

# 234 MULTIFAMILY DEVELOPMENT

234 S WATER STREET  
MILWAUKEE, WI 53204

OWNER	GENERAL CONTRACTOR	PROJECT ARCHITECT	STRUCTURAL ENGINEER	CIVIL ENGINEER
KAEDING DEVELOPMENT GROUP 7900 INTERNATIONAL DR, STE 910 BLOOMINGTON, MN 55425 P: 952.229.4433 WWW.KAEDING-GROUP.COM	VJS CONSTRUCTION SERVICES W233 N2847 ROUNDY CIRCLE WEST PEWAUKEE, WI 53072 P: 262.542.9000 VJSCS.COM	BRIAN GRIEBL, AIA VJS CONSTRUCTION SERVICES W233 N2847 ROUNDY CIRCLE WEST PEWAUKEE, WI 53072 P: 262.542.9000 VJSCS.COM	PIERCE ENGINEERING, INC 305 N PLANKINTON AVE, STE 101 MILWAUKEE, WI 53203 P: 414.278.90200	KAPUR 7711 N PORT WASHINGTON RD MILWAUKEE, WI 53217 P: 414.751.7200 WWW.KAPURINC.COM



KAEDING DEVELOPMENT GROUP  
THE EVERETT - MULTIFAMILY DEVELOPMENT  
234 S WATER STREET  
MILWAUKEE, WI 53204



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ISSUANCE & REVISIONS

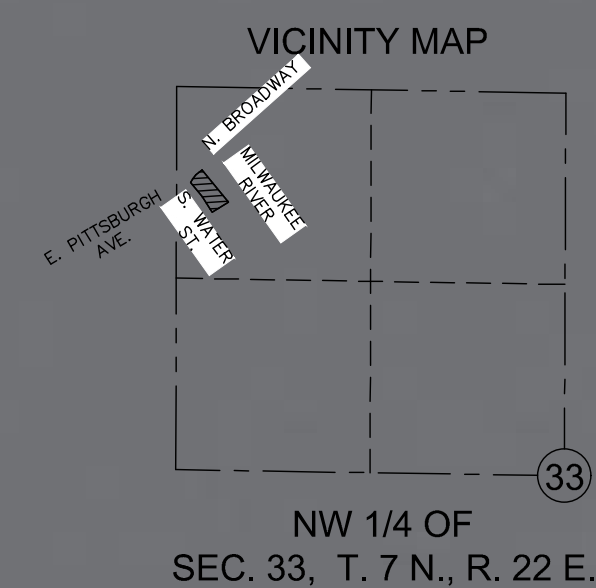
PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2024
DRAWN BY	BG
CHECKED BY	BG

TITLE SHEET

T1.01

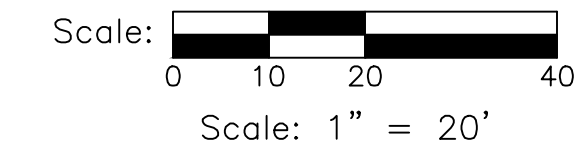
NOT FOR CONSTRUCTION

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



HORIZONTAL DATUM IS THE WISCONSIN COUNTY COORDINATE SYSTEM MILWAUKEE COUNTY ZONE NAD83 (2011). NORTH IS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 33-7-22 MEASURED AS 300'7.54'W.

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



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 www.DiggersHotline.com  
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 20181403130, 20181403137

**LEGEND**

- ◻ = BENCH MARK
- ▲ = CONTROL POINT
- ⊠ = CHISELED MARK FOUND
- ✕ = CUT CROSS SET
- = FOUND 1" P OR MONUMENTATION AS NOTED
- = 1-1/4" O.D.x24" LONG IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- △ = FOUND MAG/PK
- ▲ = SET MAG NAIL
- (R.A.) = RECORDED AS
- ⊙ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊙ = SOIL BORING
- 970.90 = SPOT ELEVATION
- ⊙ = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- WMO = WINDMILL
- ⊙ = PULLBOX
- ⊙ = MANHOLE TYPE NOTED
- SA = SANITARY SEWER MANHOLE
- ⊙ = STORM SEWER MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = WATER MANHOLE
- ⊕ = UTILITY METER
- † = SPRINKLER
- ⊙ = GUY WIRE POLE
- ⊕ = LIGHT POLE
- ⊕ = PEDESTAL
- ⊕ = POWER POLE
- ⊕ = POWER/LIGHT POLE
- ⊕ = TRAFFIC SIGNAL
- ⊕ = CURB STOP
- ⊕ = INLET
- ⊕ = CURB INLET
- ⊕ = GAS VALVE
- ⊕ = LIGHT POLE WITH MAST
- ⊕ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊕ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊕ = TREE STUMP
- ⊕ = FOUND REBAR
- ⊕ = CLEANOUT
- ⊕ = FLAG POLE
- ⊕ = UTILITY MARKER POST
- ⊕ = WELL
- ⊕ = MONITORING WELL
- ⊕ = SIGN ON POST
- ⊕ = PARKING METER
- ⊕ = UTILITY CONTROL BOX
- ⊕ = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- ▭ = BUILDING OUTLINE
- = MINOR CONTOUR
- - - = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- COMB = COMBINED SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- BES = BUREAU OF ELEC. SERV. CL. MIL.
- STM = STEAM LINE
- C = COMMUNICATION CONDUIT
- (P) IN LIFESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
- ▭ = ASPHALT SURFACE
- ▭ = CONCRETE SURFACE
- ▭ = WETLANDS



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ISSUANCE & REVISION

PROJECT NUMBER	8250079
PROJECT ISSUED	2/16/2026
DRAWN BY	BG
CHECKED BY	BG

EXISTING CONDITIONS PLAN

C100

NOT FOR CONSTRUCTION

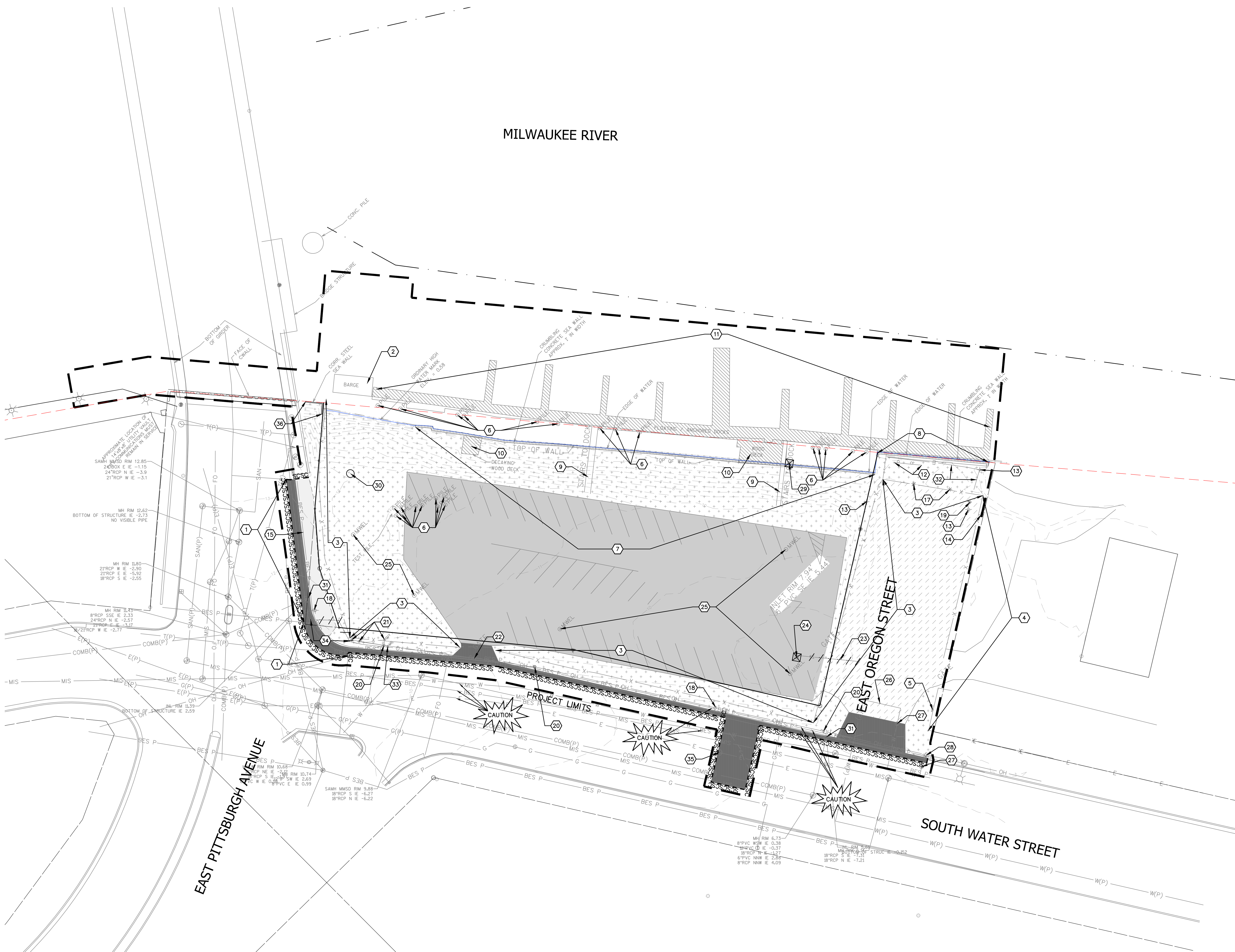
**DEMOLITION NOTES**

- CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, WOOD, COUNTY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

**KEY INDEX**

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNDESIRABLE & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNDESIRABLE GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAR & GRUB VEGETATION. REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
- SAWCUT FULL DEPTH
- TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- CAUTION  
KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- UTILITY STRUCTURE REMOVAL/ABANDONMENT
- SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING BARGE AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS.
- COORDINATE EXISTING FENCE REMOVAL WITH ADJACENT PROPERTY OWNER.
- COORDINATE EXISTING SIGN REMOVAL WITH ADJACENT PROPERTY OWNER.
- REMOVE & DISPOSE OF EXISTING PILES.
- REMOVE & DISPOSE OF EXISTING WALL.
- EXISTING DOCKWALL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING STAIRS AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING DECKS AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE/SALVAGE/STORE/DISPOSE OF EXISTING DOCKS AS DIRECTED BY OWNER. COORDINATE REMOVAL WITH OWNER.
- REMOVE & DISPOSE OF EXISTING GUARDRAIL.
- REMOVE & RELOCATE EXISTING PEDESTAL TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING PEDESTAL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING ELECTRICAL LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING FIBER OPTIC LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING LIGHT POLE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING LIGHT POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING OVERHEAD POLE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING OVERHEAD POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING OVERHEAD LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & DISPOSE OF EXISTING STORM SEWER.
- REMOVE & DISPOSE OF EXISTING STORM SEWER STRUCTURE.
- REMOVE & CLOSE EXISTING MONITORING WELLS PER NR 141.25.
- EXISTING WATER LINE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING WATER VALVE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING HYDRANT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- CONTRACTOR TO VERIFY VALVE USE PRIOR TO CONSTRUCTION. IF INACTIVE, REMOVE & DISPOSE OF OFFSITE. IF ACTIVE, CONTRACTOR TO CONTACT ENGINEER.
- CONTRACTOR TO LOCATE, OPEN, AND INVESTIGATE UNKNOWN BURIED STRUCTURE.
- EXISTING STORM SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & RELOCATE EXISTING ELECTRIC LINE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- REMOVE & RELOCATE EXISTING UTILITY POST. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- REMOVE & RELOCATE EXISTING FIBER OPTIC LINE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING ELECTRIC MANHOLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING SEA WALL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.

MILWAUKEE RIVER



Scale:

Scale: 1" = 20'

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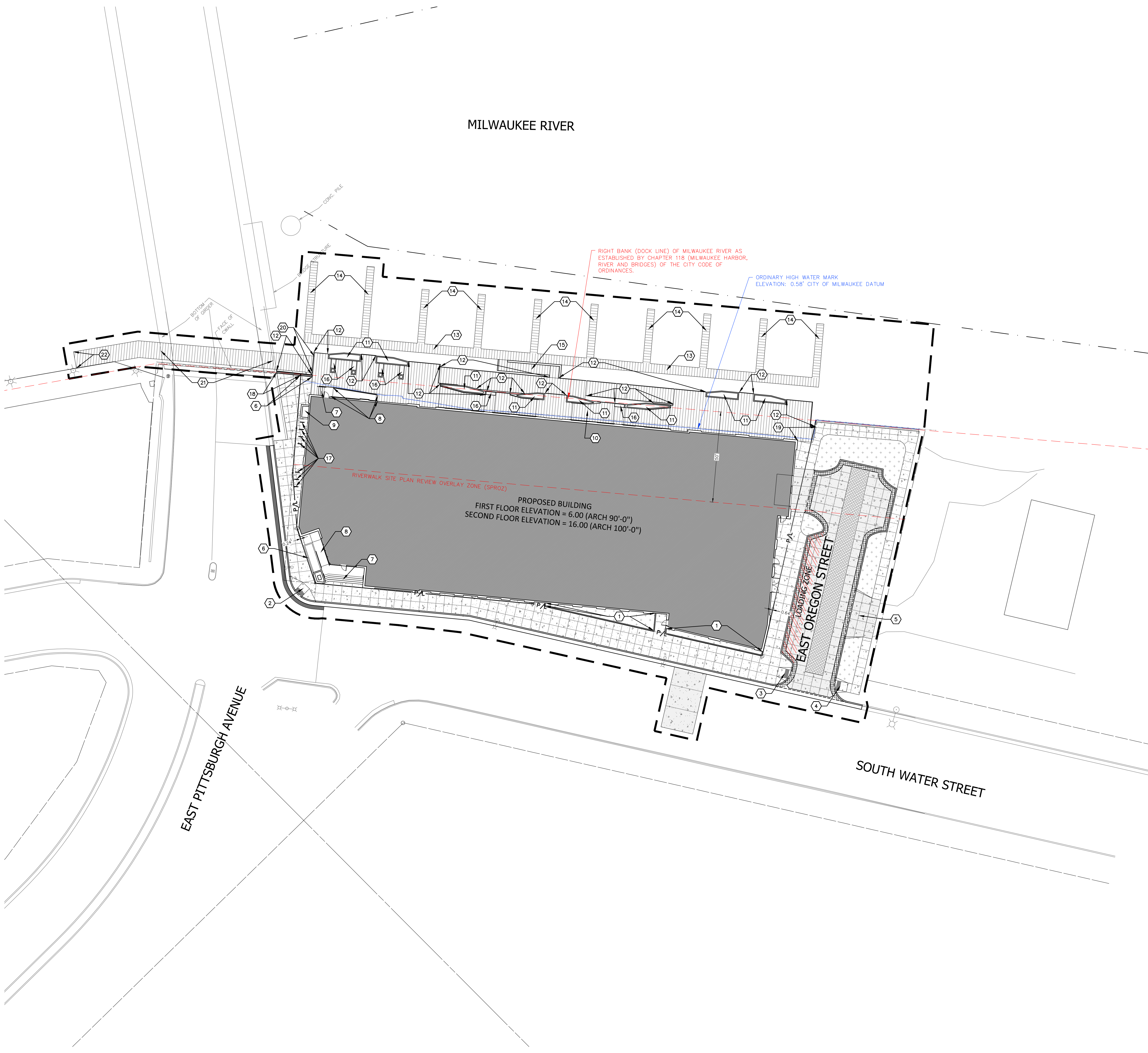
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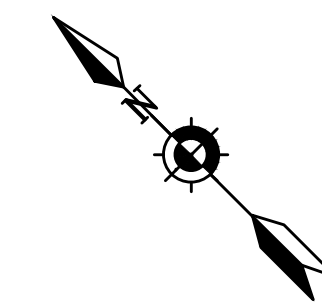
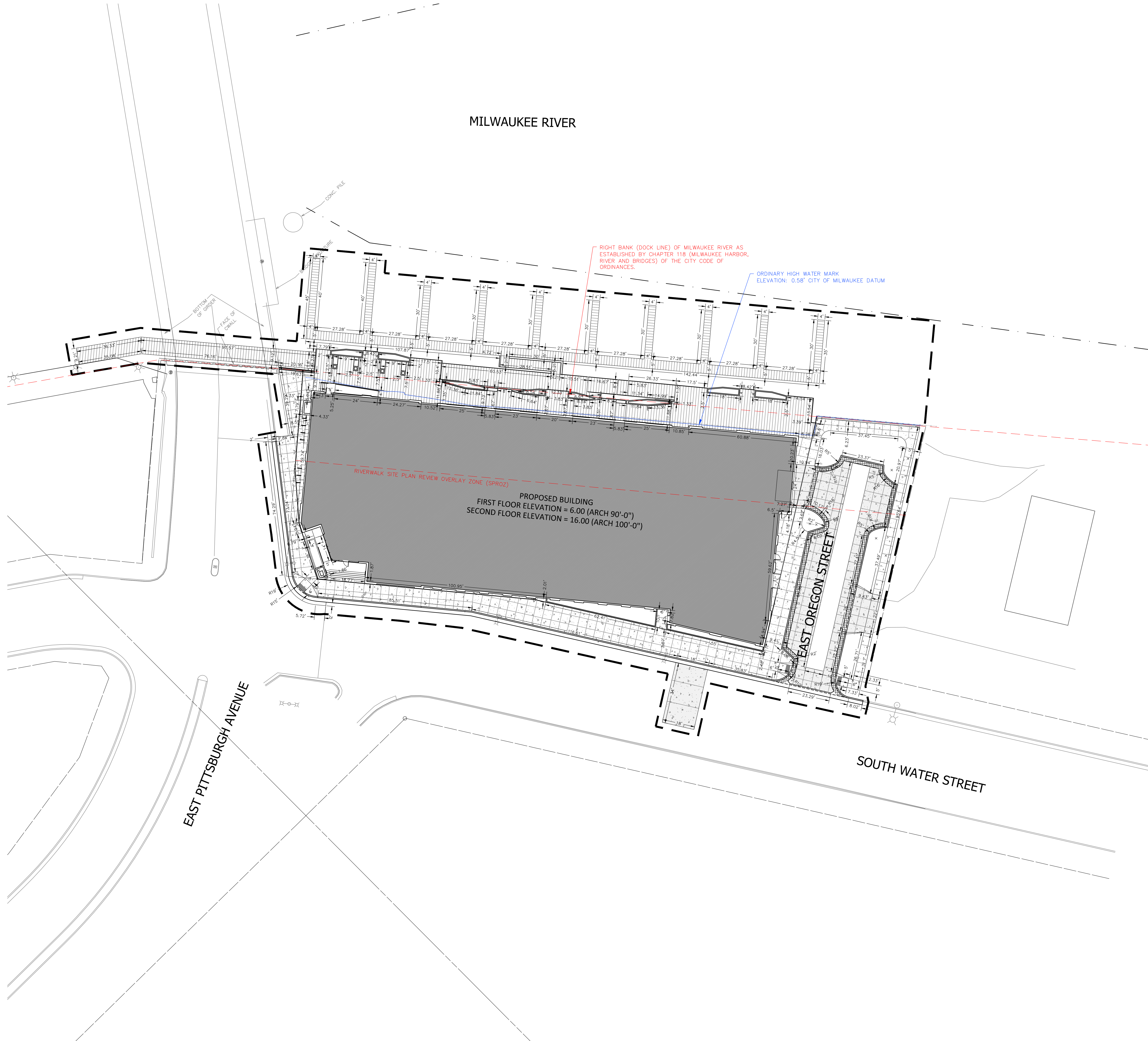
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**KEY INDEX**

	PROJECT LIMITS	
	PROPERTY LINE	
	EASEMENT LINE	
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL, IF REQUIRED.	
	CITY OF MILWAUKEE ASPHALTIC CONCRETE TO MATCH EXISTING ROADWAY SECTION. CONTRACTOR TO VERIFY SECTION PRIOR TO CONSTRUCTION.	
	CONCRETE SLAB 5.00" CONCRETE 4.00" AGGREGATE BASE COURSE	
	HEAVY DUTY CONCRETE PAVEMENT 7.00" CONCRETE 6.00" AGGREGATE BASE COURSE	
	PERMEABLE PAVERS OVER CLEAR WASHED STONE FOR STORM WATER MANAGEMENT	
	RIVERWALK, WHARF, AND BOAT DOCK DECKING. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	HIGH-SIDE CONCRETE CURB & GUTTER 31" BARRIER UNLESS OTHERWISE NOTED	
	LOW-SIDE CONCRETE CURB & GUTTER 31" BARRIER UNLESS OTHERWISE NOTED	
	DEPRESSED CONCRETE CURB & GUTTER 31" DEPRESSED UNLESS OTHERWISE NOTED	
	6" CONCRETE HIGH CURB HEAD	
	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	
	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	
	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	
	CONCRETE DRIVEWAY APRON	
	RETAINING WALL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	STAIRS AND HANDRAIL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	ACCESSIBLE RAMP AND HANDRAILS. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	AREA WELL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	RIVERWALK. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	PLANTER. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	HANDRAIL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	WHARF. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	BOAT DOCK. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	ACCESSIBLE RAMP TO WHARF. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	BENCH. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	MADRAX "LOFTY" BIKE RACK OR APPROVED EQUAL. INSTALL PER MANUFACTURER DETAILS AND SPECIFICATIONS.	
	RETAINING WALL ON TOP OF EXISTING SEA WALL. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.	
	RIVERWALK CONNECTION TO EAST OREGON STREET.	
	RIVERWALK CONNECTION TO WEST PITTSBURGH AVENUE.	
	RIVERWALK UNDER WEST PITTSBURGH AVENUE BRIDGE.	
	RIVERWALK CONNECTION TO EXISTING RIVERWALK.	



