTERS

IN RETAIL STORES WHERE COUNTERS HAVE CASH REGISTERS AND ARE PROVIDED FOR SALES OR DISTRIBUTION OF GOODS OR SERVICES TO THE PUBLIC, AT LEAST ONE OF EACH TYPE SHALL HAVE A PORTION OF THE COUNTER WHICH IS AT LEAST 36" IN LENGTH WITH A MAXIMUM HEIGHT OF 36" ABOVE THE FINISH FLOOR. COUNTER SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH A.D.A. GUIDELINE 4.3.

- 2x4 WOOD STUDS AT 16" O.C. w/ FIBERGLASS INSULATION BOARD TO STRUCTURE ABOVE. 5/8" GYPSUM BOARD ON BOTH SIDES FROM FLOOR TO STRUCTURE ABOVE IN STAGING AND SALES AREAS AND TO 6" ABOVE LAY-IN CEILINGS AT OFFICE AND RESTROOMS.
- 2x6 WOOD STUDS AT 16" O.C. w/ FIBERGLASS INSULATION BOARD TO STRUCTURE ABOVE. 5/8" GYPSUM BOARD ON BOTH SIDES FROM FLOOR TO STRUCTURE ABOVE IN STAGING AND SALES AREAS AND TO 6" ABOVE LAY-IN CEILINGS AT OFFICE AND RESTROOMS.
- 2x4 WOOD STUDS AT 16" O.C., TO 9'-0" ABOVE FINISH FLOOR, WITH 5/8" GYPSUM BOARD ALL SIDES. FINISH TOP WITH WOOD CAP AND CROWN MOLDING (STAIN TO MATCH WOOD DOORS).

WALL TYPE LEGEND

3
 A1.1 NOT TO SCALE



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8/25/2017 12:44:41 PM

PROJECT INFORMATION

PROJECT NUMBER 1605340

PROPOSED RETAIL DEVELOPMENT FOR:
WANGARD
1278 SOUTH 1ST STREET • MILWAUKEE, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE AUG. 25, 2017

REVISIONS

SHEET INFORMATION

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.0

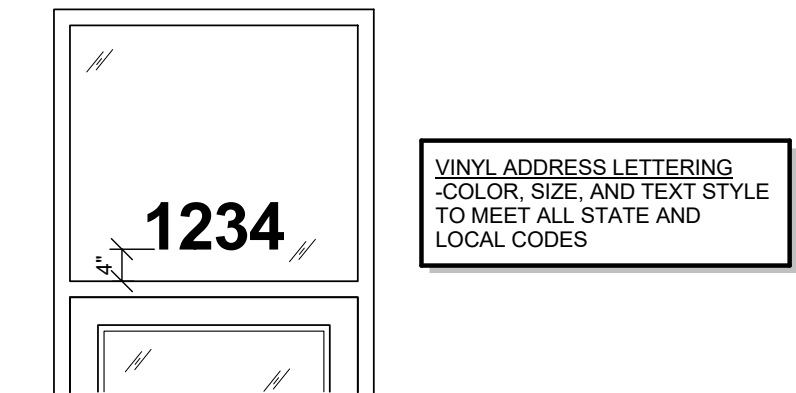
EXTERIOR FINISH KEY

9	EXPOSED STEEL BEAM (PAINTED) COLOR TO MATCH UNA-CLAD REGAL BLUE	
8	STANDING SEAM METAL ROOFING MFR: MCCI CRAFTSMAN SERIES #SB12 COLOR: MATCH METAL TRIM	
7	MASONRY BRICK VENEER MFR: INTERSTATE BRICK COLOR: GOLDEN BUFF	
6	ALUMINUM FRAMED STOREFRONT SYSTEM THERMALLY BROKEN FRAMES w/ 1" LOW-E GLAZING SEE A6 SHEETS FOR SPANDREL LOCATIONS	
5	PRE-FINISHED METAL TRIM MFR: PAC CLAD (OR EQUAL) COLOR: MATCH HSW 6166 ECLIPSE	
4	NOT USED	
3	CONCRETE WALL BASE BOARD FORMED CAST IN PLACE SEALED PER SPEC SECTION 04 20 00 OF C.I.P. CONCRETE	ALTERNATE #1: PROVIDE PRECAST CONCRETE PANELS I/L OF C.I.P. CONCRETE
2	PRE-FINISHED METAL WALL PANEL SYSTEM MFR: FIRESTONE DELTA CFP-12F COLOR TO BE UNACLAD 'REGAL BLUE'	
1	PRE-FINISHED METAL WALL PANEL SYSTEM MFR: FIRESTONE DELTA CFP-12 COLOR TO BE UNACLAD 'CITYSCAPE'	