MILWAUKEE RIVER



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

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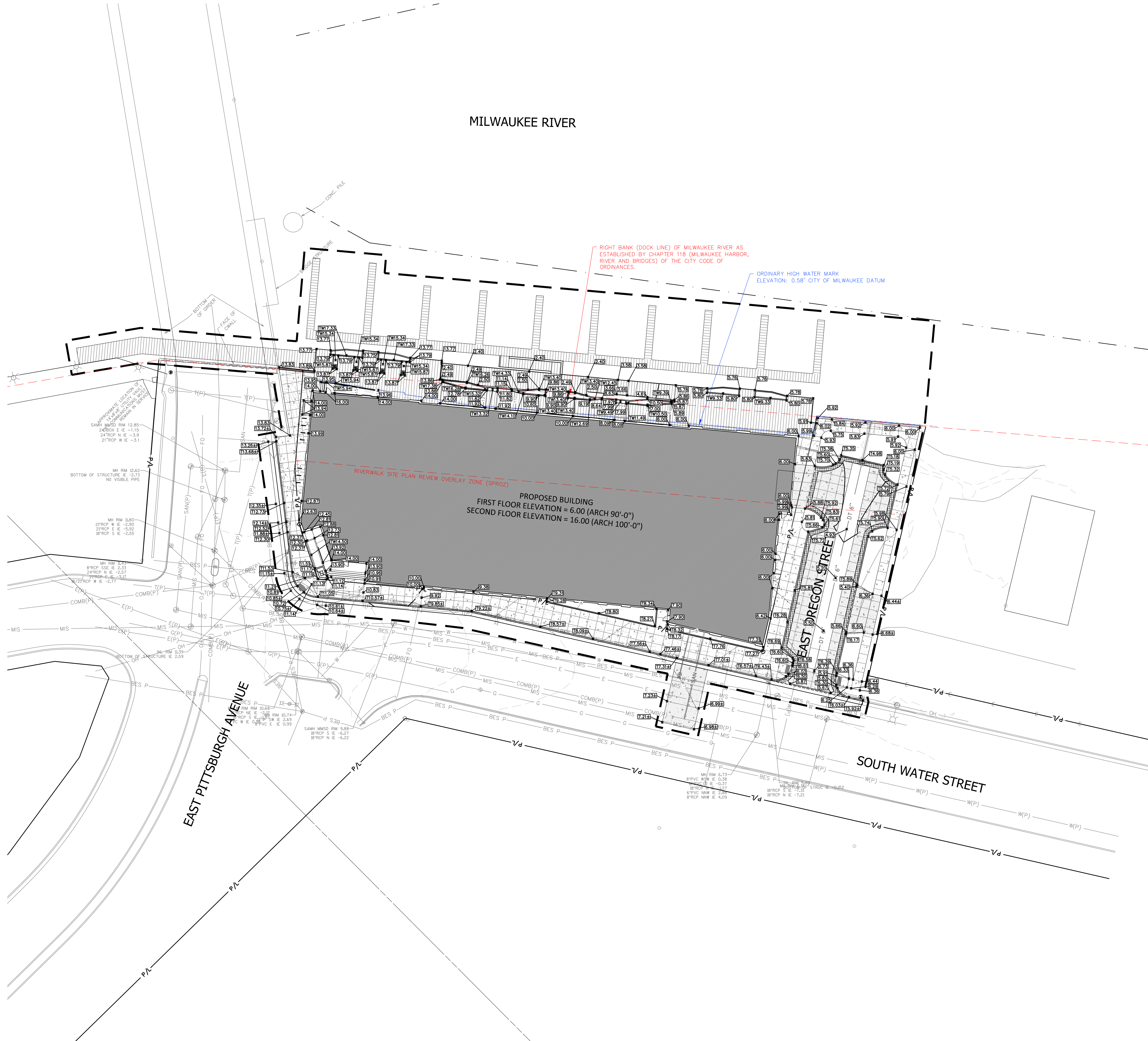
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**KEY INDEX**

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE

**NOT FOR CONSTRUCTION**

MILWAUKEE RIVER



RIGHT BANK (DOCK LINE) OF MILWAUKEE RIVER AS ESTABLISHED BY CHAPTER 118 (MILWAUKEE HARBOR, RIVER AND BRIDGES) OF THE CITY CODE OF ORDINANCES.

ORDINARY HIGH WATER MARK  
ELEVATION: 0.58' CITY OF MILWAUKEE DATUM

PROPOSED BUILDING  
FIRST FLOOR ELEVATION = 6.00 (ARCH 90'-0")  
SECOND FLOOR ELEVATION = 16.00 (ARCH 100'-0")

RIVERWALK SITE PLAN REVIEW OVERLAY ZONE (SPROZ)

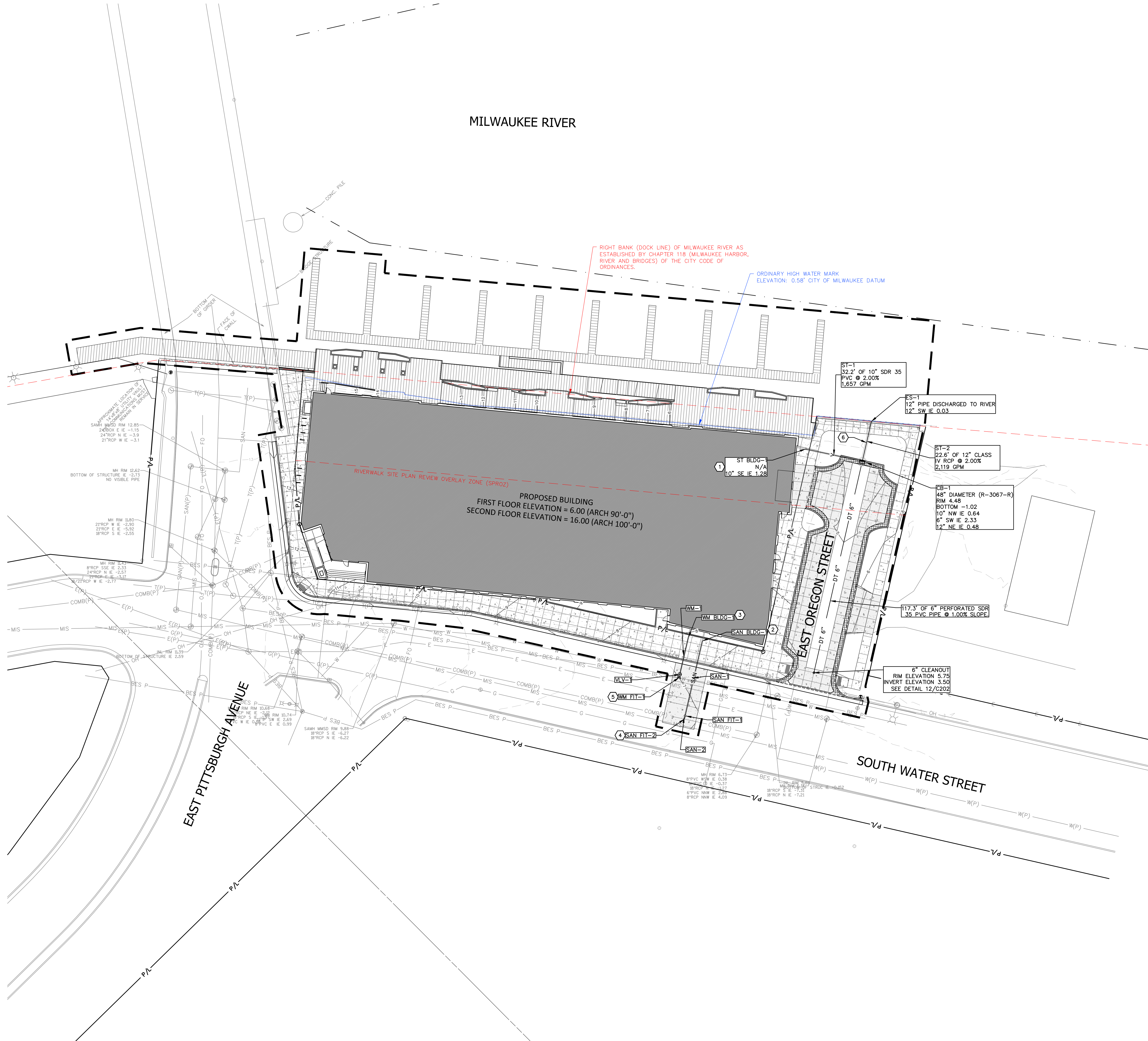
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Scale: 1" = 20'

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**KEY INDEX**

	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED SPOT GRADE
	MATCH EXISTING GRADE
	PROPOSED TOP OF CURB GRADE, REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION, GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
	MATCH EXISTING TOP OF CURB GRADE
	PROPOSED TOP OF WALL

MILWAUKEE RIVER



Scale: 0 10 20 40  
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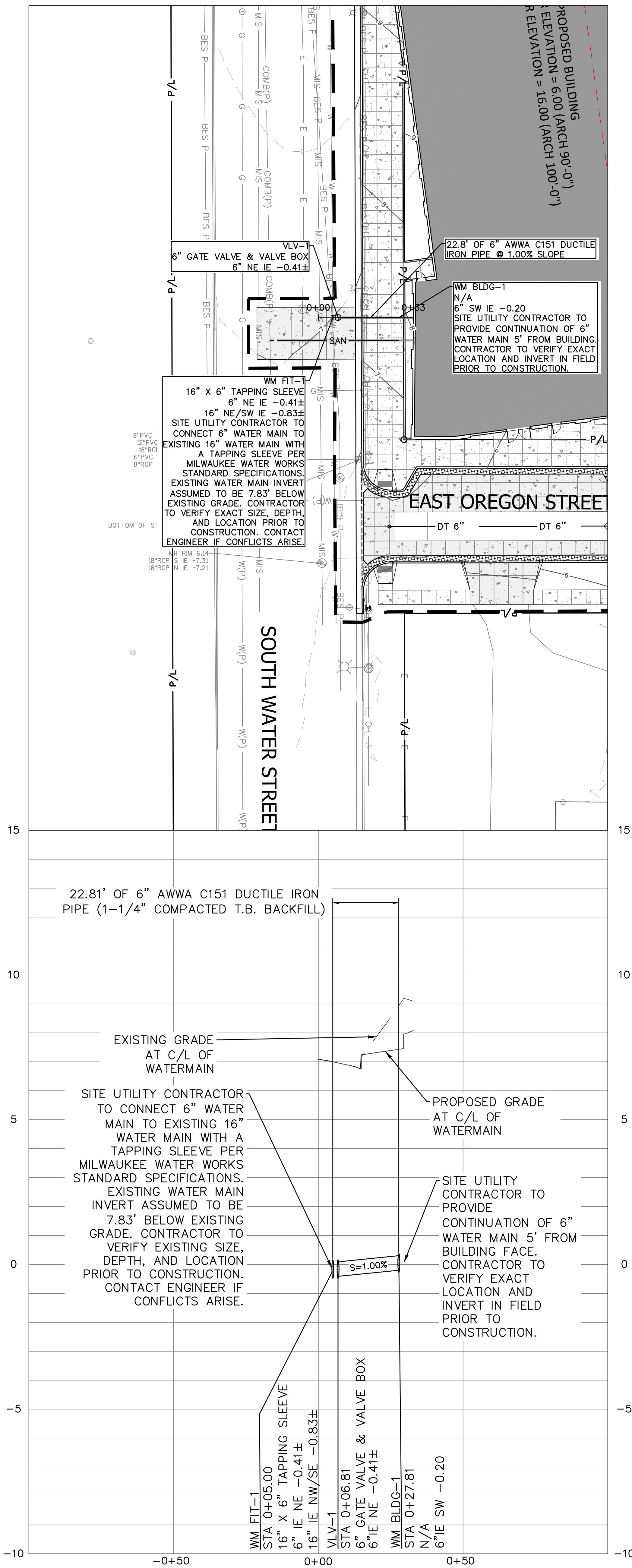
UTILITY NOTES

- CAUTION**
- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.
- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPOUT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
  - THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED OR CERTIFIED TO.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, WOOD, COUNTY, AND STORM WATER MANAGEMENT.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. RESOLUTION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
  - FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- |  |  |            |
|--|--|------------|
|  | PROJECT LIMITS   |            |
|  | PROPERTY LINE  |            |
|  | EASEMENT LINE  |            |
|  | STORM CATCH BASIN WITH CURB BOX FRAME & GRATE  | 10<br>C202 |
|  | WATER MAIN TAPPING SLEEVE  |            |
|  | WATER MAIN VALVE   |            |
|  | STORM SEWER  |            |
|  | SANITARY SEWER   |            |
|  | WATER MAIN   |            |
|  | CONTRACTOR TO PROVIDE CONTINUATION OF 10" STORM SEWER 5 FEET FROM BUILDING. CONTRACTOR TO VERIFY EXACT DEPTH AND LOCATION IN FIELD.  |            |
|  | CONTRACTOR TO PROVIDE CONTINUATION OF 8" SANITARY SEWER 5 FEET FROM BUILDING. CONTRACTOR TO VERIFY EXACT DEPTH AND LOCATION IN FIELD.  |            |
|  | CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER MAIN 5 FEET FROM BUILDING. CONTRACTOR TO VERIFY EXACT DEPTH AND LOCATION IN FIELD.  |            |
|  | CONTRACTOR TO CONNECT 8" SANITARY SEWER TO EXISTING 18" COMBINED SEWER PIPES VIA UPPER QUADRANT CORED TEE CONNECTION PER CITY OF MILWAUKEE STANDARD SPECIFICATIONS. CONTRACTOR TO VERIFY EXACT LOCATION, SIZE, AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.  | 11<br>C202 |
|  | CONTRACTOR TO CONNECT 6" WATER MAIN TO EXISTING 16" WATER MAIN VIA TAPPING SLEEVE PER CITY OF MILWAUKEE WATER WORKS STANDARD SPECIFICATIONS. EXISTING WATER MAIN INVERT ASSUMED TO BE 7.85' UNDER EXISTING GRADE. CONTRACTOR TO VERIFY EXACT LOCATION, SIZE AND DEPTH IN FIELD PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE. |            |
|  | CONTRACTOR TO INSTALL BACKFLOW PREVENTER ON ST-2, 12.6' NORTHEAST OF CB-1.   |            |

NOT FOR CONSTRUCTION



Scale: 0 10 20 40  
 Scale: 1" = 20' HOR.  
 1" = 2' VERT.

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- UTILITY NOTES**
- CAUTION**  
 KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.
- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPOUT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE. POINTING/UPGRADE - WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
  - THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
  - FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

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	PROPERTY LINE
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	WATER MAIN TAPPING SLEEVE
	WATER MAIN VALVE
	STORM SEWER
	SANITARY SEWER
	WATER MAIN

**NOT FOR CONSTRUCTION**

**vjs** CONSTRUCTION SERVICES

**K**

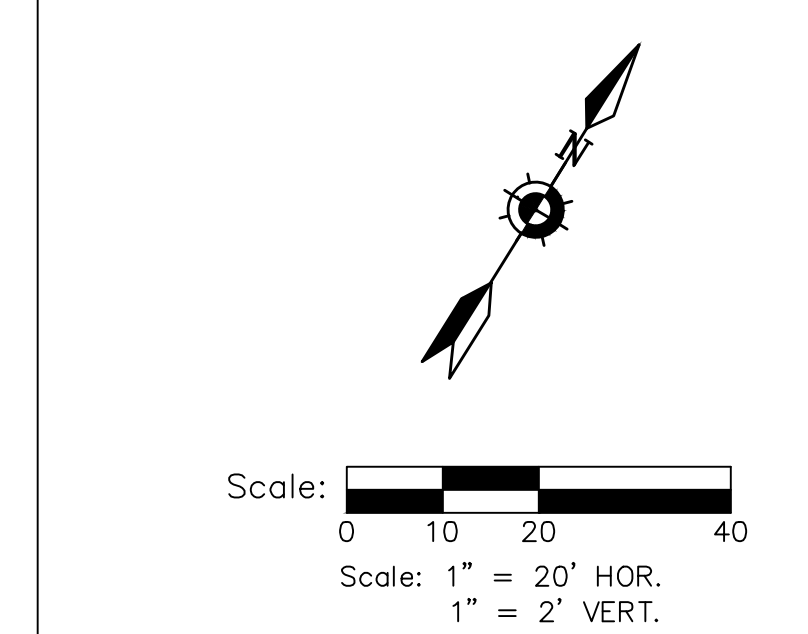
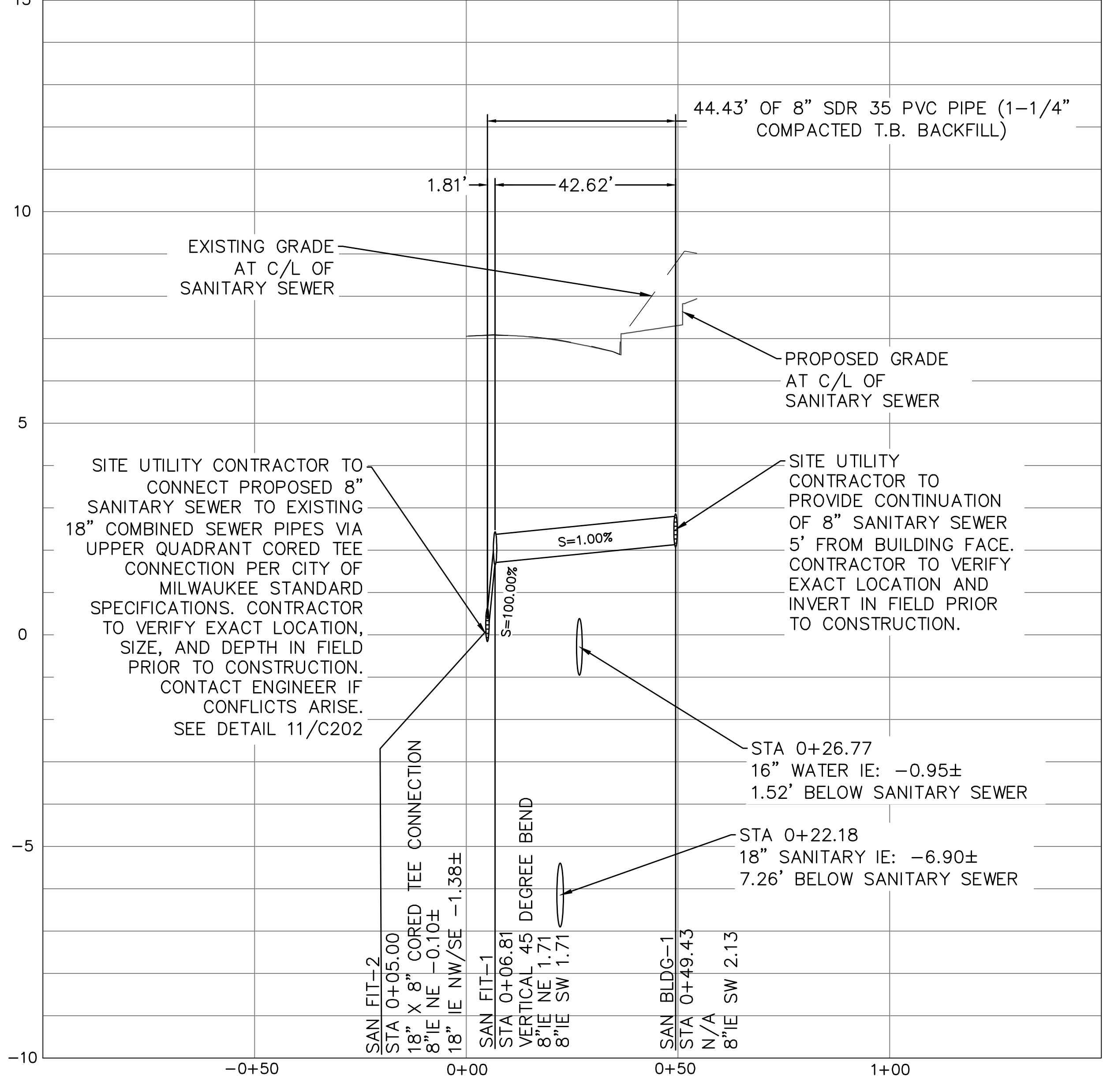
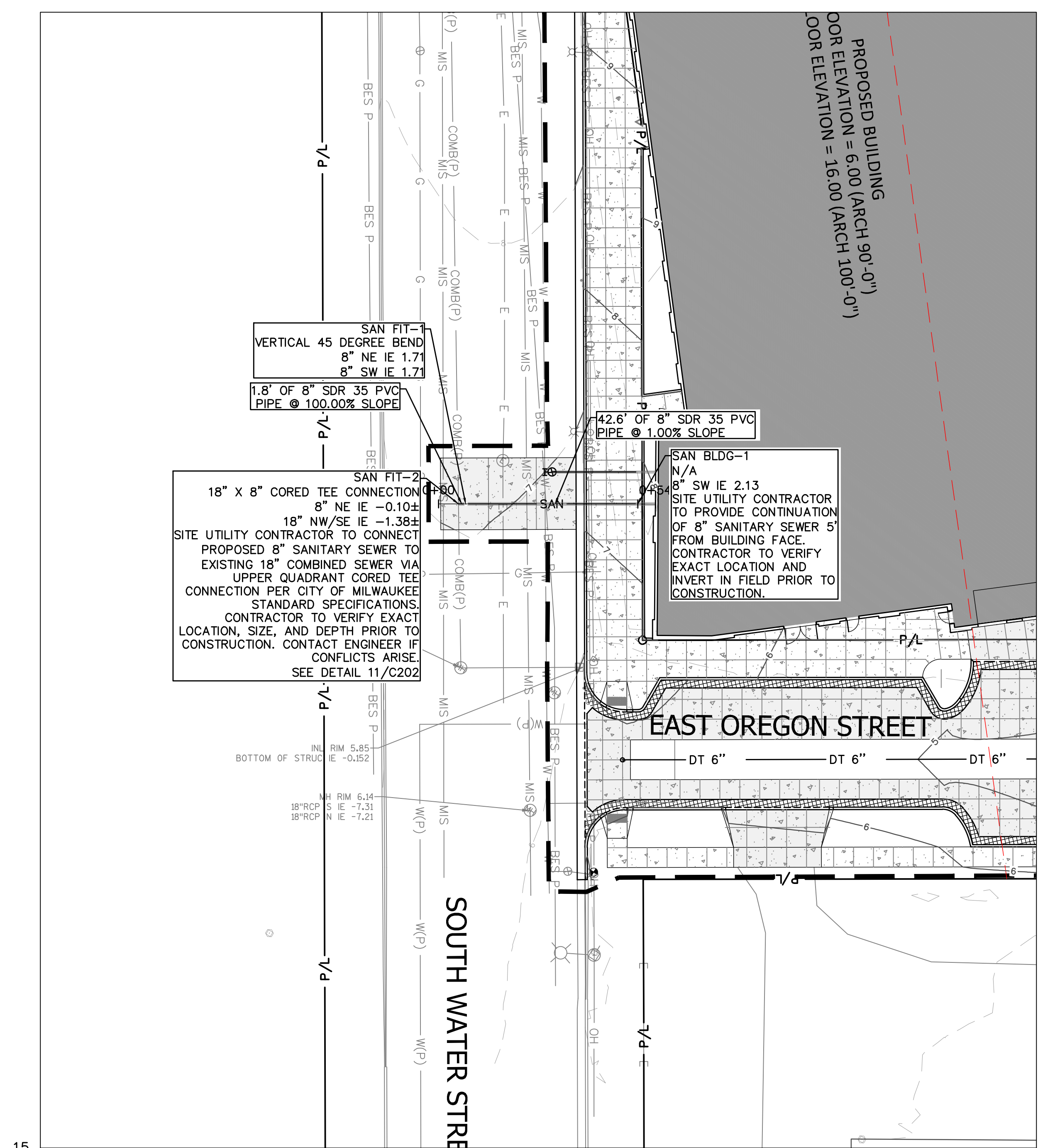
KAEDING DEVELOPMENT GROUP  
 THE EVERETT - MULTIFAMILY DEVELOPMENT  
 234 S WATER STREET  
 MILWAUKEE, WI 53204

**kapur**

**PE**  
 PIERCE ENGINEERS, INC.  
 222 West Washington Ave, Suite 650  
 Madison, WI 53703  
 608.256.1504  
 www.pierceengineers.com  
 PE Project: 240239

PROJECT NUMBER: 8250079  
 PROJECT/ISSUE: 2/16/2026  
 DRAWN BY: BG  
 CHECKED BY: BG

WATERMAIN PLAN & PROFILE  
**C105A**



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

- UTILITY NOTES**
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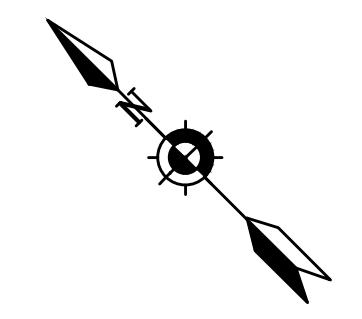
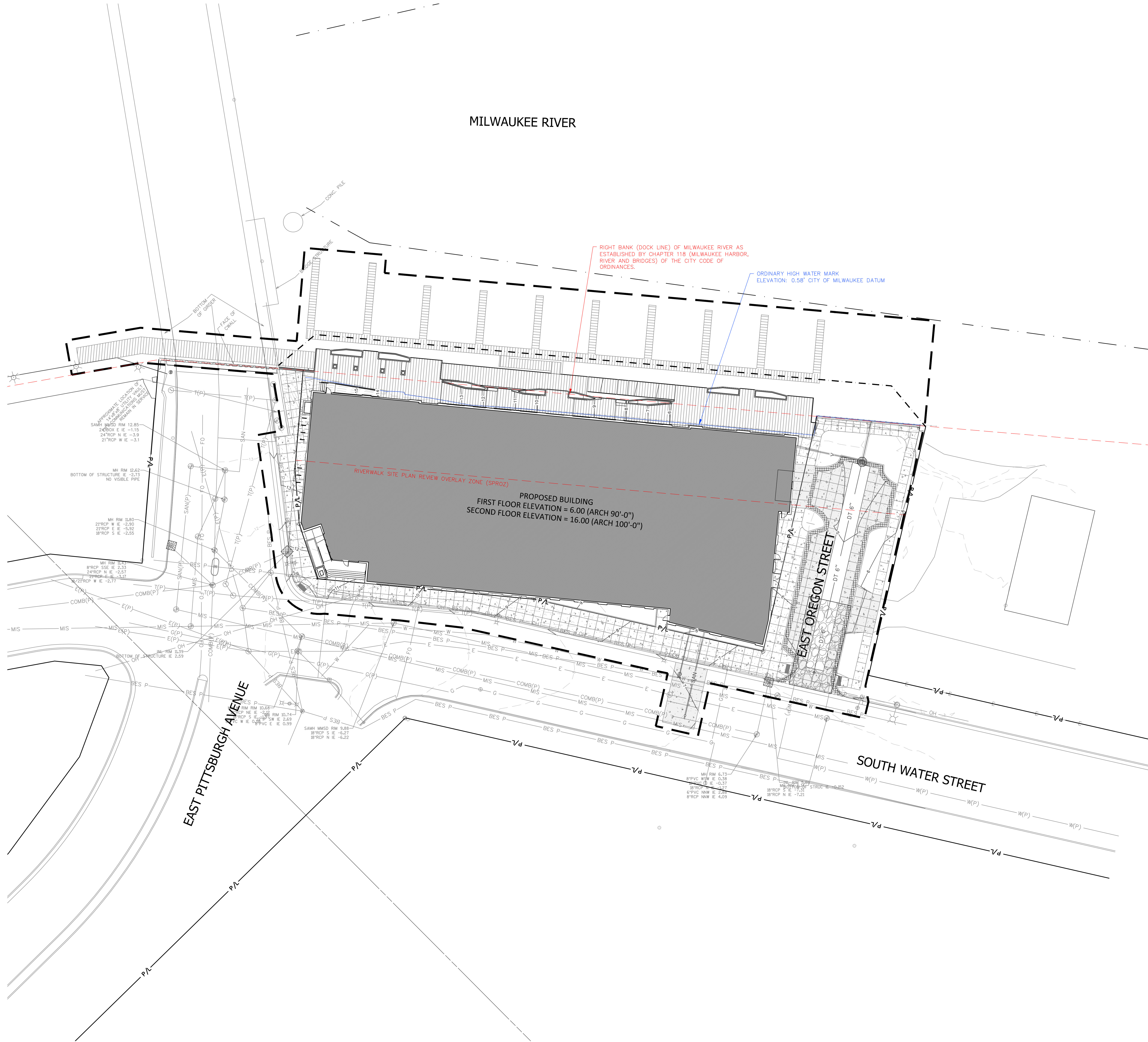
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	STORM SEWER
	SANITARY SEWER
	WATER MAIN

NOT FOR CONSTRUCTION

PROJECT NUMBER	8250079
PROJECT/ISSUE	2/16/2026
DRAWN BY	BC
CHECKED BY	BC

MILWAUKEE RIVER



Scale: 1" = 20'

**DIGGERS HOTLINE**  
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 www.DiggersHotline.com

**EROSION NOTES**

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

**POINTS OF CONTACT**

**LAND OWNER:**  
 --- PRESIDENT  
 --- STREET  
 --- W  
 PHONE: (---) ---

**PROJECT ENGINEER:**  
 RYAN BIRSCHBACH, P.E.  
 KAPUR & ASSOCIATES, INC.  
 788 N. JEFFERSON ST., SUITE 800  
 MILWAUKEE, WI 53202  
 PHONE: (262) 758-2080

**CONSTRUCTION MANAGER:**  
 BRIAN GREEL  
 VJS CONSTRUCTION SERVICES  
 W233 N 2847 ROUNDY CIRCLE WEST  
 FENWAUKEE, WI 53072  
 PHONE: (262) 446-6409

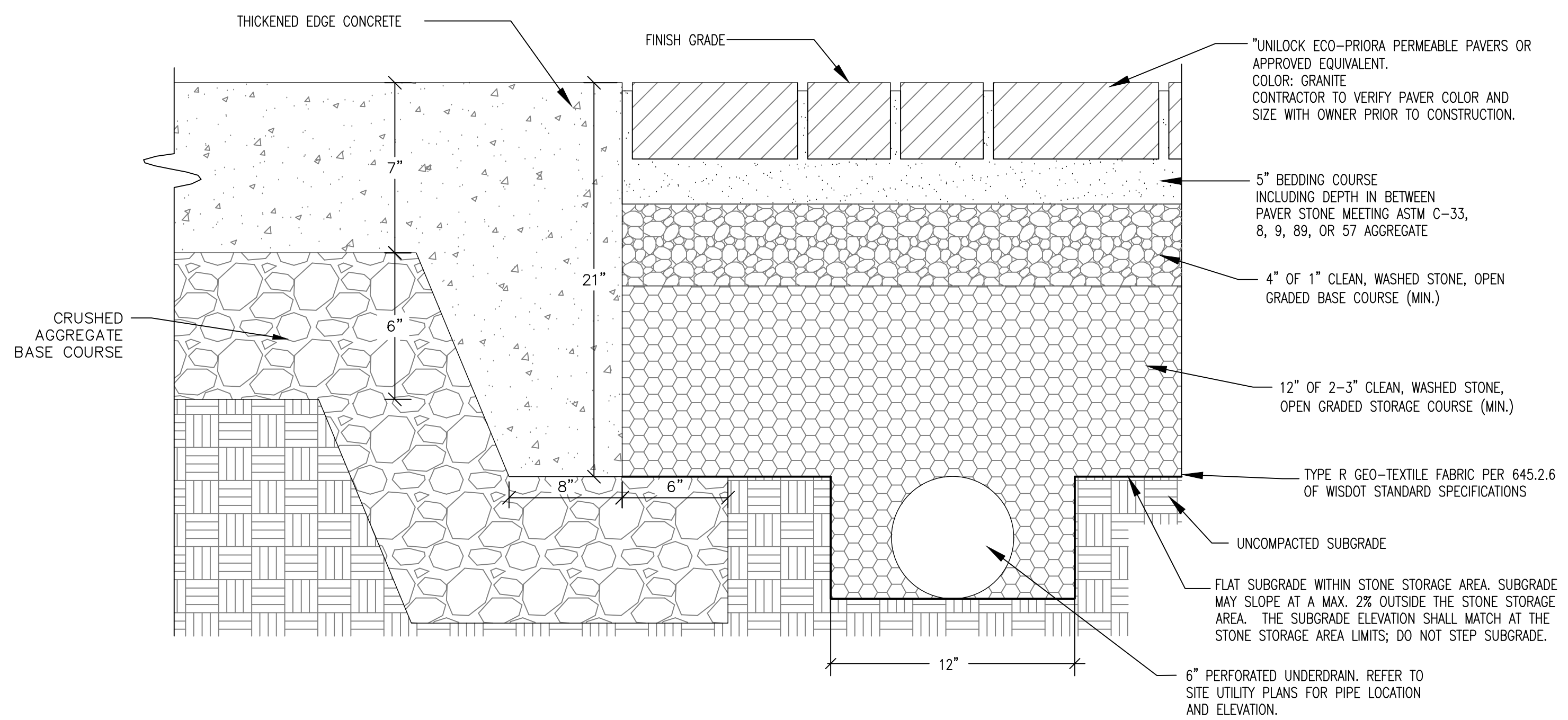
**KEY INDEX**

	PROJECT LIMITS
	PROPERTY LINE
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	SILT CURTAIN
	STONE TRACKING PAD REQUIRED, LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
	DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
	DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

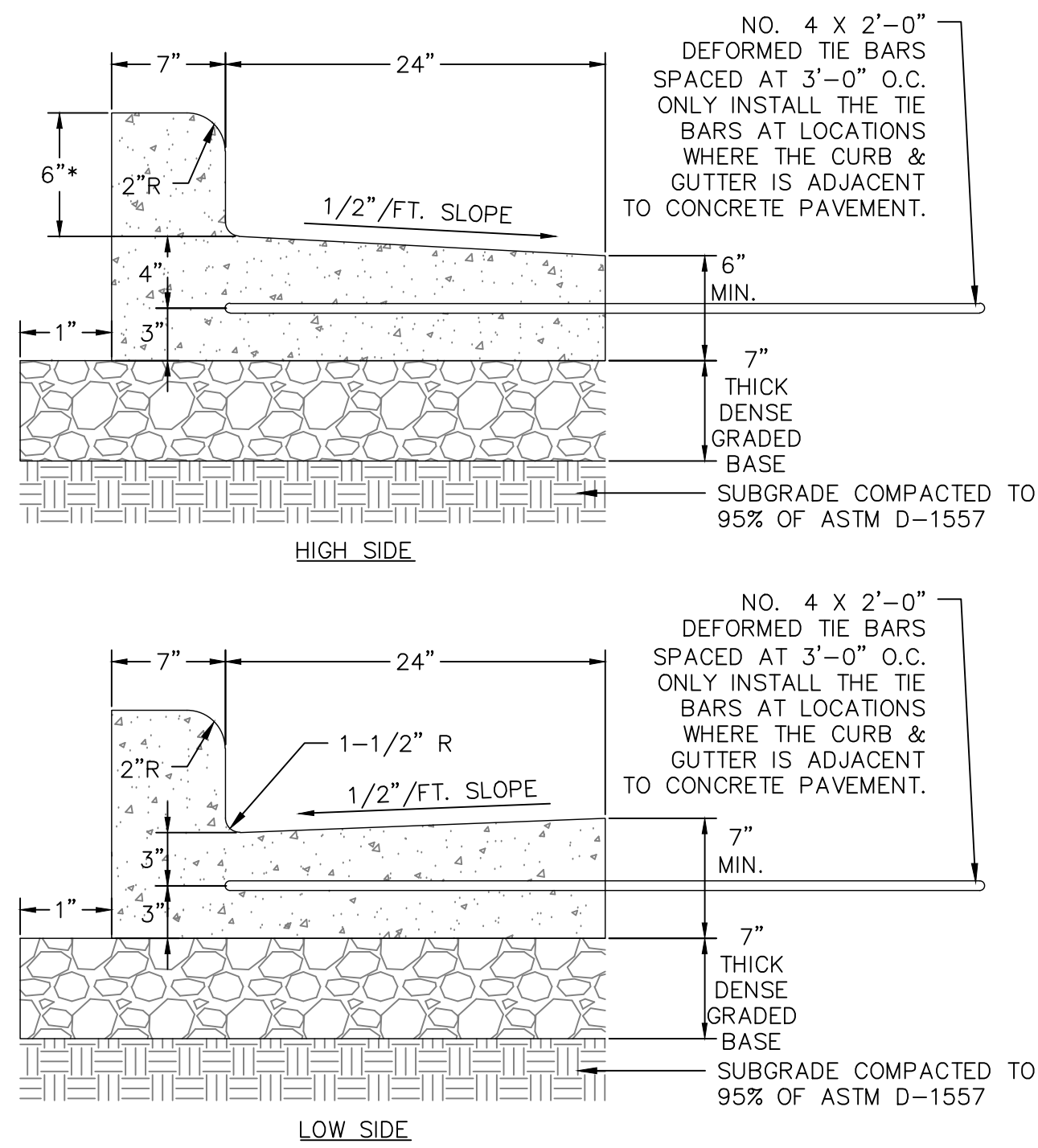
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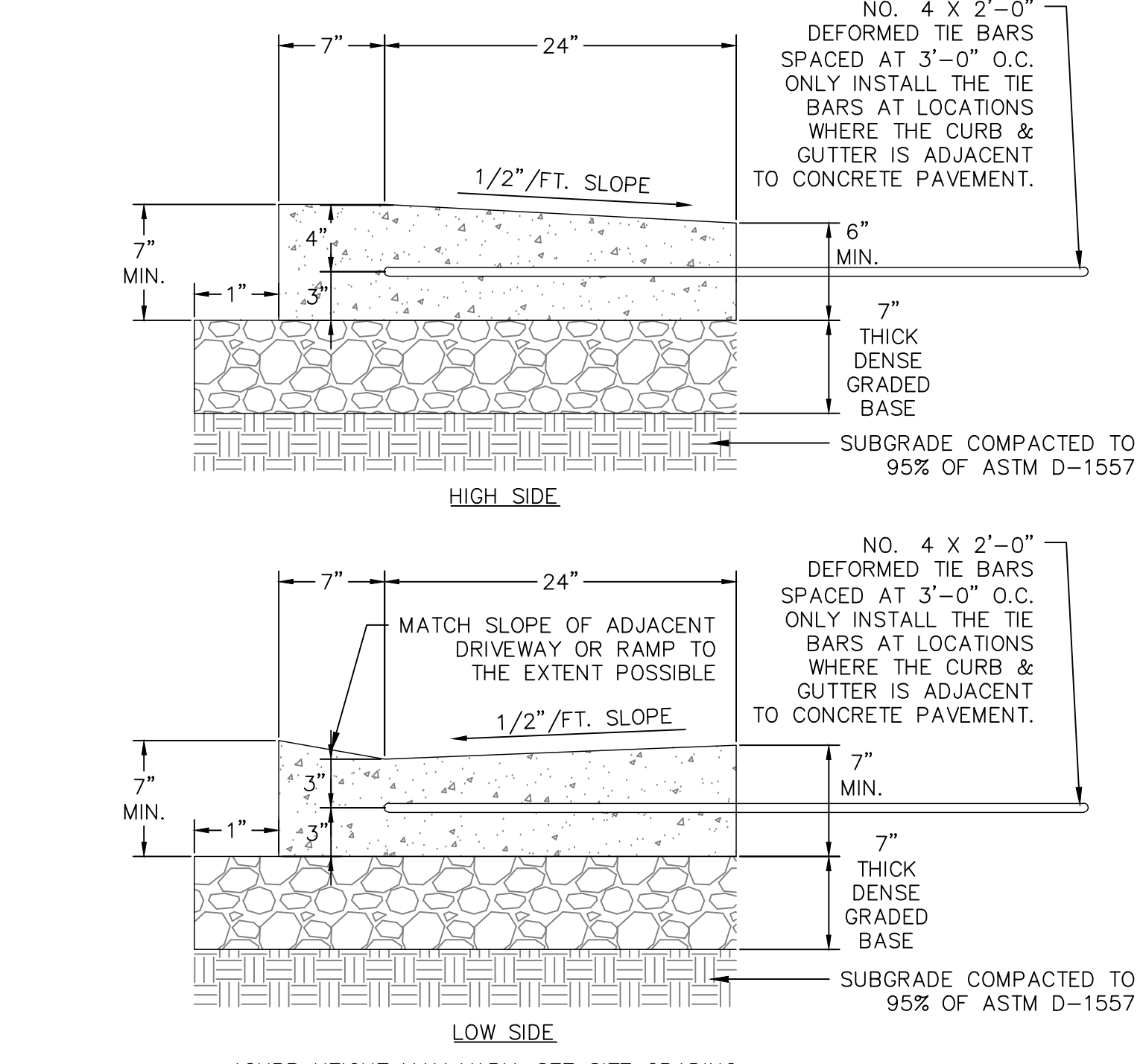
NOTE: PAVEMENT BLOCK SURFACE COMPOSITION PERCENT VOIDS SHALL BE LESS THAN 25%.  
 SEE UTILITY PLAN FOR LOCATION AND INVERTS OF 6" PVC UNDERDRAIN.  
 TYPICAL INSTALLATION: FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALLATION MUST MEET WDR TECHNICAL STANDARD 1008 - PERMEABLE PAVEMENT



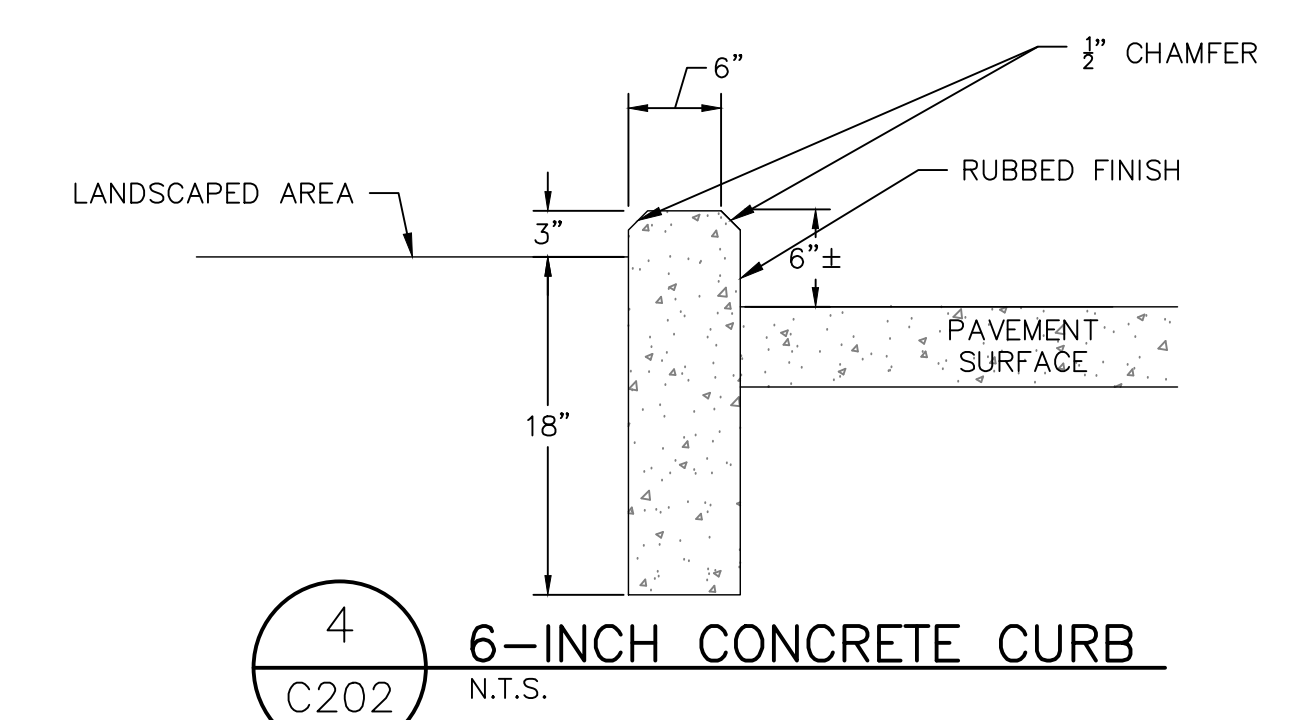
1 PERMEABLE INTERLOCKING PAVERS ON GRAVEL STORAGE LAYER  
 C202 N.T.S.