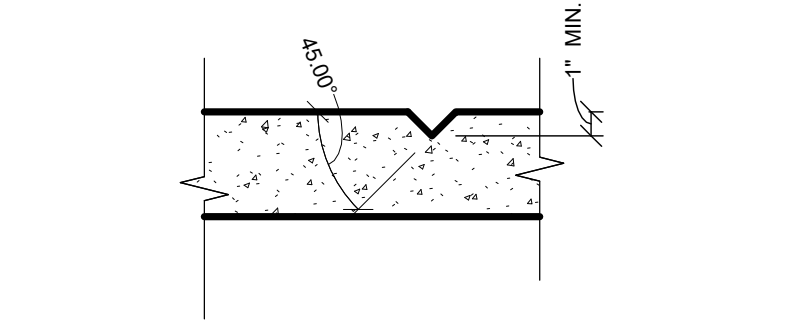
• ALL FINISHES TO BE OWNER/TENANT VERIFIED AND APPROVED

CONTROL JOINTS

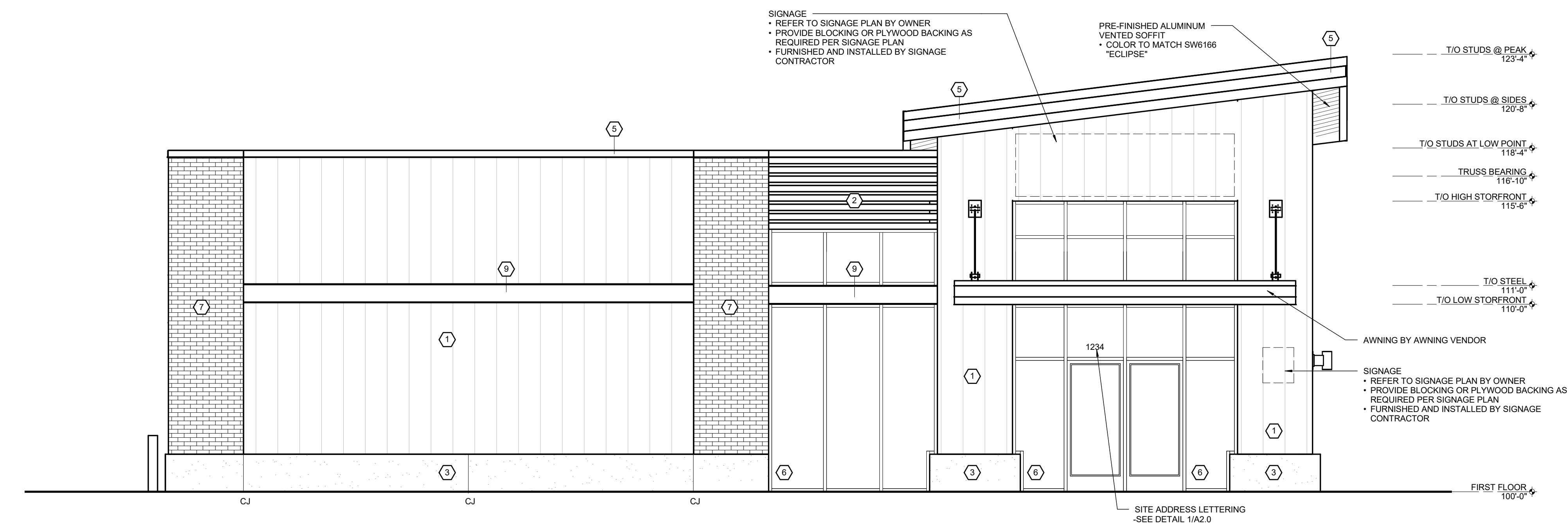
- 'CJ' INDICATES THE LOCATION OF A MASONRY CONTROL / EXPANSION JOINT
- ALL MASONRY CONTROL JOINTS SHOWN AT CORNER CONDITIONS TO BE AT INSIDE CORNER
- SEE DETAIL 2/A2.0



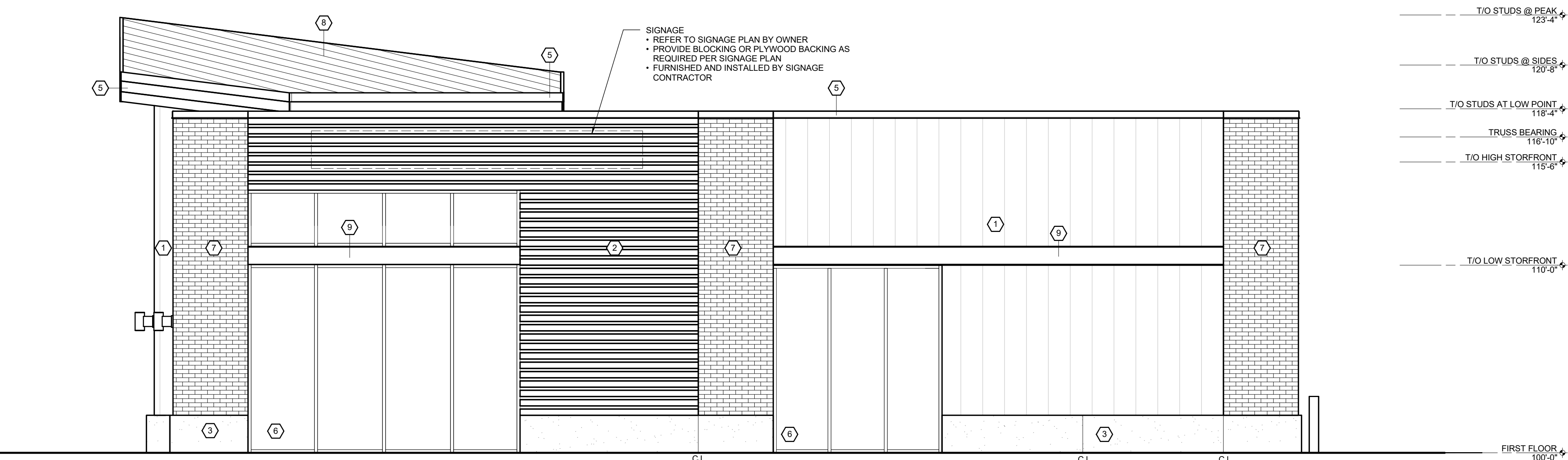
1 ADDRESS DETAIL
SCALE: 1/2" = 1'-0"