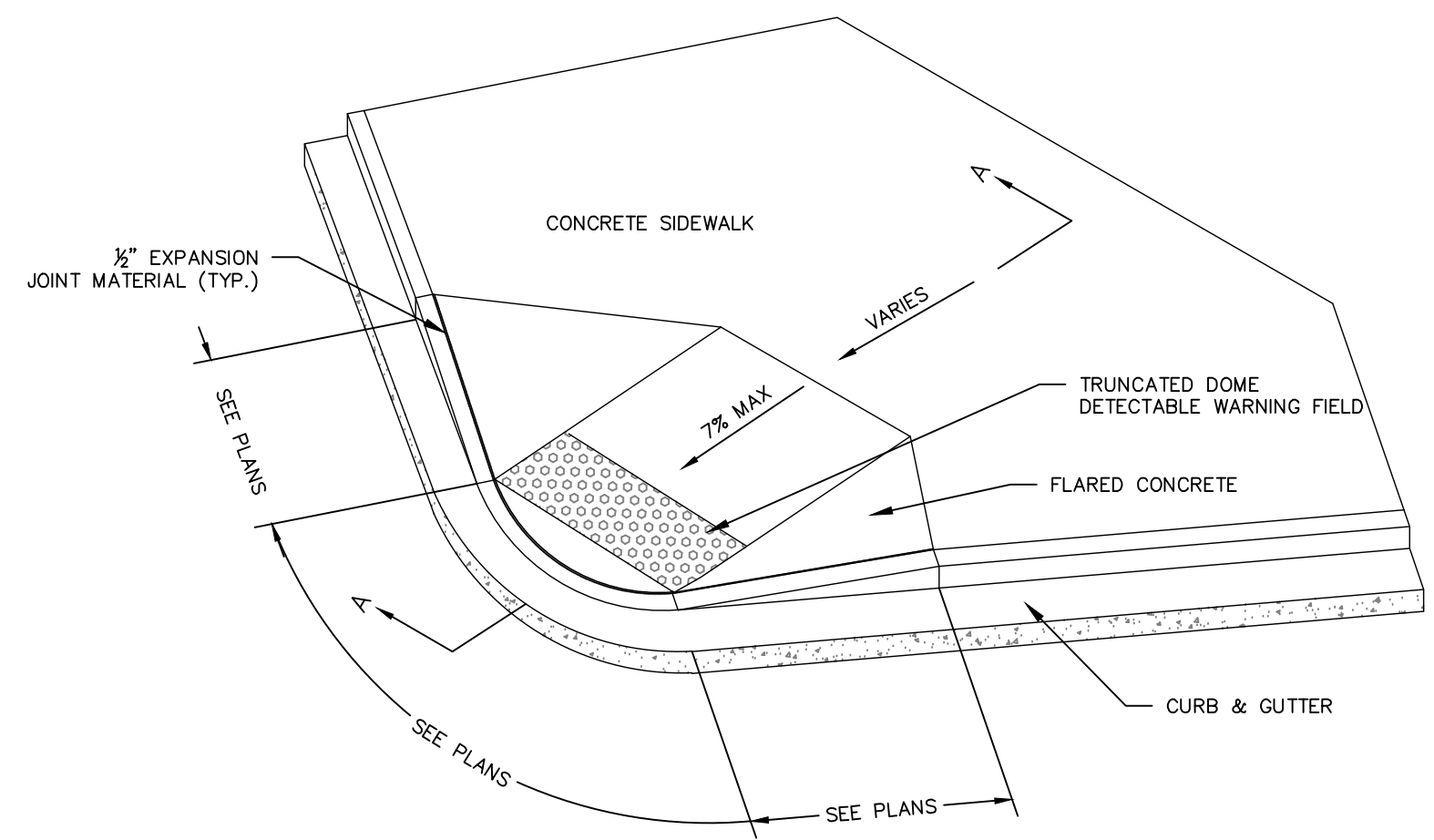
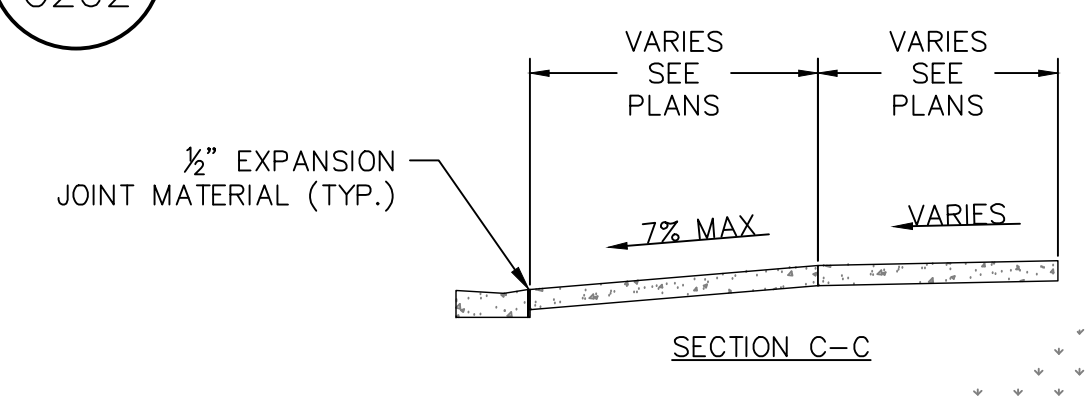
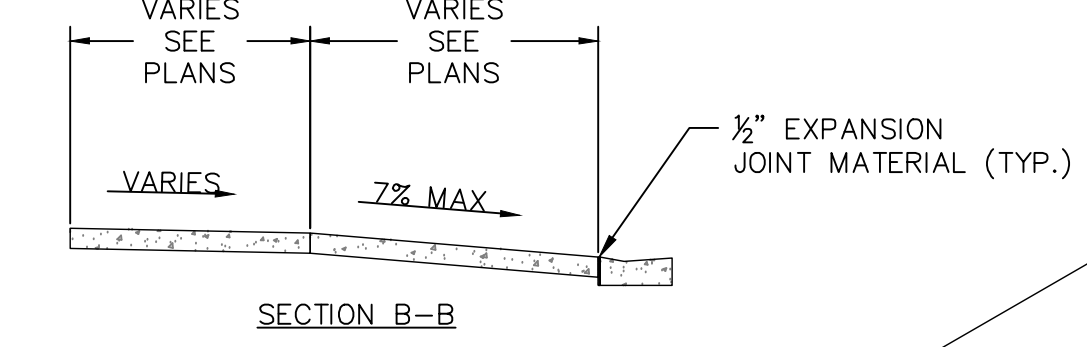
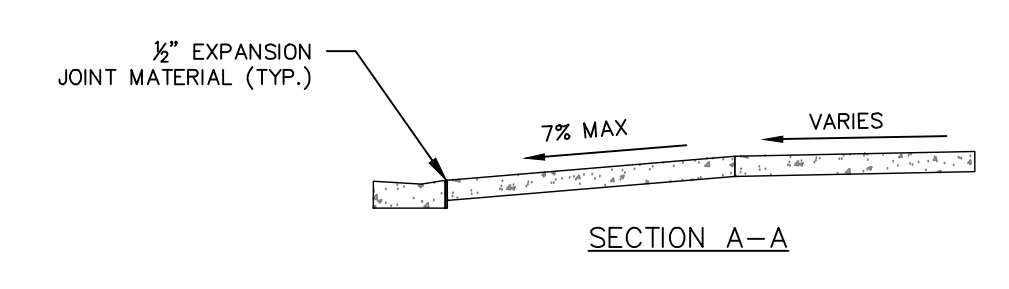
2 31-INCH BARRIER CONCRETE CURB & GUTTER  
 C202 N.T.S.



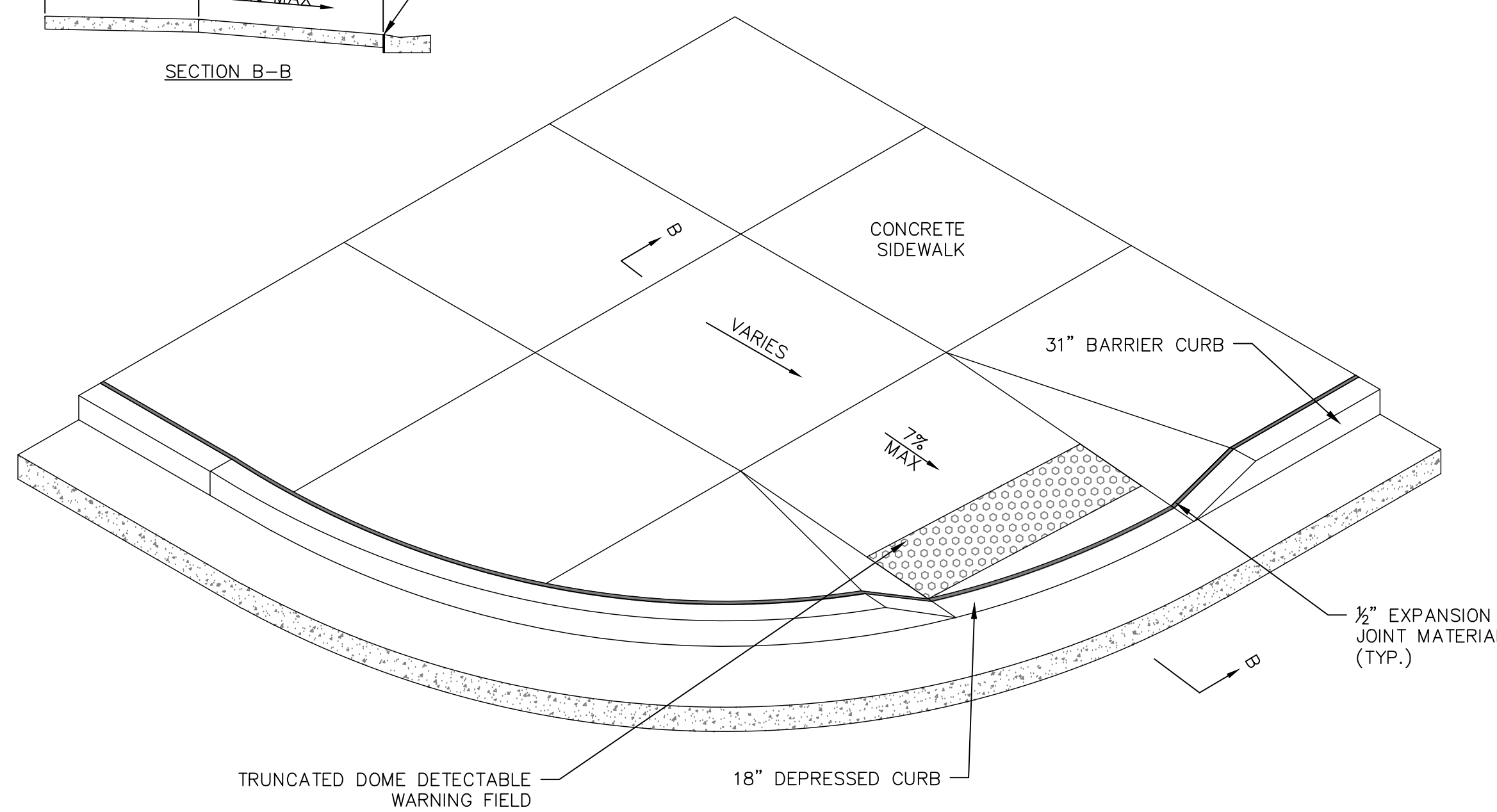
3 31-INCH DEPRESSED CONCRETE CURB & GUTTER  
 C202 N.T.S.



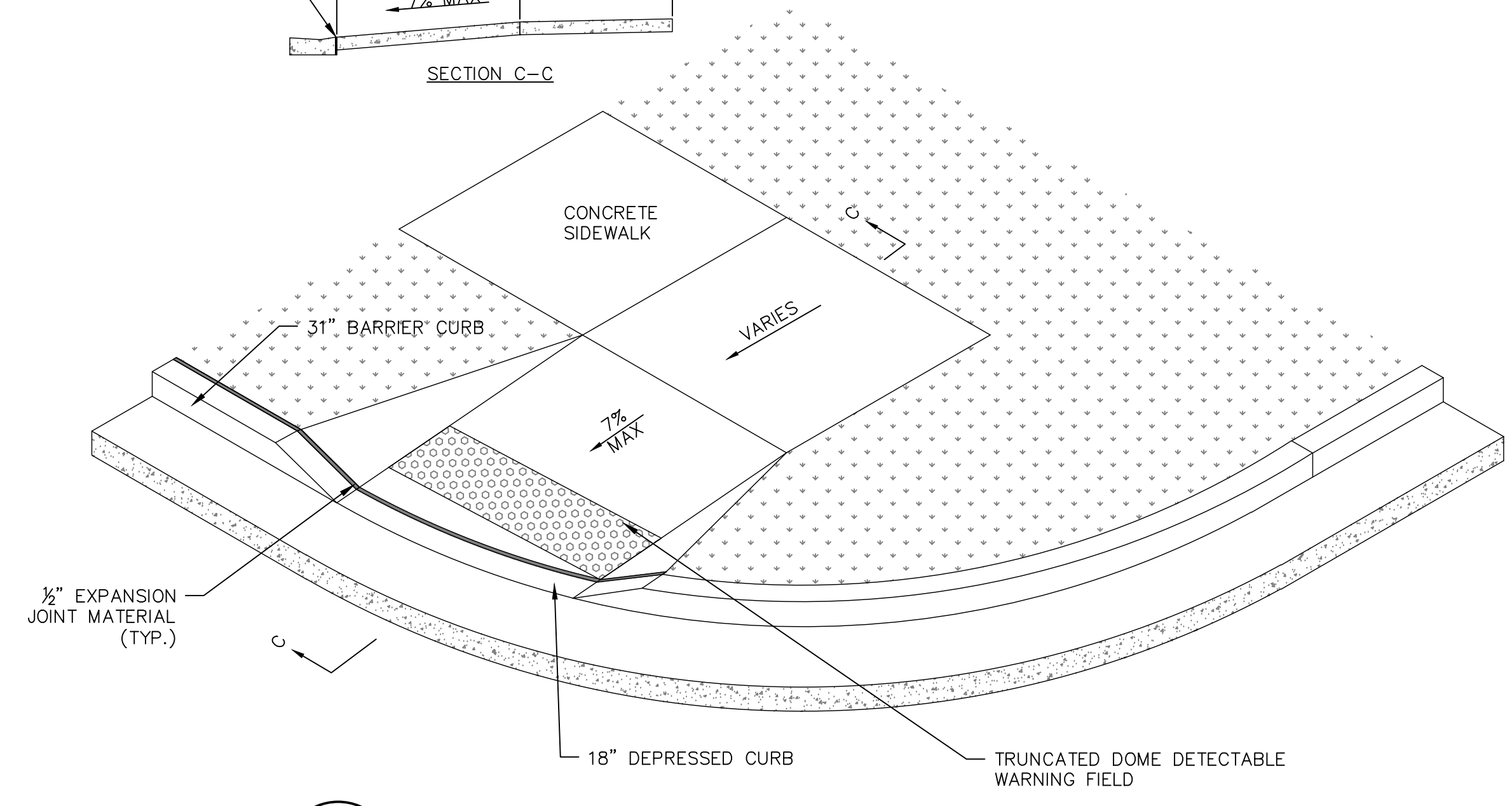
4 6-INCH CONCRETE CURB  
 C202 N.T.S.



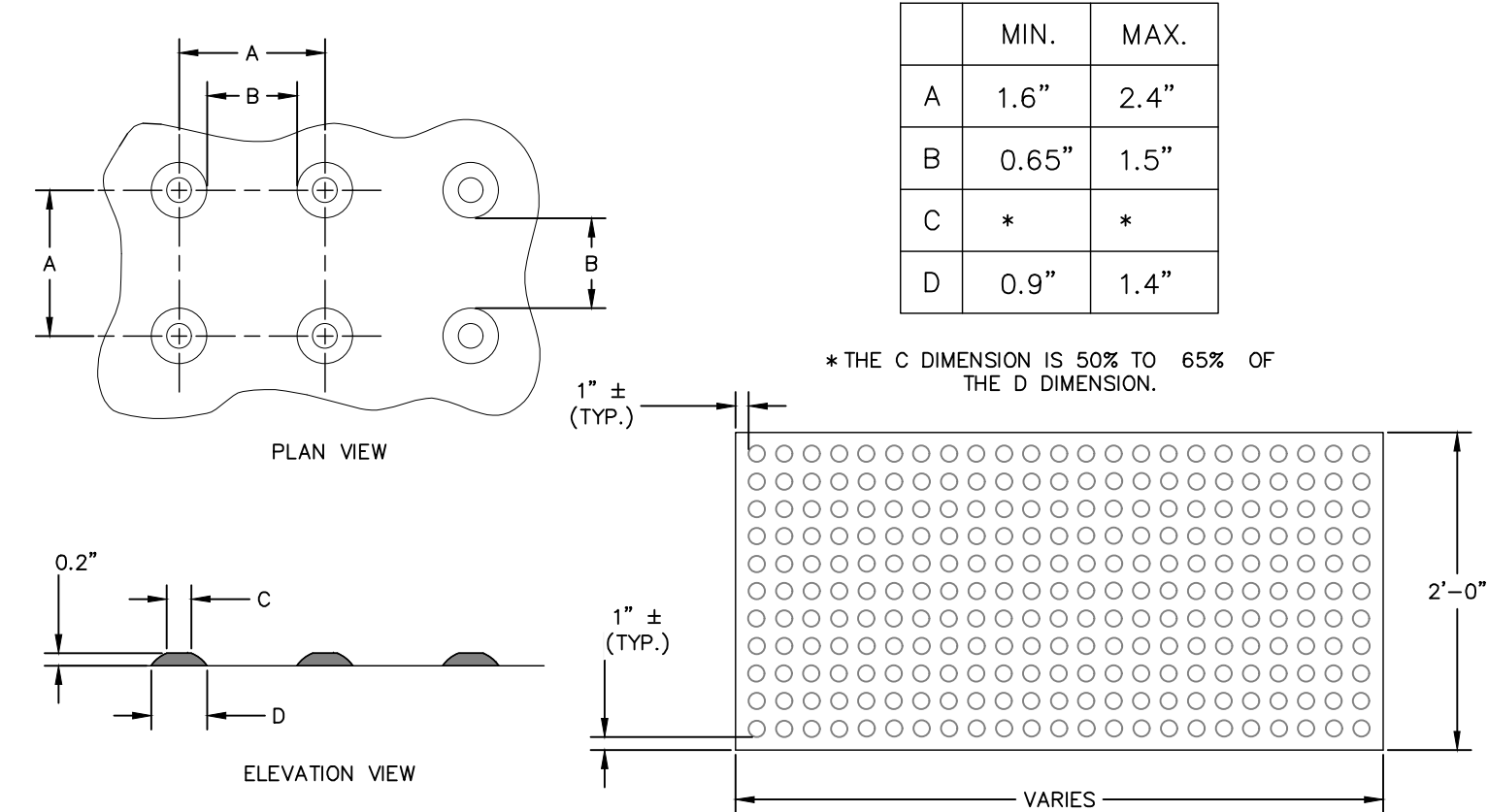
5 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD  
 C202 N.T.S.



6 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD  
 C202 N.T.S.

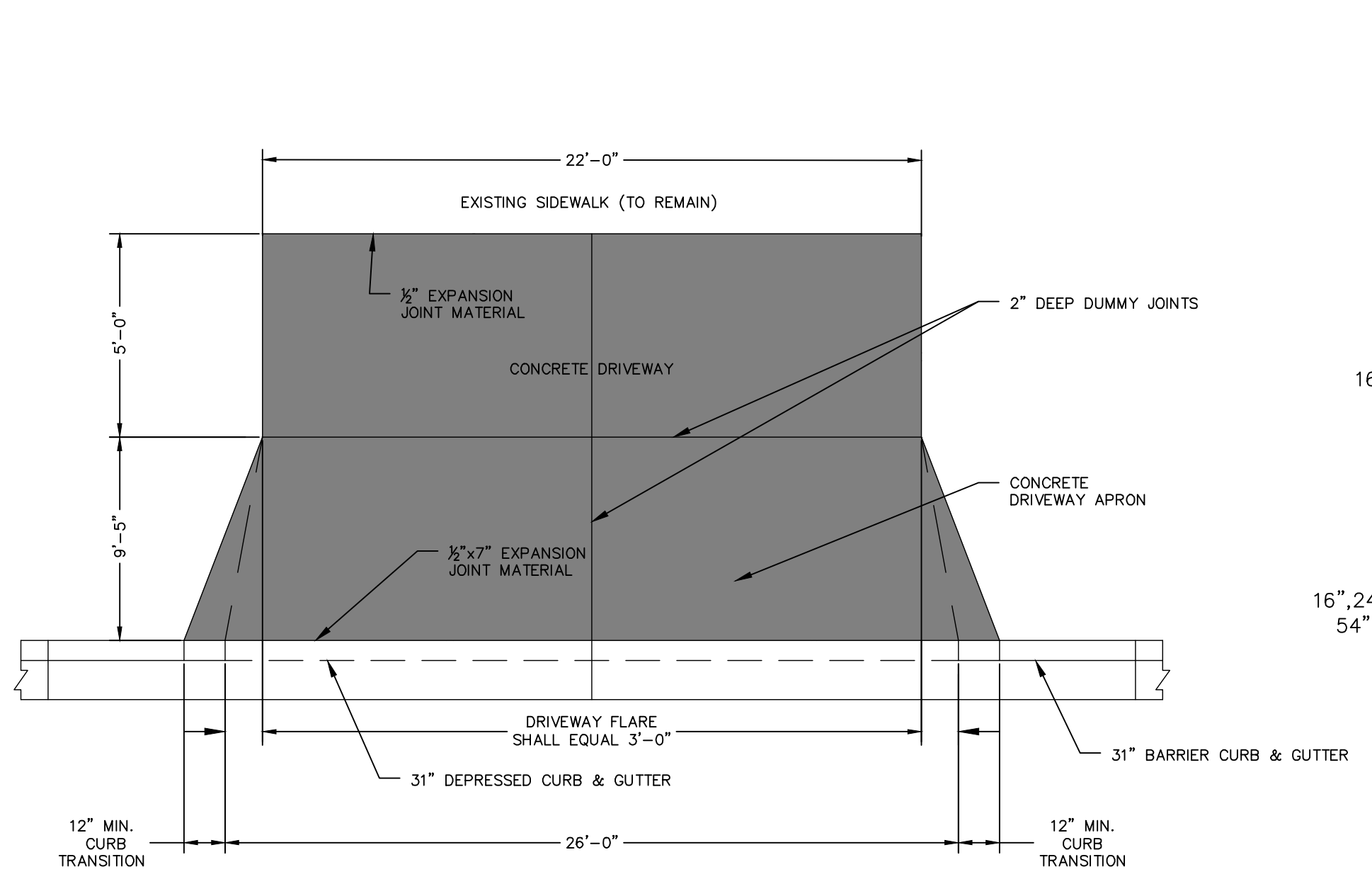


7 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD  
 C202 N.T.S.

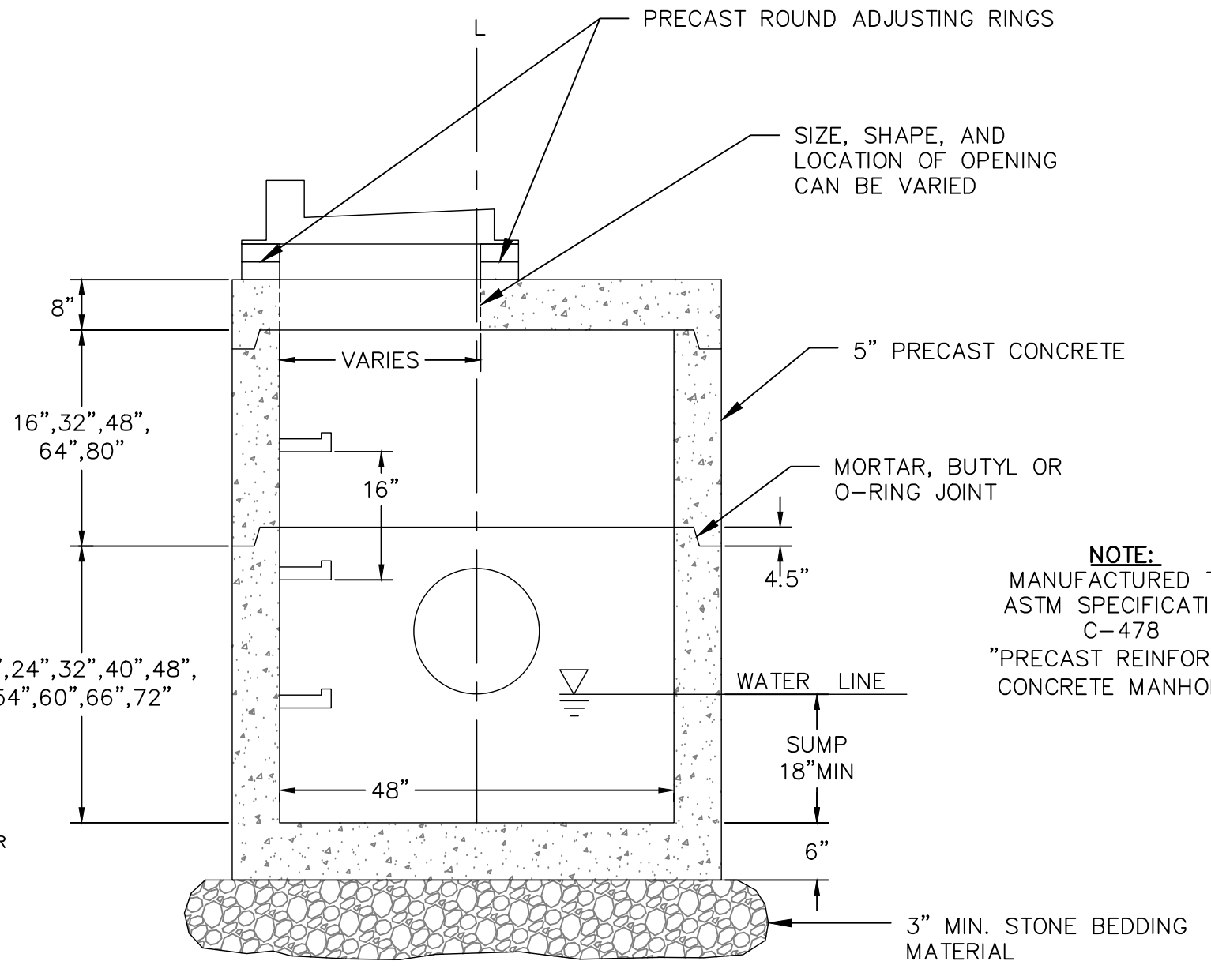


GENERAL NOTES  
 TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. THE TYPICAL SIZE OF DWF PANEL IN CAST IRON IS 2 FT X 2 FT. OTHER CAST IRON PANEL SIZES AVAILABLE INCLUDE 2 FT X 1 FT, 2 FT X 1.5 FT, 2 FT X 2.5 FT, AND 2 FT X 3 FT. COVER THE ENTIRE CURB RAMP WIDTH (EXCLUDING CONCRETE FLARES) WITH DETECTABLE WARNING FIELDS. DO NOT LEAVE GAPS BETWEEN ADJACENT WARNING PLATES. THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

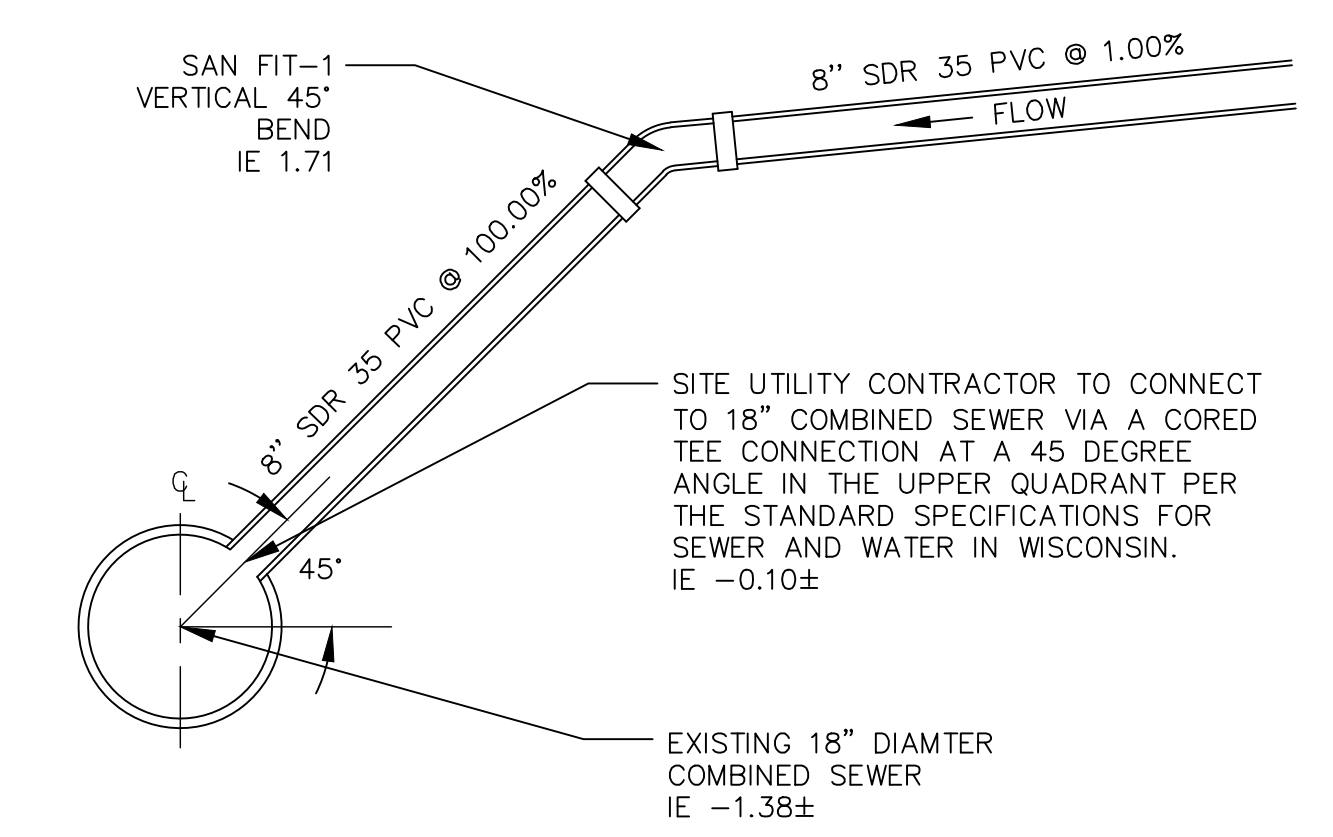
8 CAST IRON TRUNCATED DOME DETECTABLE WARNING FIELD  
 C202 N.T.S.



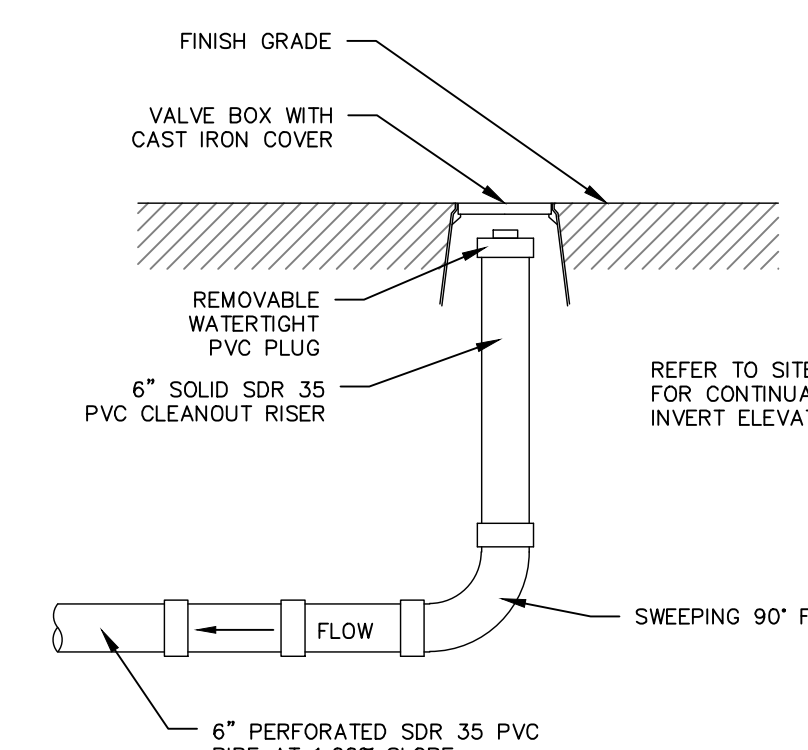
9 STANDARD CONCRETE DRIVEWAY  
 C202 N.T.S.



10 48-INCH DIAMETER STORM CATCH BASIN WITH CURB BOX FRAME & GRATE  
 C202 N.T.S.



11 SANITARY SEWER LATERAL CONNECTION  
 C202 N.T.S.



12 STORM SEWER END RUN 6\"/>
 C202 N.T.S.

NOT FOR CONSTRUCTION



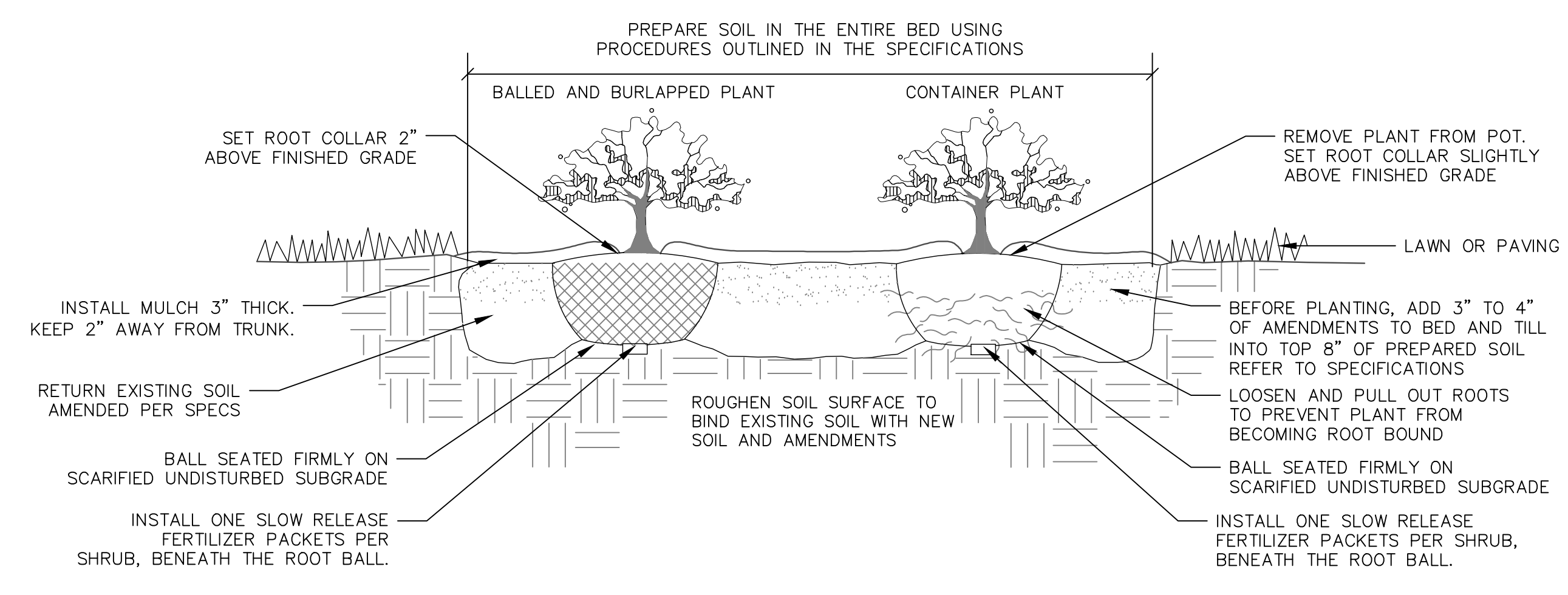
# Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size / Root Type	Mature Size (Height/Spread)
<b>Canopy Trees: (Install in accordance with detail 3/L201)</b>						
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	3	Per Plan	2.5" caliper / B&B	50/40'
GLTIS	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	2	Per Plan	2.5" caliper / B&B	60/35'
QURRP	Quercus robur x bicolor 'Long' PP12,673	Regal Prince Oak	1	Per Plan	2.5" caliper / B&B	45/18'
<b>Deciduous Shrubs: (Install in accordance with detail 4/L201)</b>						
DIKOB	Diervilla x 'G2X88544' PP27,548	Kodiak Orange Bush Honeysuckle	17	Per Plan	18" tall / pot	3'-4/3'-4'
HYPAL	Hydrangea paniculata 'LVOBO' PP22,782	Bobo Hydrangea	7	Per Plan	18" tall / pot	3/3'-4'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	31	Per Plan	18" spread / pot	2'-3/6'-8'
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	10	Per Plan	18" tall / pot	2'-3/2'-3'
<b>Perennials: (Install in accordance with detail 5/L201)</b>						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	106	Per Plan	#1 container	8"-12"/18"-24"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	37	Per Plan	#1 container	4'-5/18"-24"
CABRA	Calamagrostis brachytricha	Fall Blooming Feather Reed Grass	19	Per Plan	#1 container	36"-60"/24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	68	Per Plan	#1 container	12"-18"/16"-24"
NECP	Nepeta 'Cat's Pajamas' PP31,127	Cat's Pajamas Catmint	36	Per Plan	#1 container	12"-14"/18"-20"
SEAF	Sedum x 'Autumn Fire'	Autumn Fire Sedum	10	Per Plan	#1 container	18"-24"/24"
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	12	Per Plan	#1 container	18"-24"/18"-24"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

## 1 PLANT SCHEDULE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



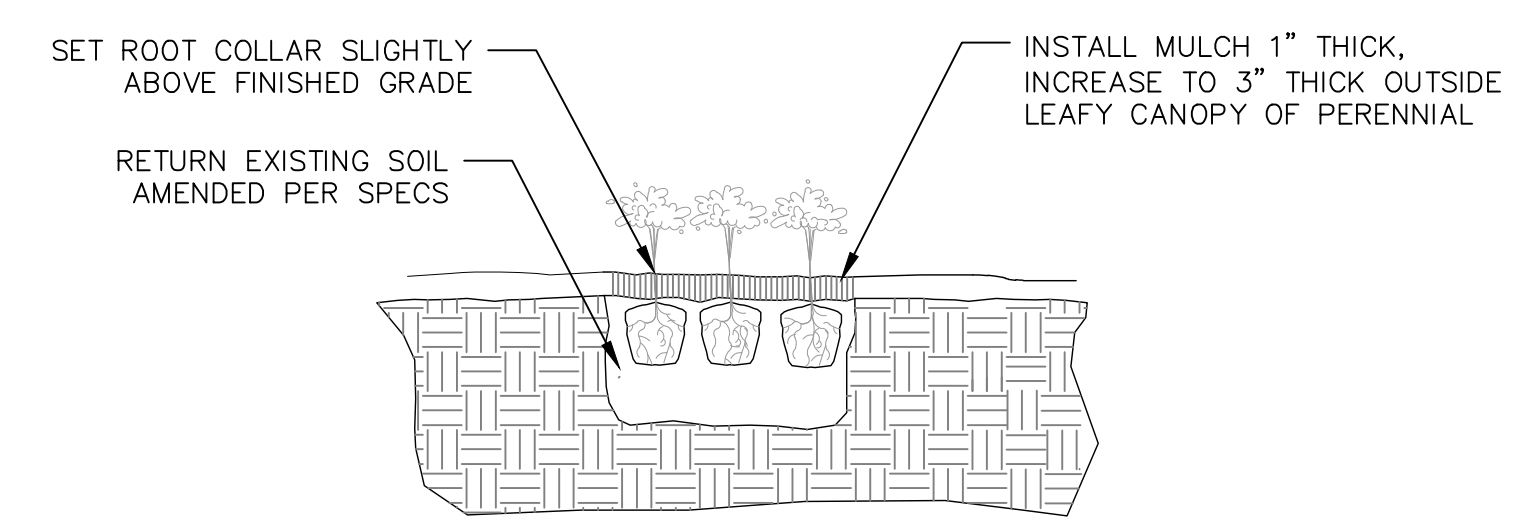
## 4 DECIDUOUS & EVERGREEN SHRUB PLANTING

N.T.S.

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- SHRUB PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. NO TYPAR PROFESSIONAL WEED BARRIER FABRIC IN PERENNIAL AREAS, RAIN GARDENS, BUTTERFLY GARDENS AND BIORETENTION BASINS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED HARDWOOD BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3"-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5"-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHALL BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

## 5 PERENNIAL AND ORNAMENTAL GRASSES PLANTING

N.T.S.