2 CONCRETE CONTROL JOINT
SCALE: 1 1/2" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION

PROJECT NUMBER 1605340

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PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE AUG. 25, 2017

REVISIONS

SHEET INFORMATION

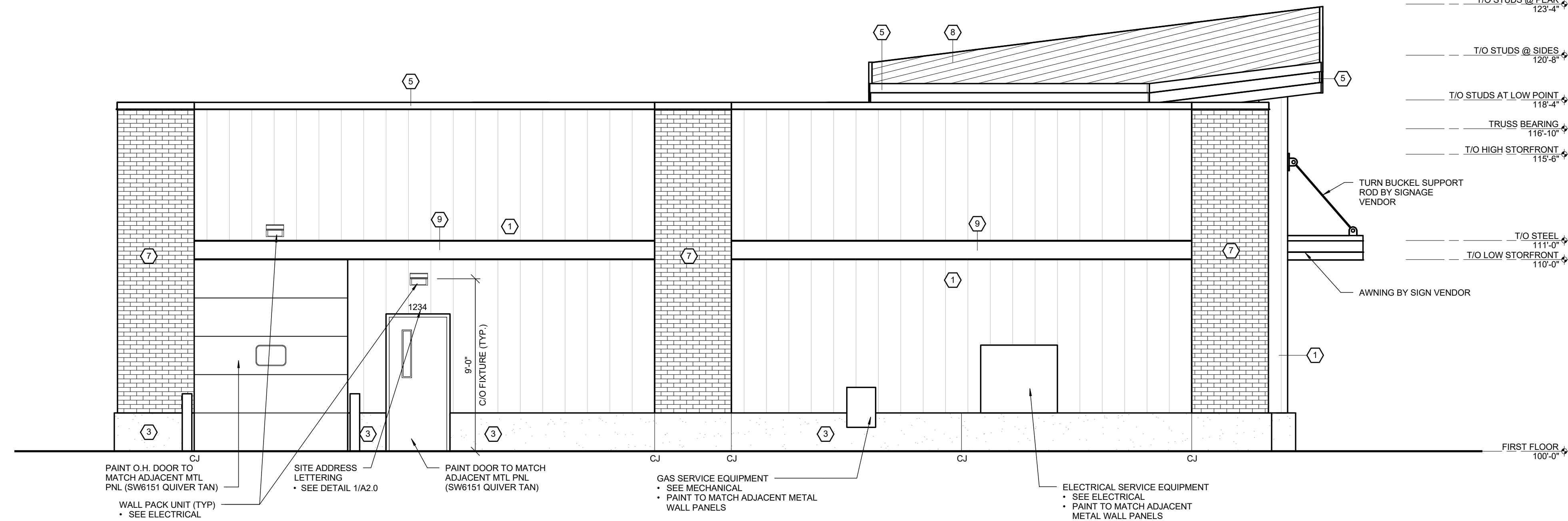
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1

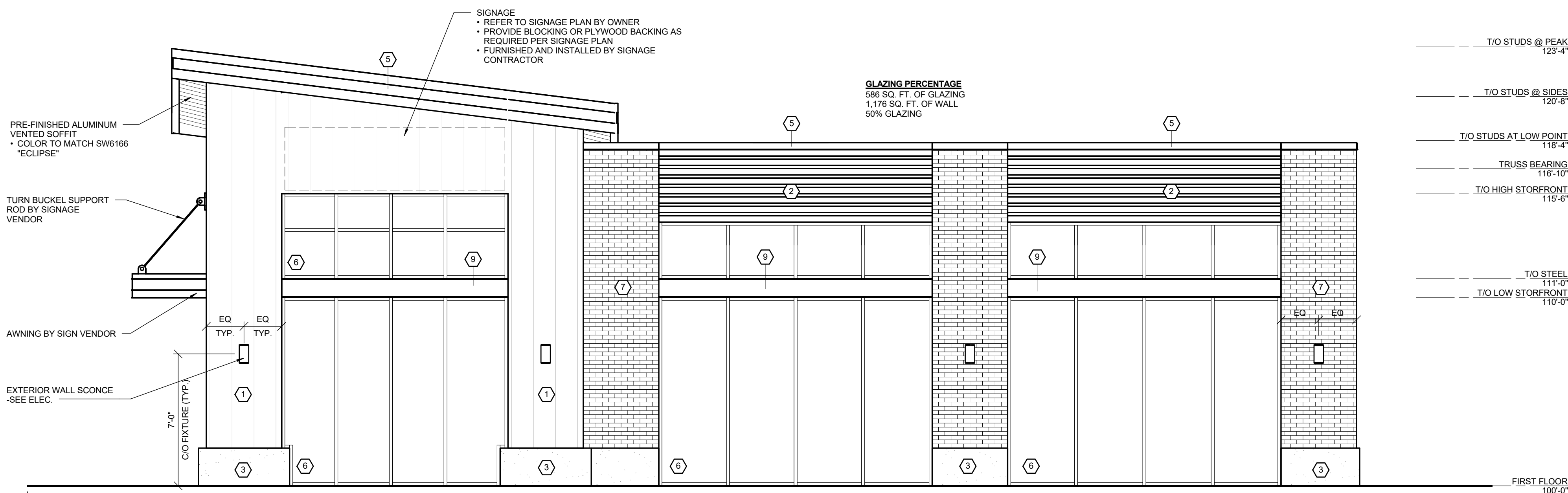
EXTERIOR FINISH KEY

- | | | |
|---|--|--|
| 9 | EXPOSED STEEL BEAM (PAINTED)
COLOR TO MATCH UNA-CLAD
'REGAL BLUE' | |
| 8 | STANDING SEAM METAL ROOFING
MFR: MBCI
CRAFTSMAN SERIES #SB12
COLOR: MATCH METAL TRIM | |
| 7 | MASONRY BRICK VENEER
MFR: INTERSTATE BRICK
COLOR: GOLDEN BUFF | |
| 6 | ALUMINUM FRAMED STOREFRONT SYSTEM
THERMALLY BROKEN FRAMES w/ 1" LOW-E GLAZING
SEE A6 SHEETS FOR SPANDREL LOCATIONS | |
| 5 | PREFINISHED METAL TRIM
MFR: PAC CLAD (OR EQUAL)
COLOR: MATCH #SW 6166 ECLIPSE | |
| 4 | NOT USED | |
| 3 | CONCRETE WALL BASE
BOARD FORMED CAST IN PLACE
SEALED PER SPEC SECTION 04 20 00 | ALTERNATE #1:
PROVIDE PRECAST
CONCRETE PANELS (L
OF C.I.P. CONCRETE |
| 2 | PREFINISHED METAL WALL PANEL SYSTEM
MFR: FIRESTONE
DELTA CFP-12F
COLOR TO BE UNACLAD 'REGAL BLUE' | |
| 1 | PREFINISHED METAL WALL PANEL SYSTEM
MFR: FIRESTONE
DELTA CFP-12
COLOR TO BE UNACLAD 'CITYSCAPE' | |
- ALL FINISHES TO BE OWNER/TENANT VERIFIED AND APPROVED



EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT INFORMATION

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PROPOSED RETAIL DEVELOPMENT FOR:
WANGARD
 1278 SOUTH 1ST STREET • MILWAUKEE, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE AUG. 25, 2017