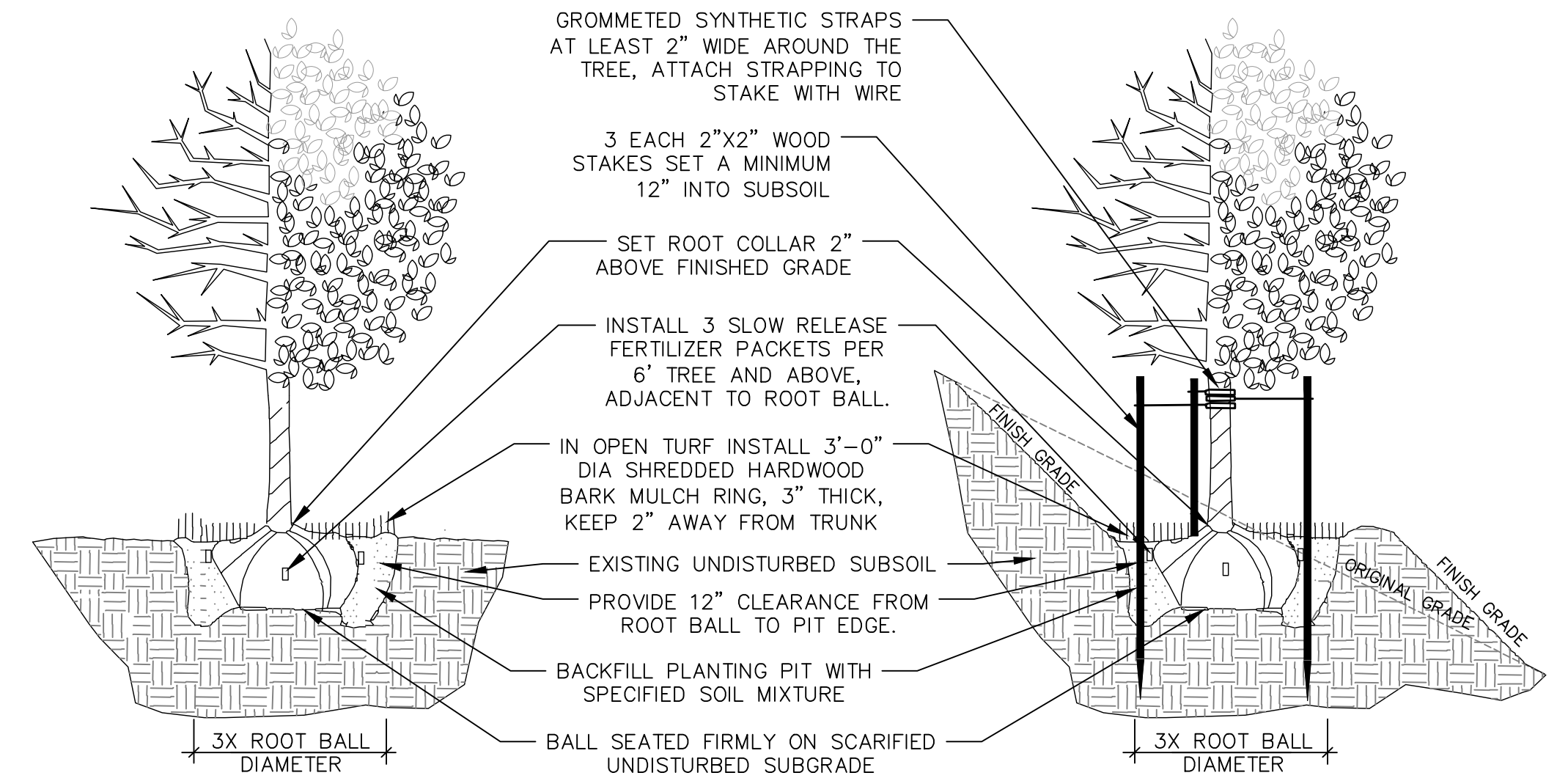
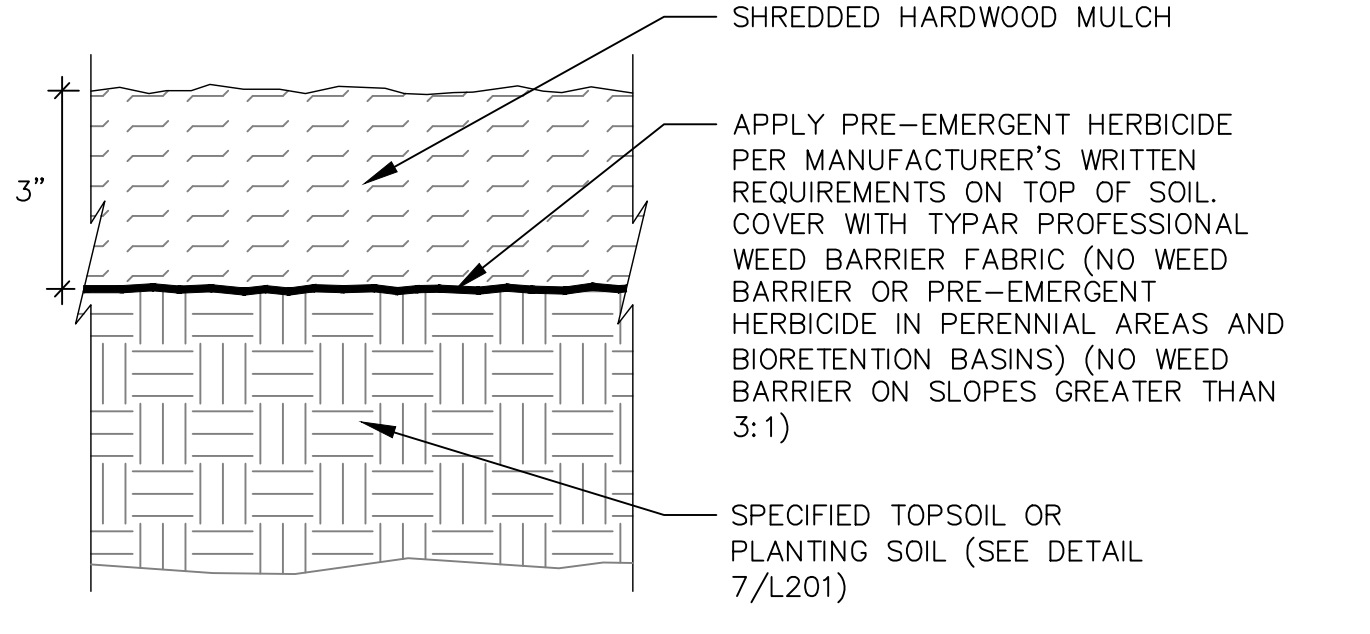


## 2 LANDSCAPE NOTES

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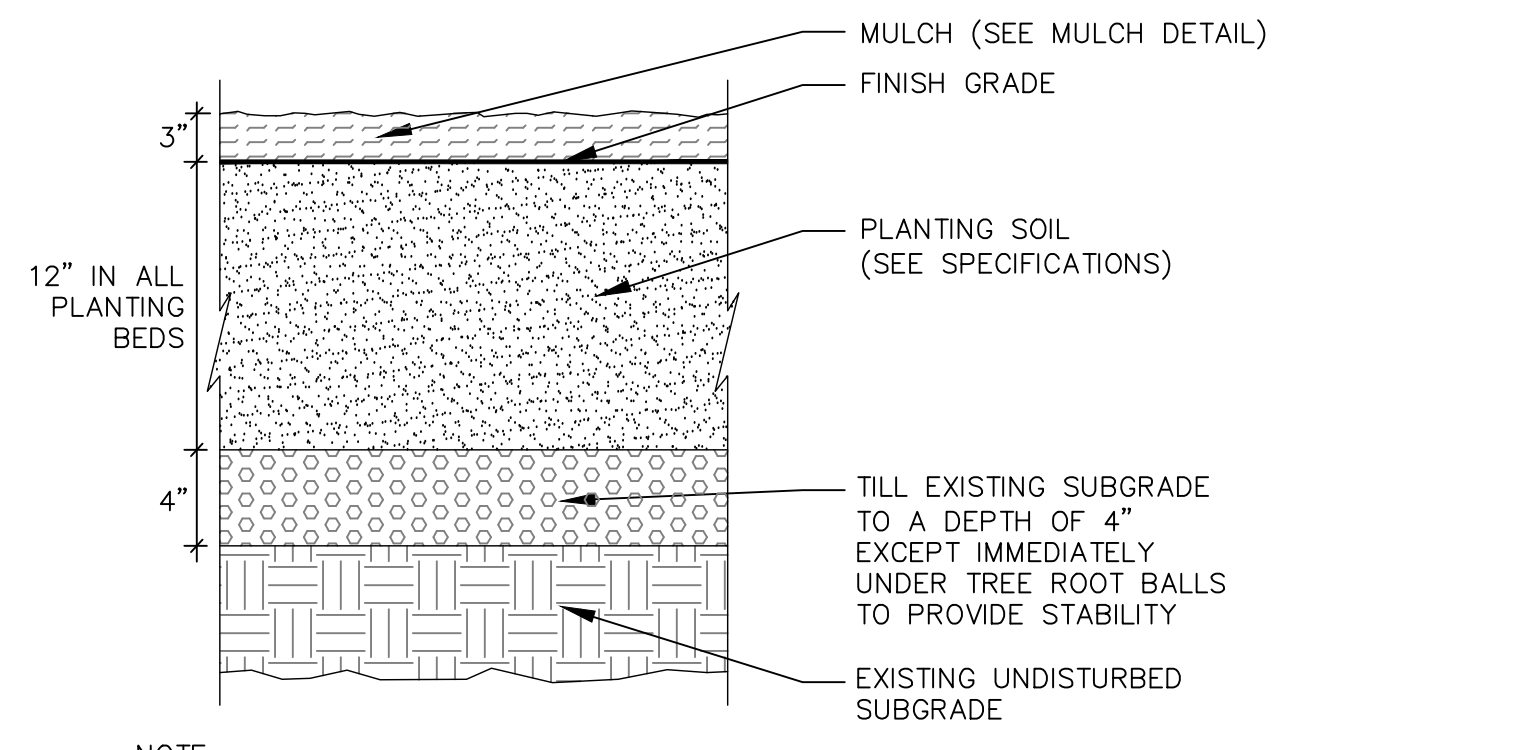
## 6 SHREDDED HARDWOOD MULCH SECTION

N.T.S.



## 3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE

N.T.S.

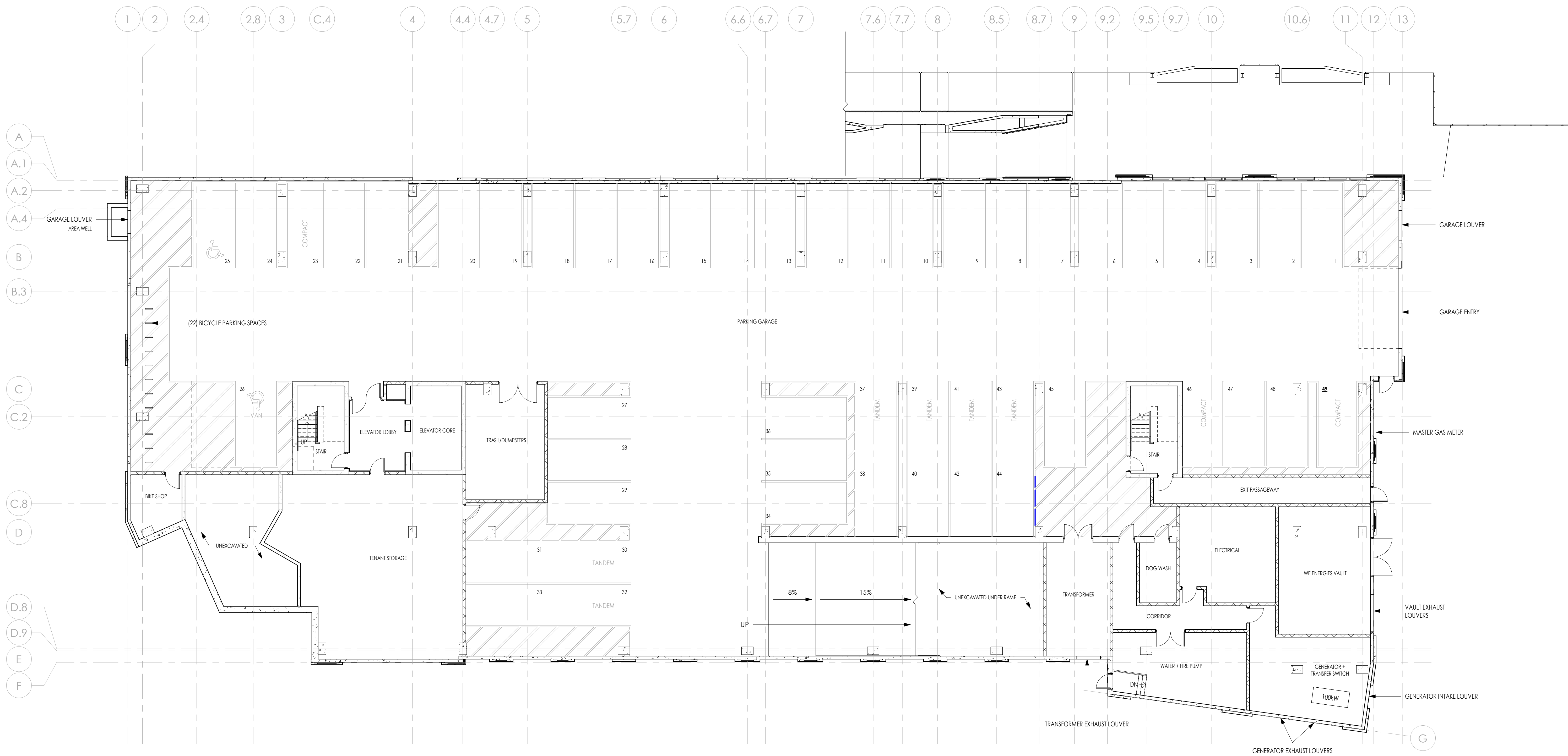


## 7 SOIL FOR PLANTING BED AREAS SECTION

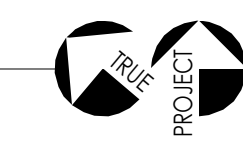
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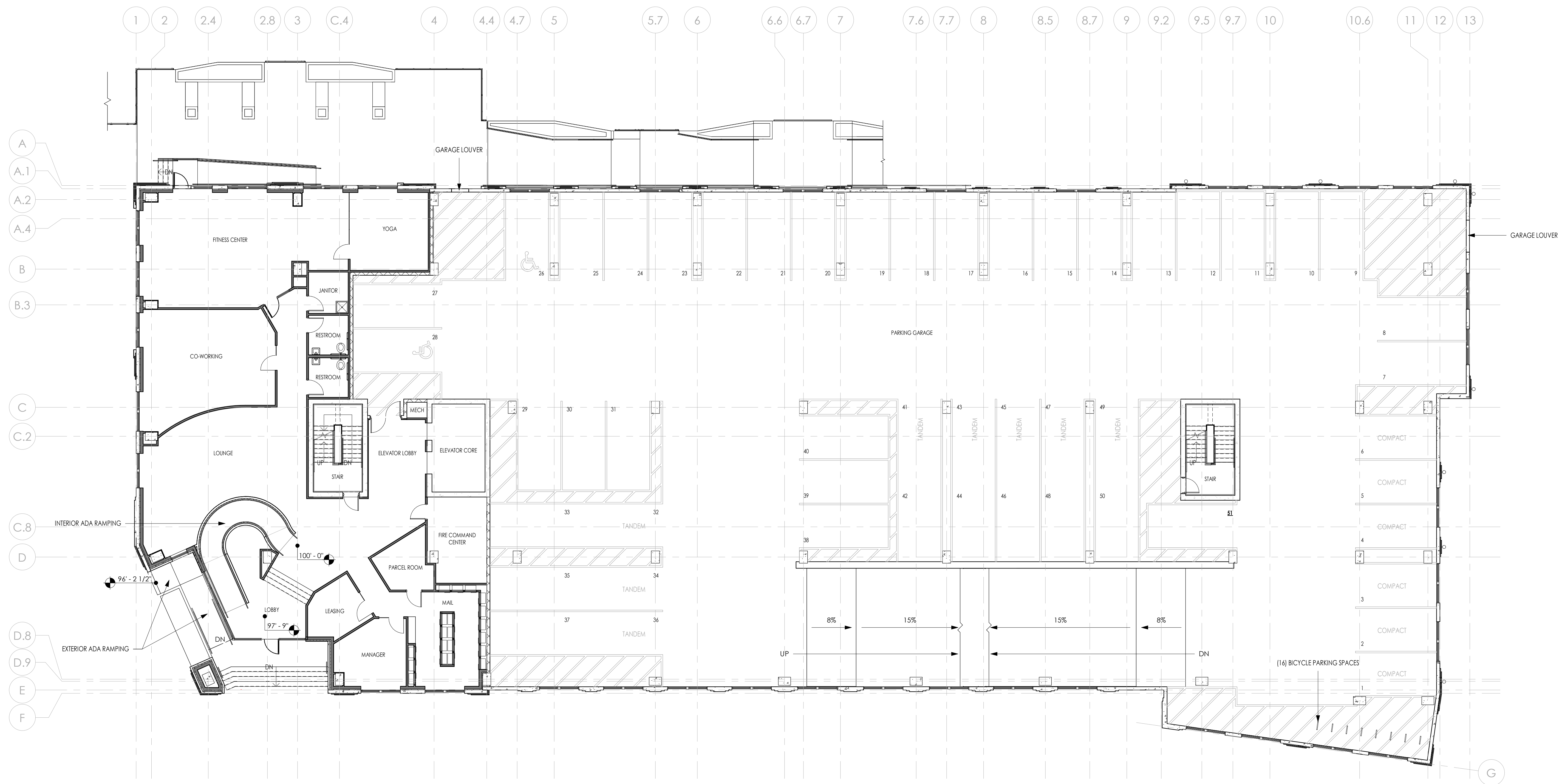
NOTE:  
1. PLACE ROOT BALL ON TOP OF COMPACTED SPECIFIED PLANTING SOIL OR EXISTING UNDISTURBED SUBGRADE.