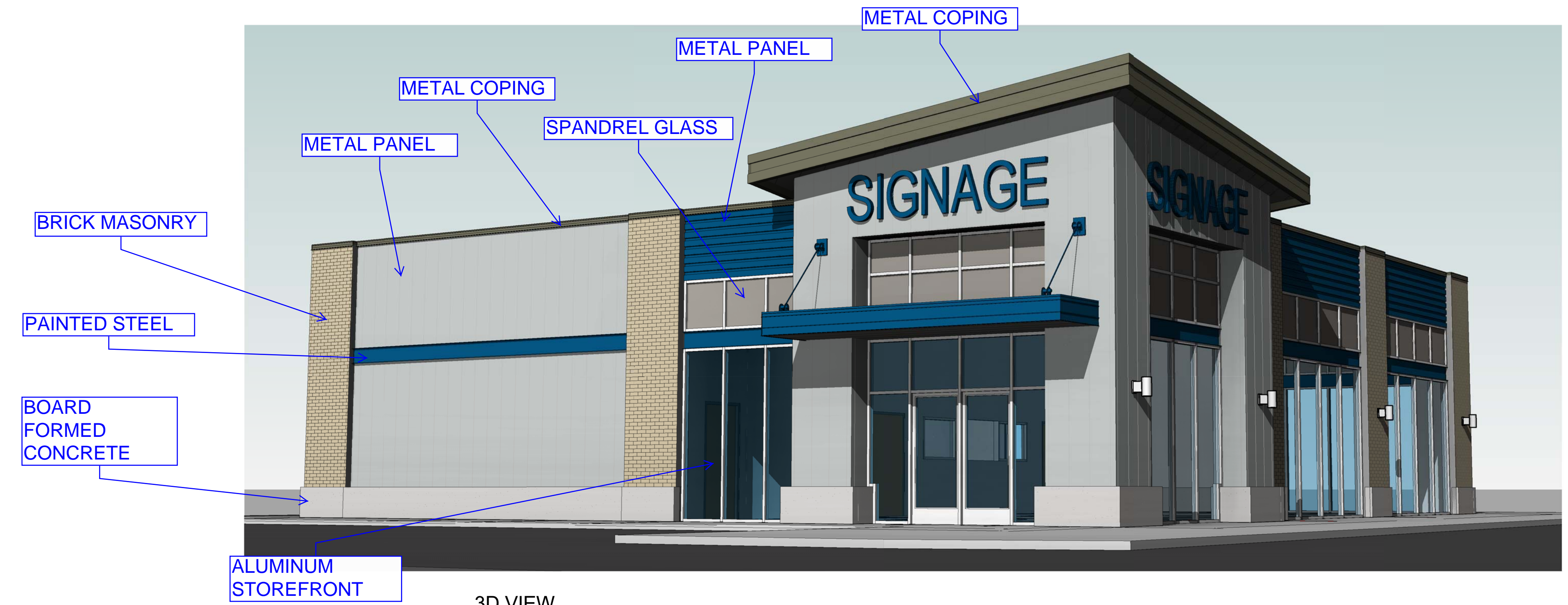
REVISIONS

SHEET INFORMATION

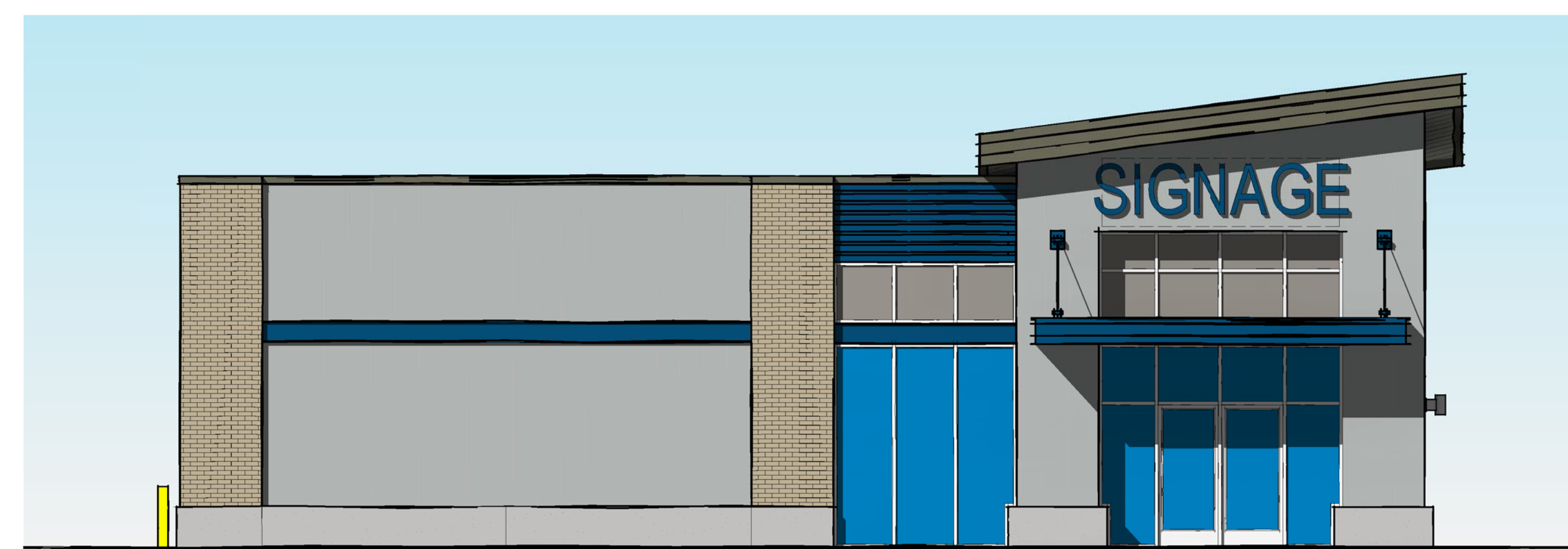
COLORED ELEVATIONS

SHEET NUMBER

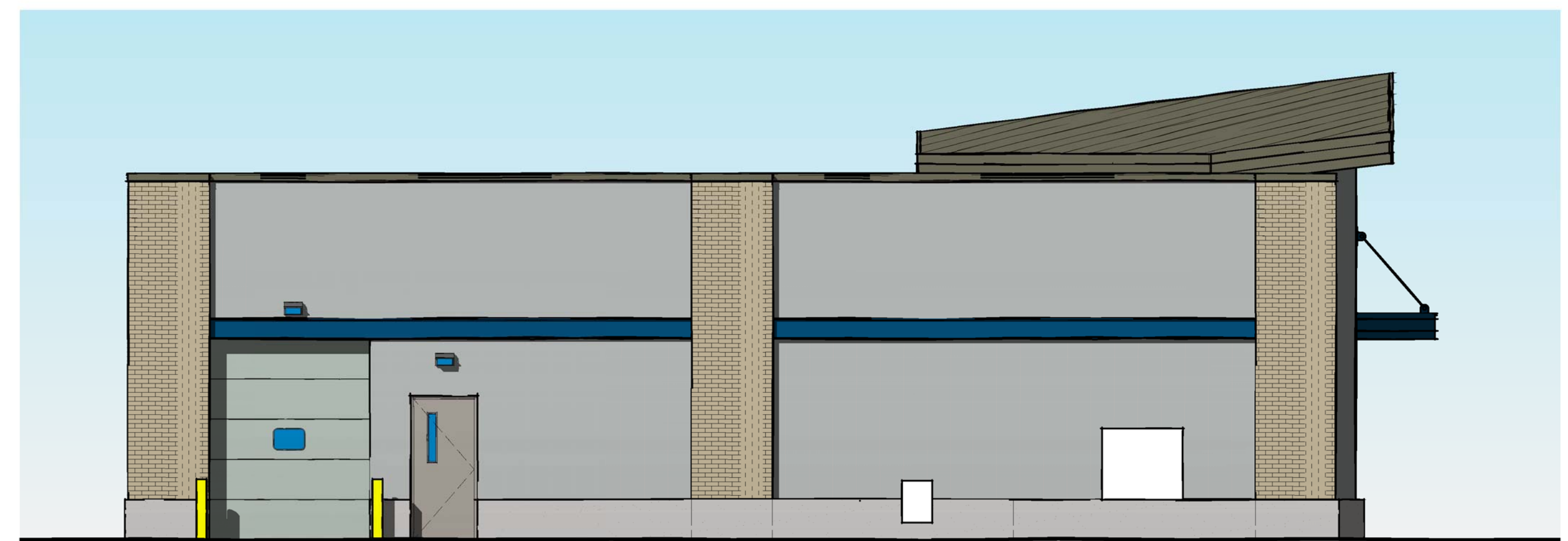
AX.X



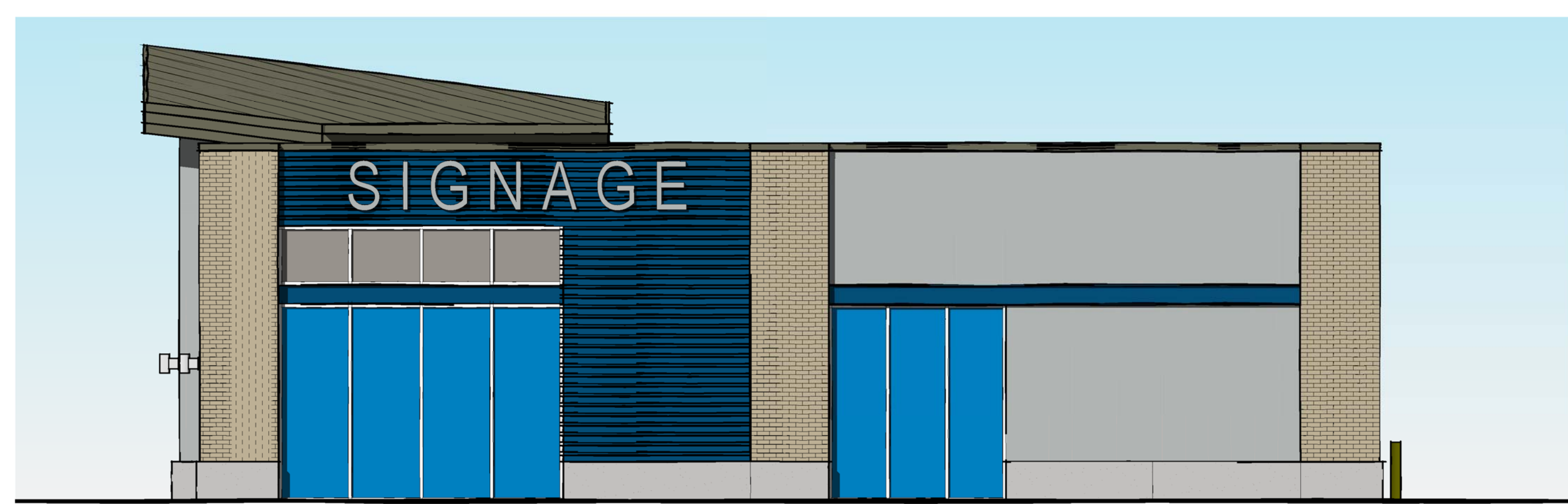
3D VIEW