**NOT FOR CONSTRUCTION**

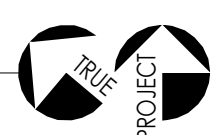


**1 LEVEL 01 FLOOR PLAN**  
3/32" = 1'-0"

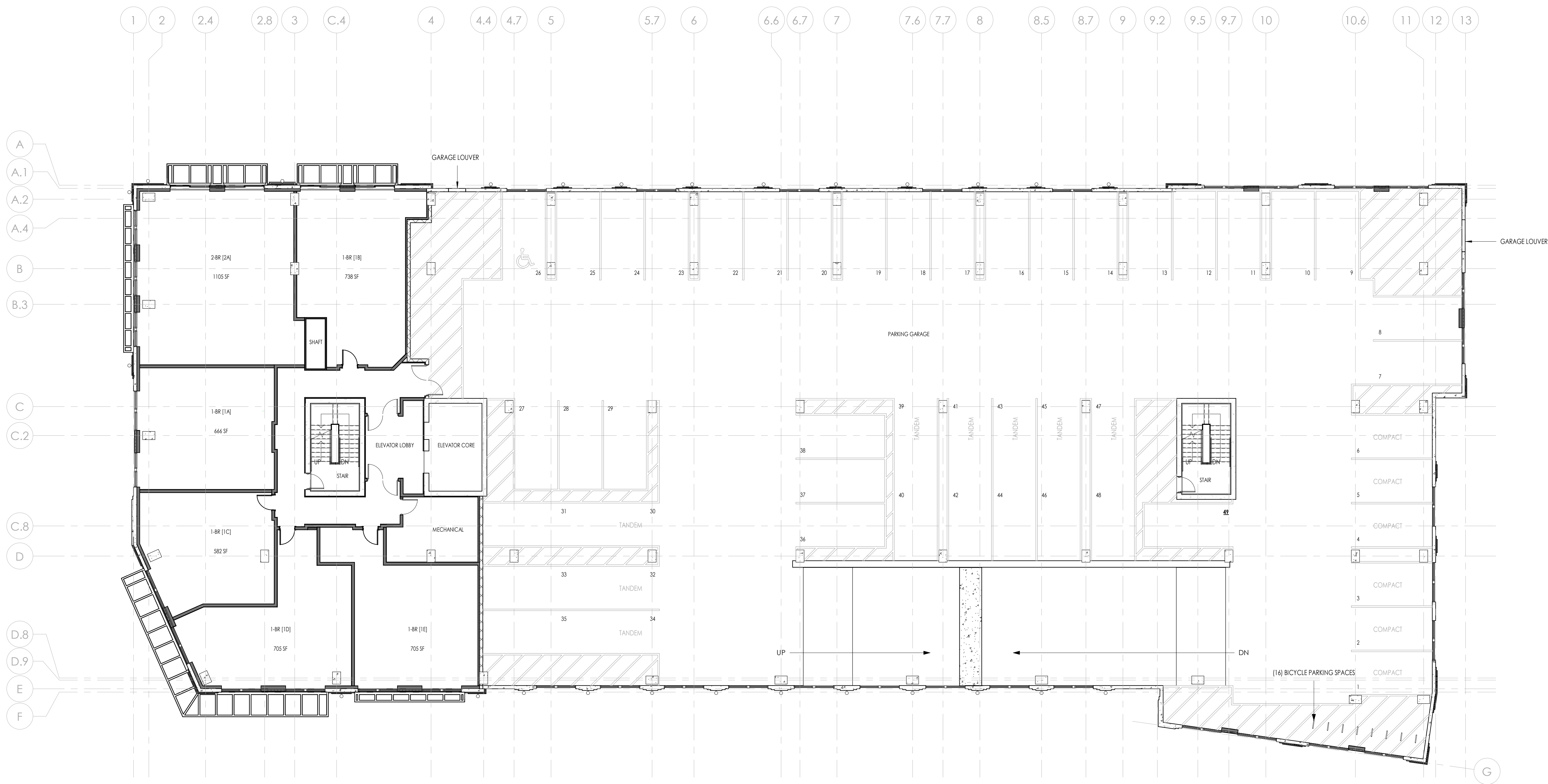




1 LEVEL 02 FLOOR PLAN  
3/32" = 1'-0"

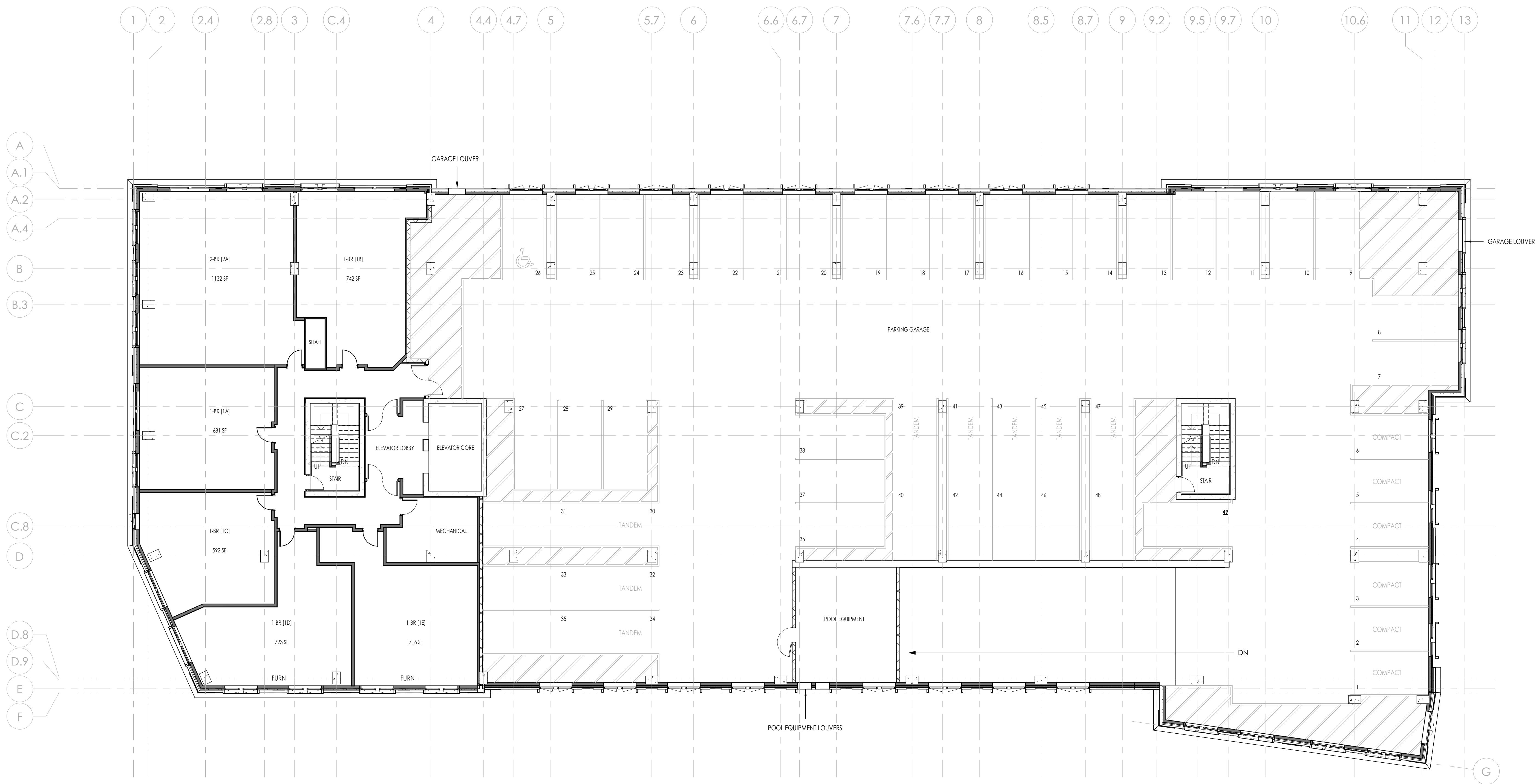


**NOT FOR CONSTRUCTION**



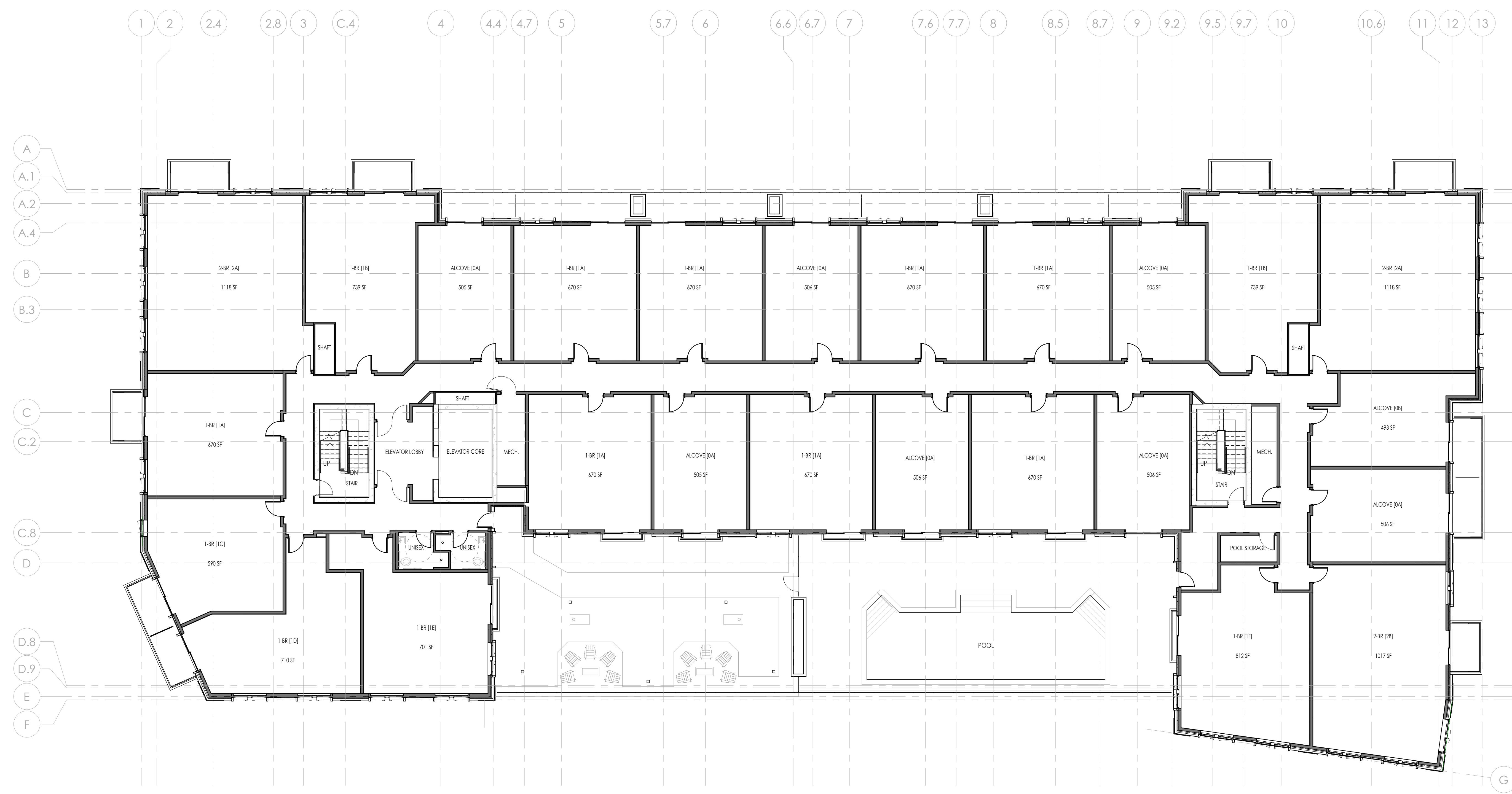
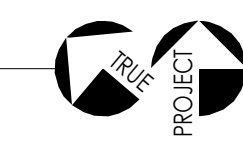
**1 LEVEL 03 FLOOR PLAN**  
3/32" = 1'-0"

**NOT FOR CONSTRUCTION**



**1 LEVEL 04 FLOOR PLAN**  
3/32" = 1'-0"

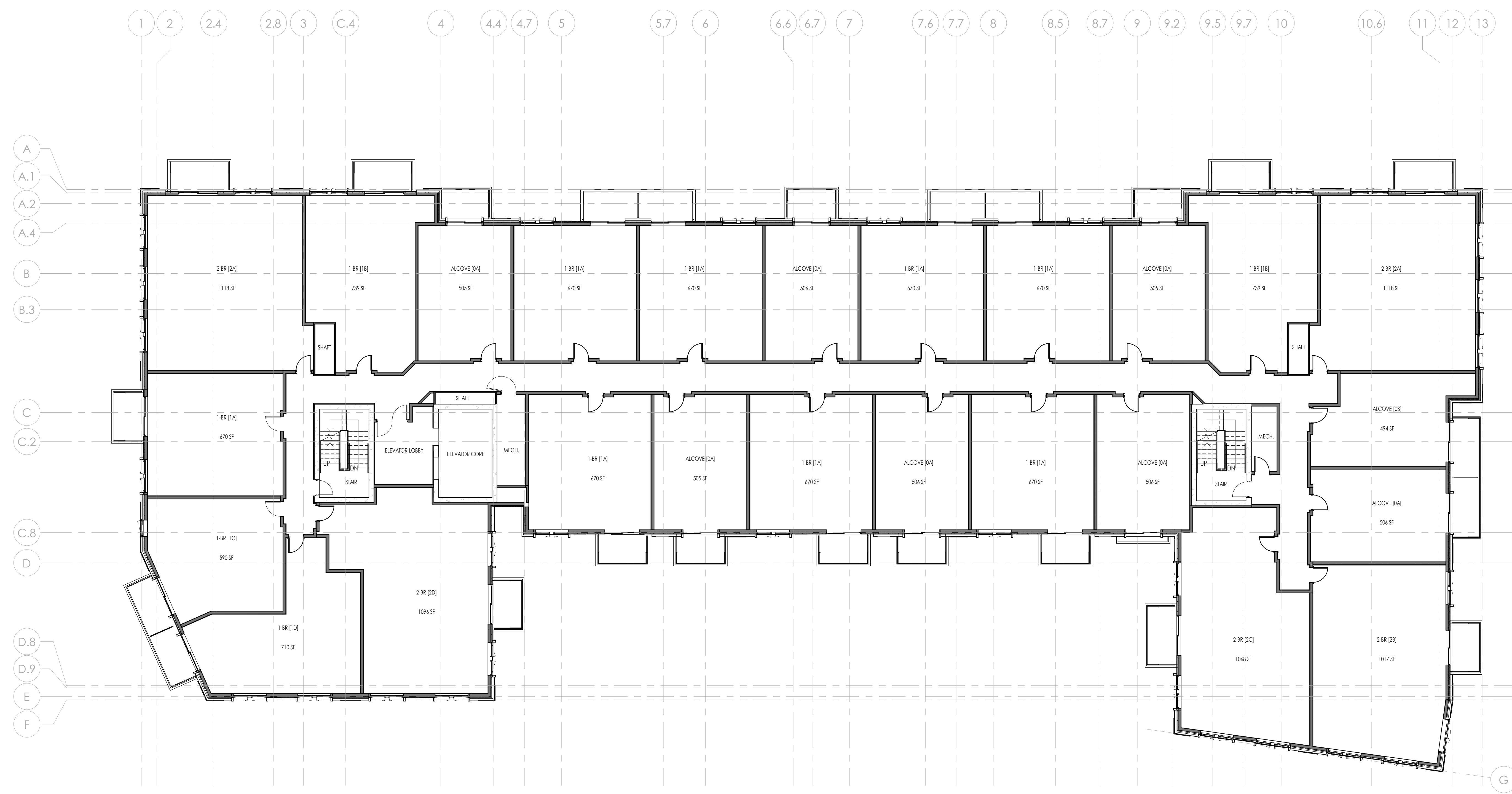
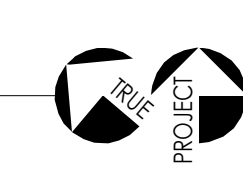
**NOT FOR CONSTRUCTION**



**1 LEVEL 05 FLOOR PLAN**  
3/32" = 1'-0"

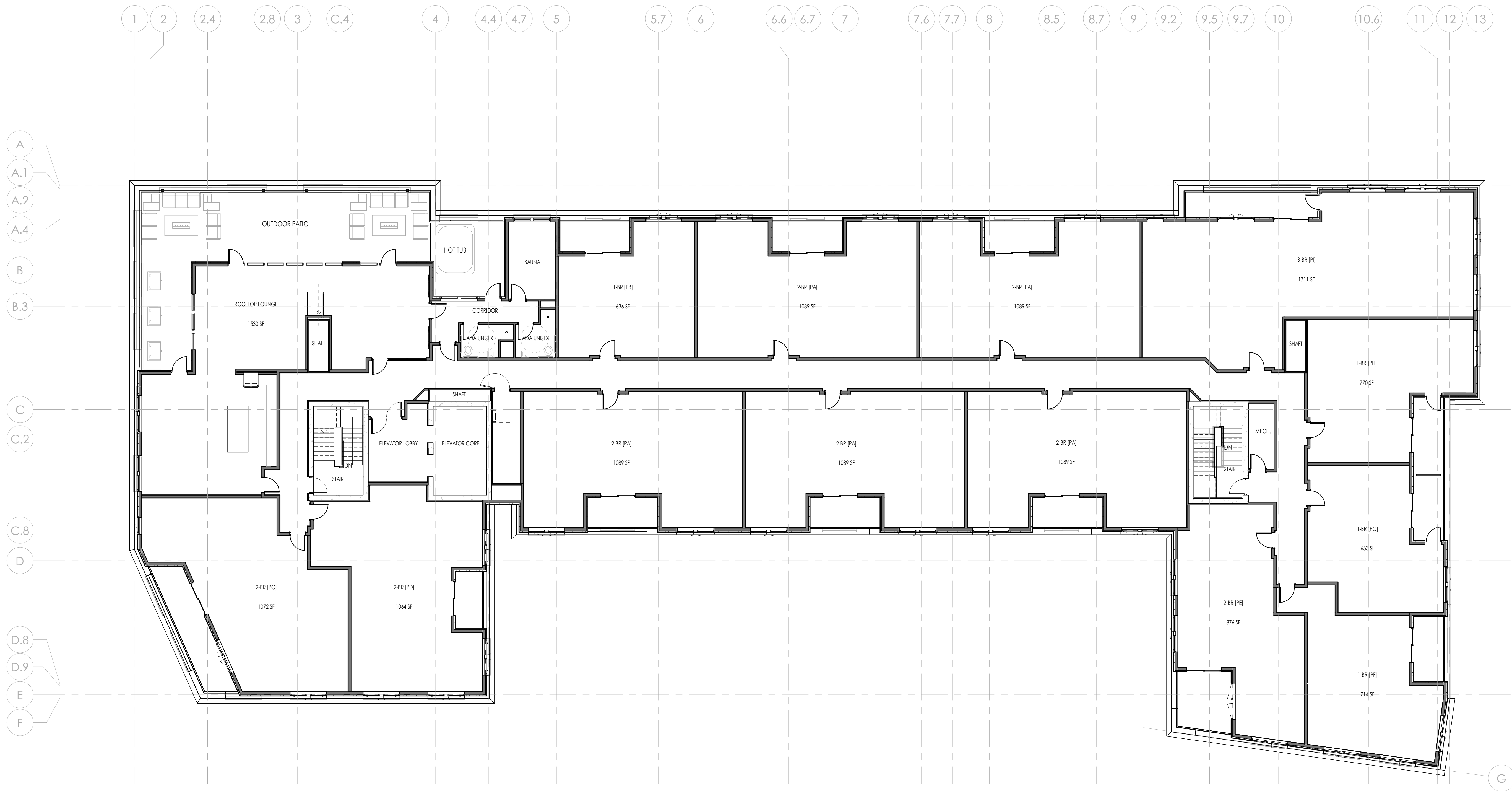
5/17/2026 11:54:04 AM

**NOT FOR CONSTRUCTION**

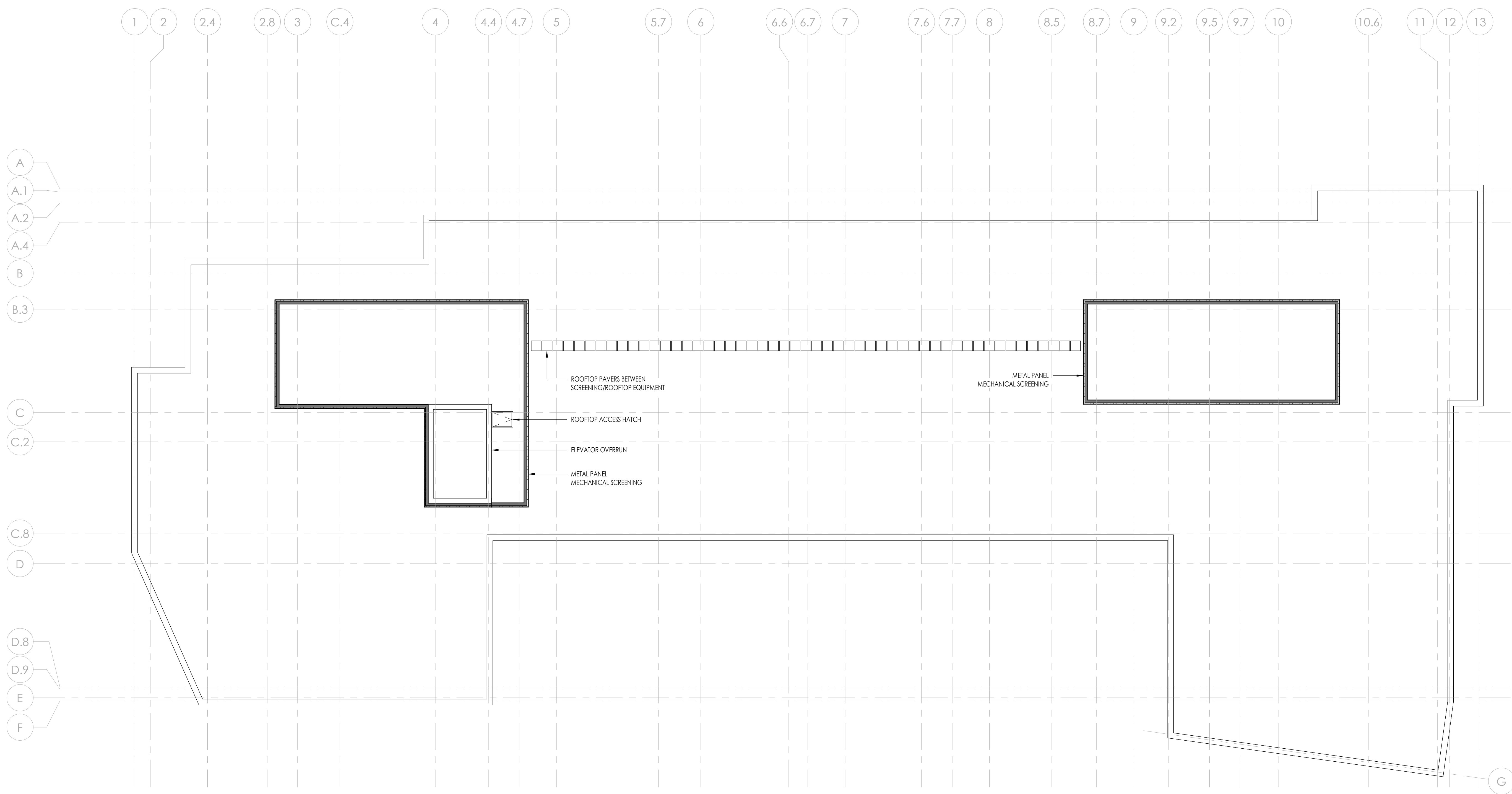


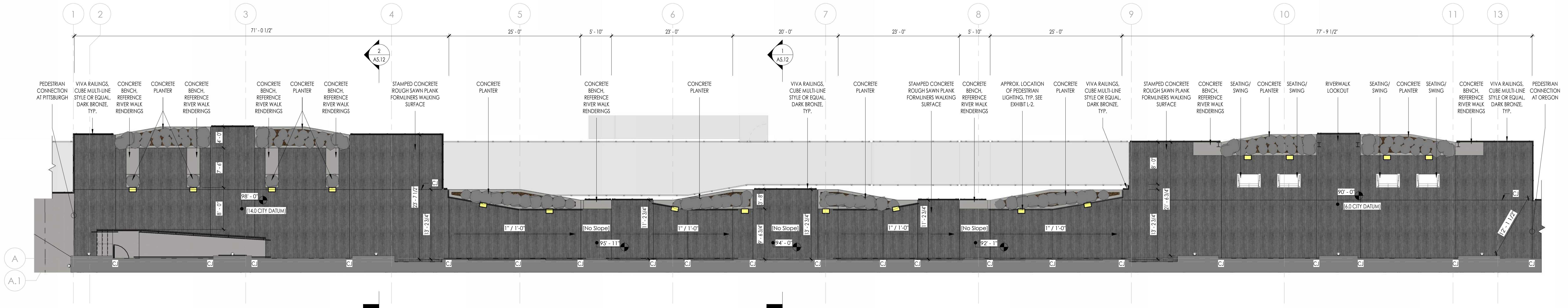
**1 LEVEL 06-11 FLOOR PLAN**  
3/32" = 1'-0"