NORTH ELEVATION



EAST ELEVATION

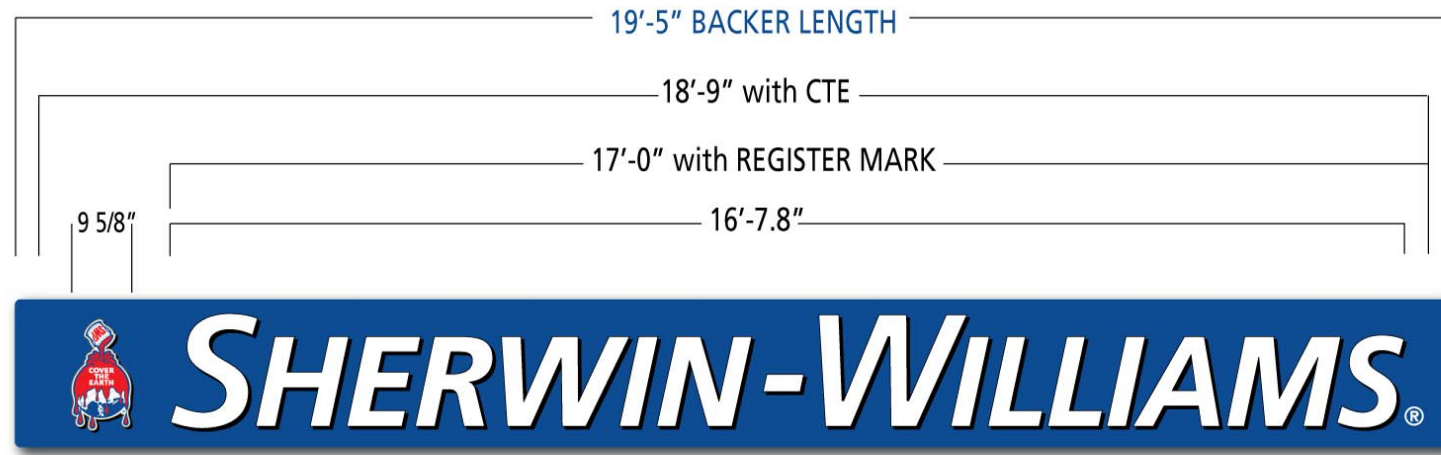


SOUTH ELEVATION

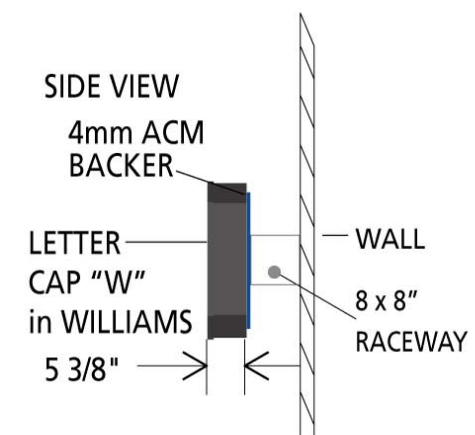


WEST ELEVATION

PLEASE NOTE: PLACEMENT and SIZE of GRAPHICS on the ELEVATIONS are for SKETCH PURPOSE ONLY



2'-0" x 19'-5" ALUMINUM BACKER PANELS
 BACKERS to MATCH PMS# 293 BLUE (SATIN FINISH)
 ROUNDED CORNERS on EACH END

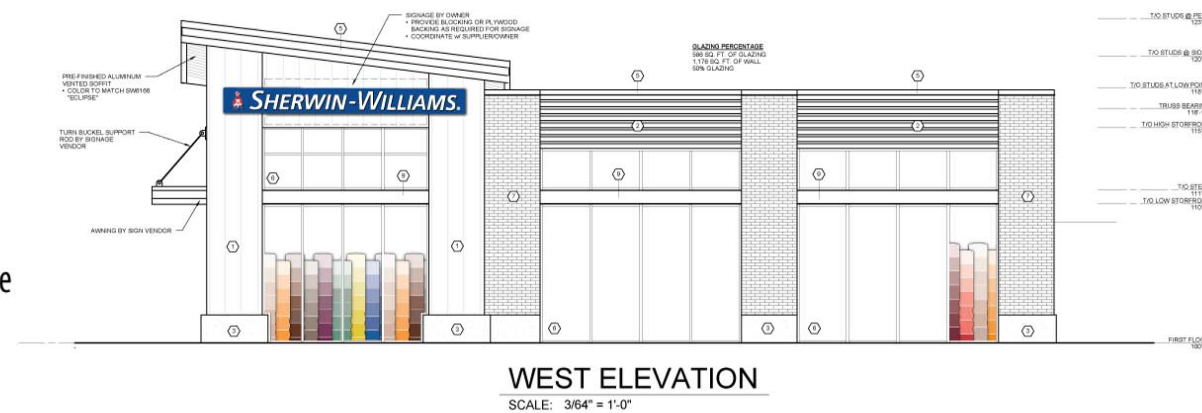
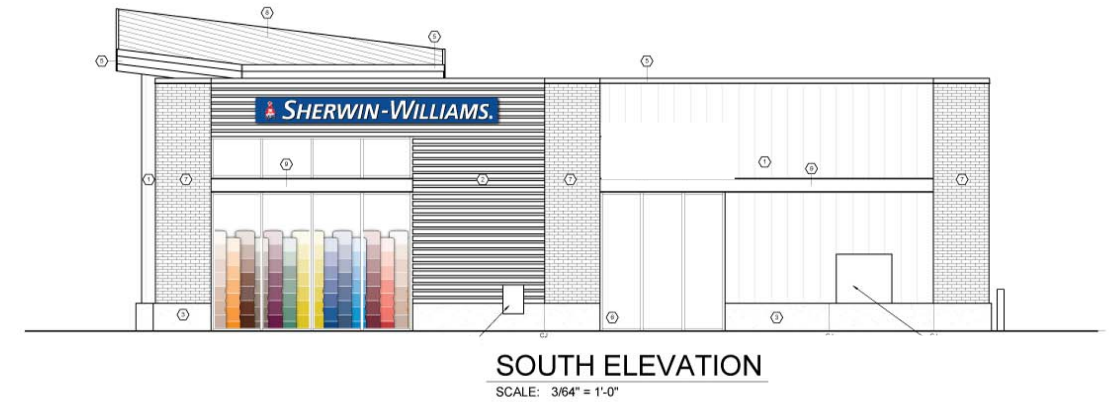
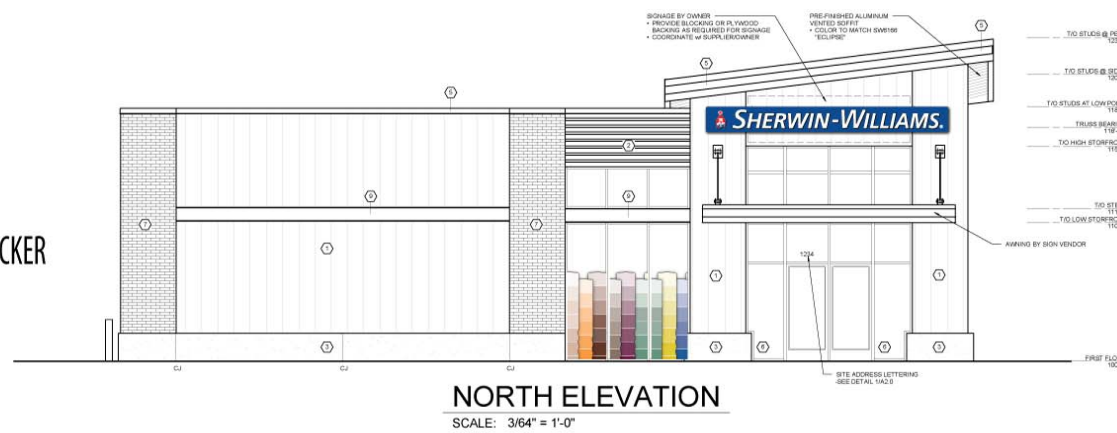


18" COVER THE EARTH CONTOUR LOGO SIGN SUGGESTED:
 PMS# 293 BLUE, "SPECIAL COLOR RED" plus WHITE - SCREENED
 US LED POINT 3 WHITE - 6300K -9 per foot

LETTERS: US LED POINT 3 WHITE - 6300K -9 per foot (1 ROW)
 ILLUMINATED WHITE ACRYLIC #7328 PIGMENTED FACES
 REDUCED 25% REGISTER MARK is WHITE VINYL DIRECTLY on BLUE BACKER

TRIM CAP - 1" METALLIC BRONZE is GLUED to ACRYLIC FACES
 RETURNS and BACKS are FABRICATED of ALUMINUM, FULLY
 WELDED - PRIMED and PAINTED SHUTTER BROWN.

RACEWAY CENTERED - 8" HIGH x 8" DEEP with CONCEALED
 MOUNTING BRACKETS - PAINTED to MATCH # 293 BLUE



WINDOW SWATCH GRAPHICS - 84" HIGH



FIRST SURFACE WINDOW GRAPHICS - CONTOUR CUT - Shown 1st Surface
 HP L26500: PRINTED on ORACAL 3850 WHITE
 with ORACAL # 215 OVER LAMINATE

SHEET ES.1

Dualite Sales & Service, Inc. WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS	Dualite Sales & Service, Inc. One Dualite Lane Williamsburg, Ohio 45176	FILE#: 17-8-34-F-SW-A4		Customer Approval or Comments:
		Scale: 1/4 " = 1'-0"	Date: 9-19-2017	
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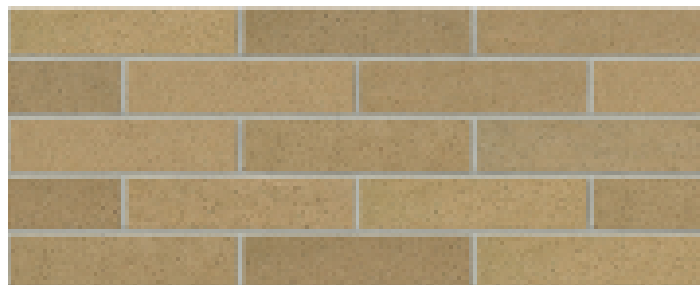
FRESHWATER PLAZA – PHASE II

SF.1 SITE PHOTOS

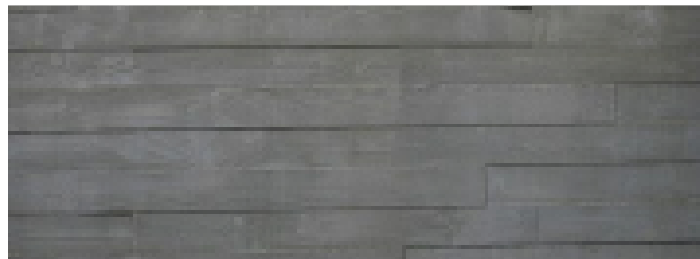
Exterior Finishes



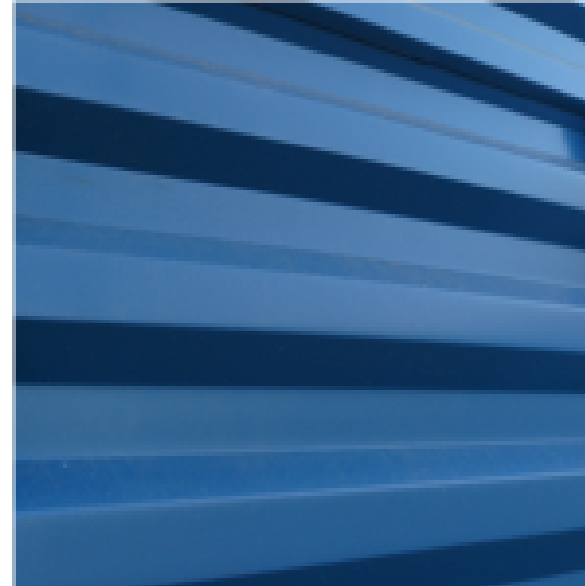
SPANDREL GLASS



BRICK MASONRY



BOARD FORMED
CONCRETE



HORIZONTAL
METAL PANEL 2



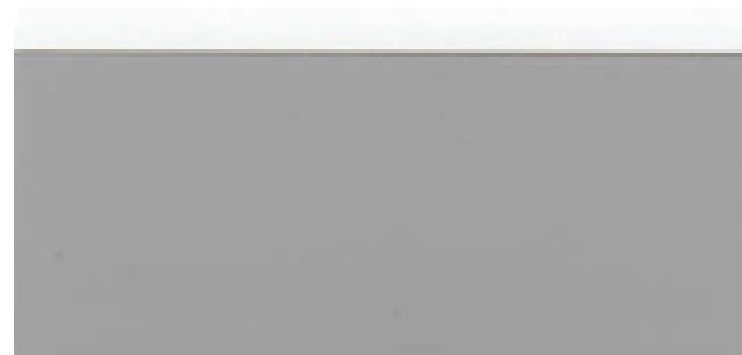
VERTICAL METAL
PANEL 1



METAL COPING COLOR



METAL PANEL 2 COLOR



METAL PANEL 1 COLOR