**NOT FOR CONSTRUCTION**

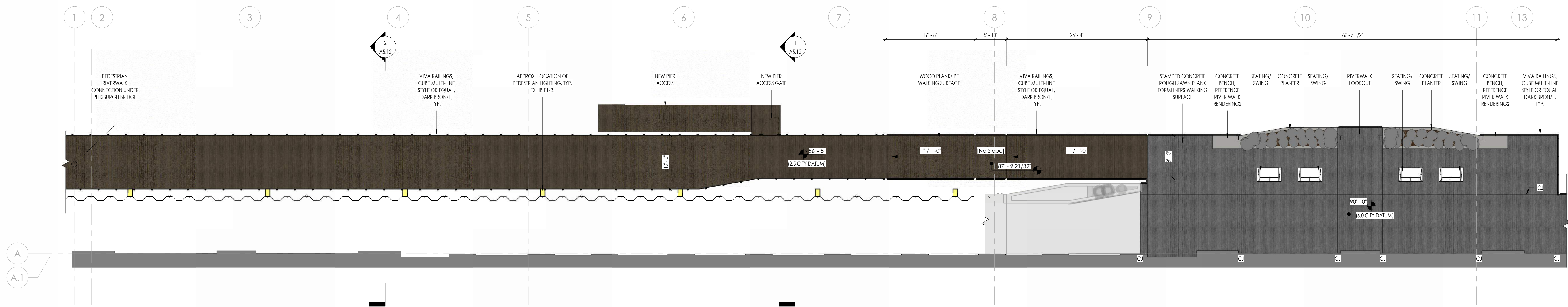


**1 LEVEL 12 FLOOR PLAN**  
3/32" = 1'-0"





1 UPPER RIVERWALK PLAN  
1/8" = 1'-0"



2 LOWER RIVERWALK PLAN  
1/8" = 1'-0"



**NOT FOR CONSTRUCTION**



**1 WATER STREET ELEVATION**  
3/32" = 1'-0"

**NOT FOR CONSTRUCTION**

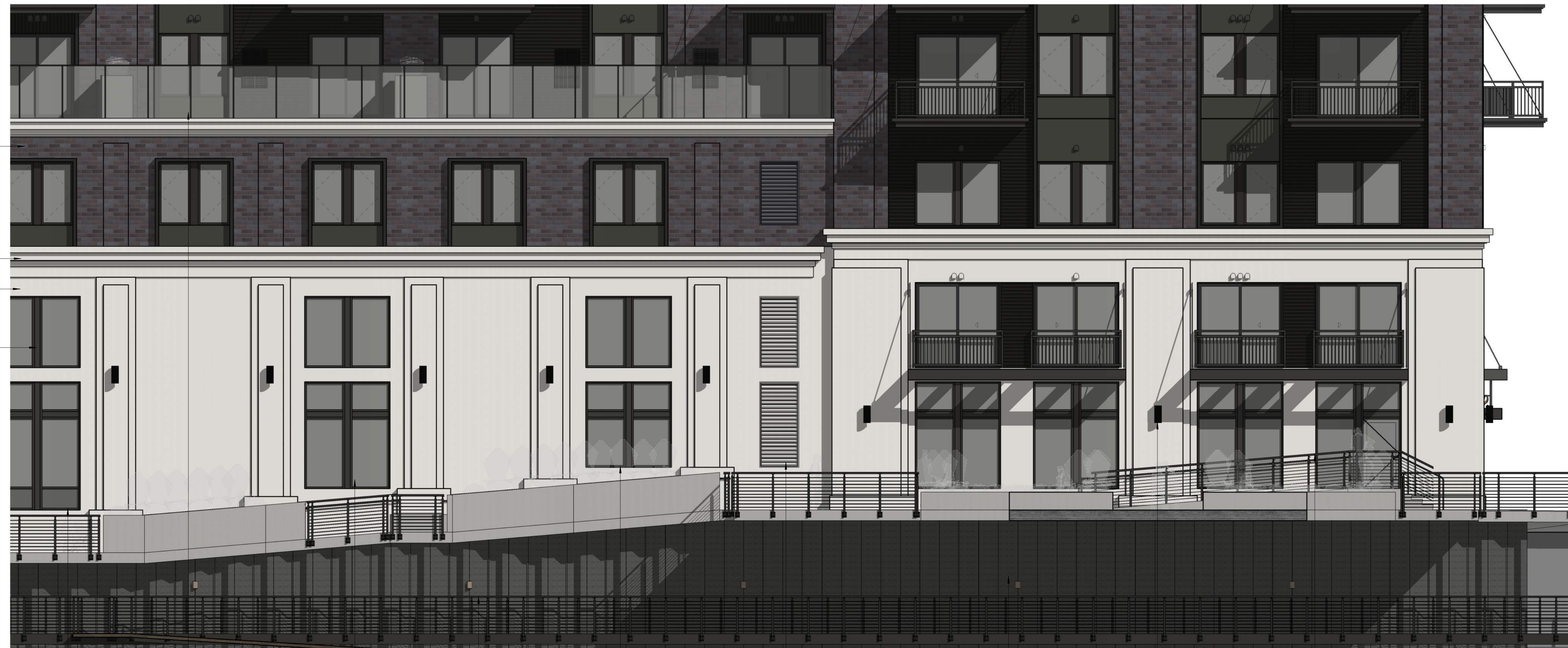


**2 RIVER ELEVATION**  
3/32" = 1'-0"

5/1/2024 11:54:43 AM



① RIVER ELEVATION -SOUTH BAY  
3/16" = 1'-0"



UTILITY BRICK, ASHBERRY VELOUR, TYP.

FYPON CORNICE TO MATCH PRECAST

ARCHITECTURAL PRECAST PANEL, FEDERAL WHITE, ACID ETCH, TYP.

STOREFRONT, DARK BRONZE, TYP.

TINTED SPANDREL GLAZING AT FLOOR LINES, TYP.

FRAMELESS GLASS RAILING WITH DARK BRONZE HARDWARE, TYP.

TINTED VISION GLAZING, TYP.

VIVA RAILINGS, CUBE MULTI-LINE STYLE OR EQUAL, DARK BRONZE, TYP.

STOREFRONT ASSEMBLY, DARK BRONZE, TYP.

MECHANICAL LOUVERS TO MATCH ADJACENT MATERIAL, TYP.

SEAWALL LIGHT FIXTURES, DARK BRONZE, TYP. SEE EXHIBIT L-3.

UP/DOWN LIGHT FIXTURES, DARK BRONZE, TYP. SEE EXHIBIT L-1.

VIVA RAILINGS, CUBE MULTI-LINE STYLE OR EQUAL, DARK BRONZE, TYP.

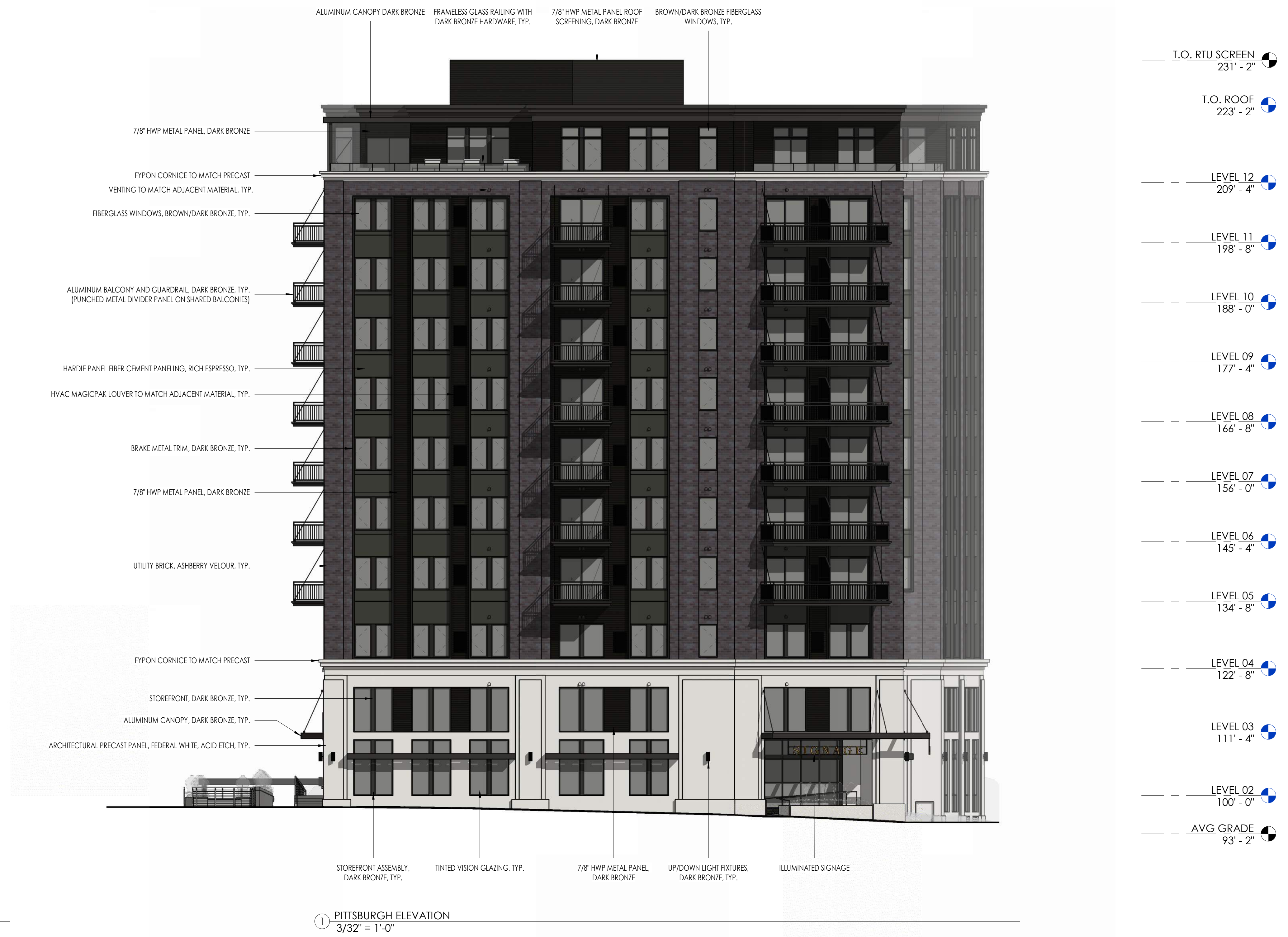
① RIVER ELEVATION - CENTRAL BAY  
3/16" = 1'-0"



③ INNER COURTYARD ELEVATION  
3/32" = 1'-0"



② ANGLED PITTSBURGH FACADE ELEVATION  
3/32" = 1'-0"



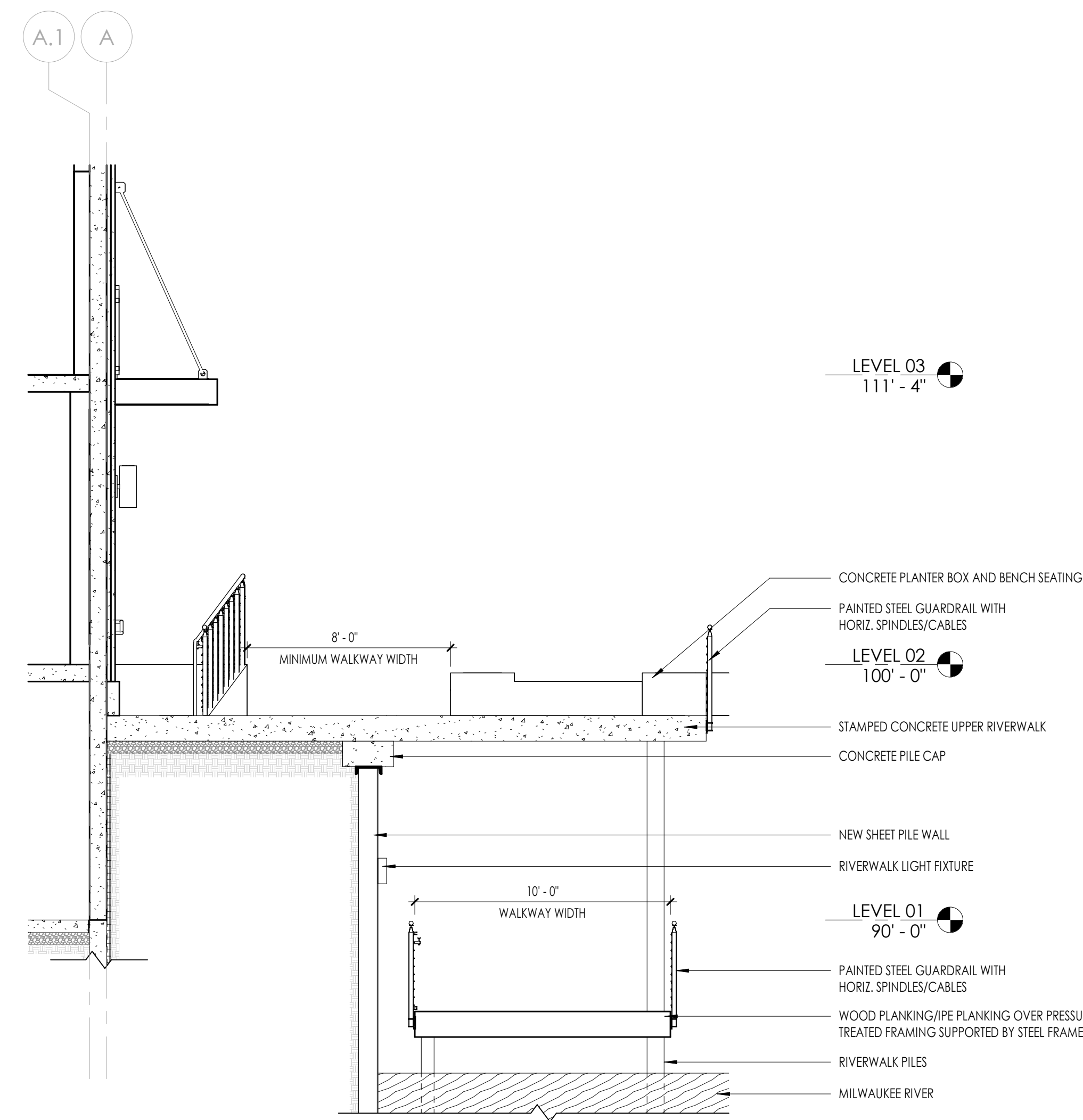
① PITTSBURGH ELEVATION  
3/32" = 1'-0"



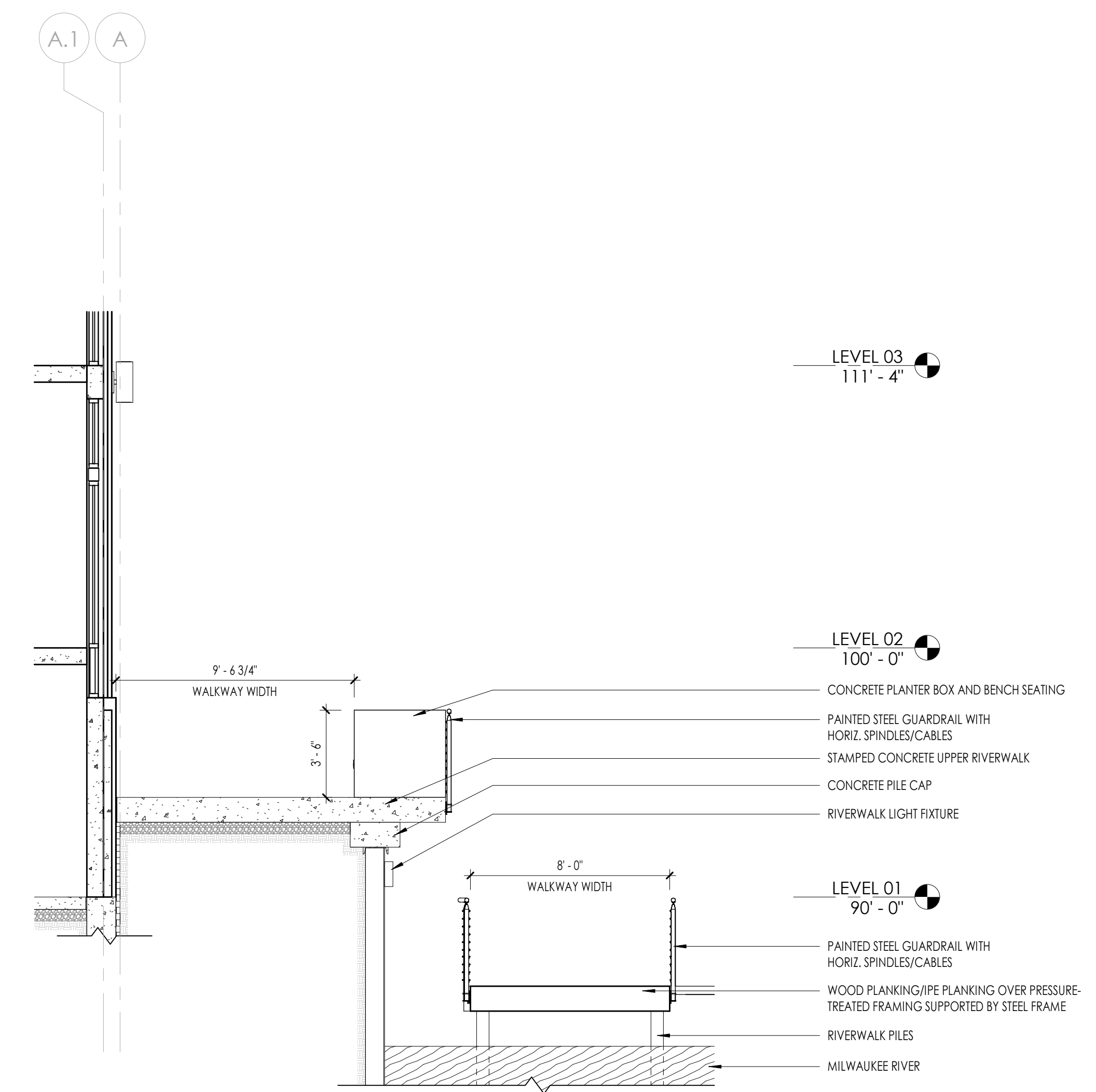
- I.O. RTU SCREEN 231' - 2"
- I.O. ROOF 223' - 2"
- LEVEL 12 209' - 4"
- LEVEL 11 198' - 8"
- LEVEL 10 188' - 0"
- LEVEL 09 177' - 4"
- LEVEL 08 166' - 8"
- LEVEL 07 156' - 0"
- LEVEL 06 145' - 4"
- LEVEL 05 134' - 8"
- LEVEL 04 122' - 8"
- LEVEL 03 111' - 4"
- LEVEL 02 100' - 0"
- AVG GRADE 93' - 2"
- LEVEL 01 90' - 0"

**NOT FOR CONSTRUCTION**

**NOT FOR CONSTRUCTION**

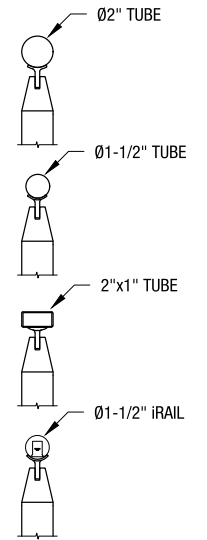
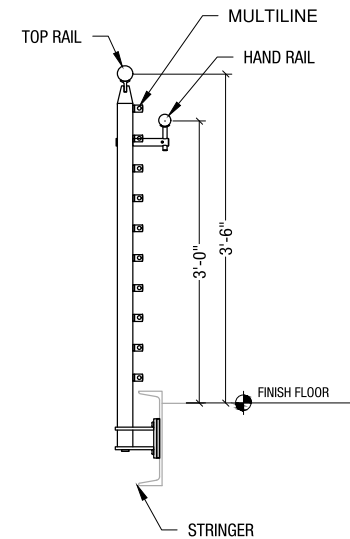
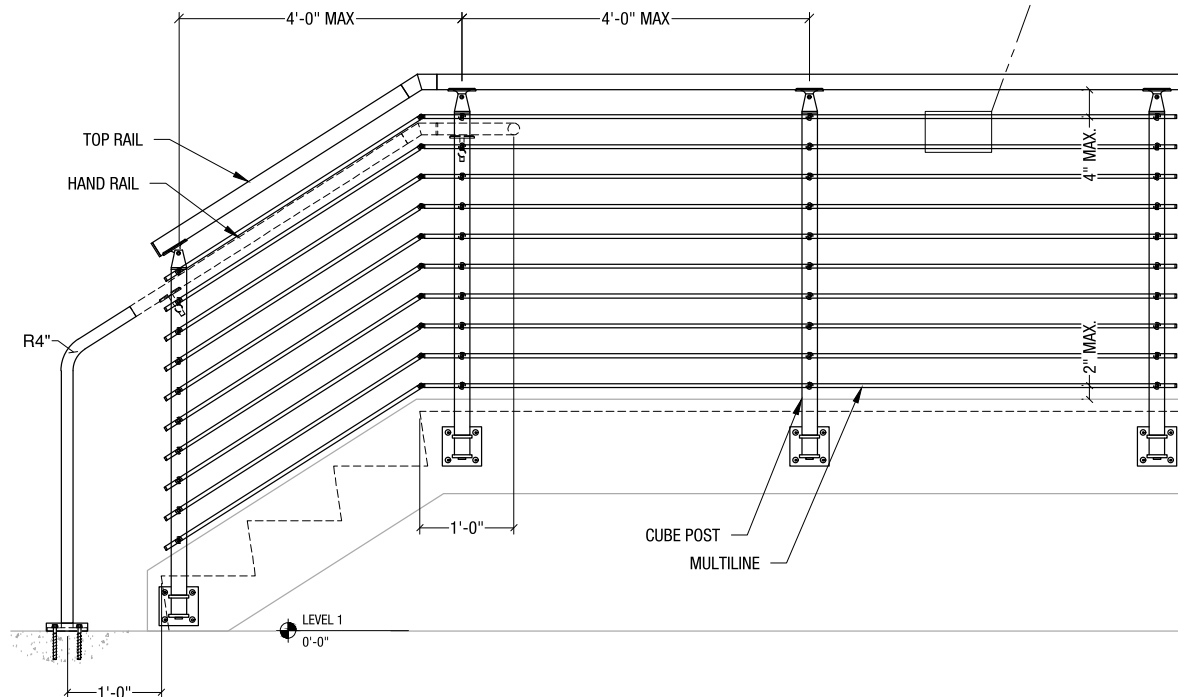


② RIVERWALK SECTION  
1/4" = 1'-0"



① RIVERWALK/PIER SECTION  
1/4" = 1'-0"

# CUBE RAILING SYSTEM MULTILINE INFILL



TOP RAIL OPTIONS

VIVA RAILINGS IS NOT RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF ANY BUILDING SYSTEMS OR OTHER MATERIALS NOT FURNISHED BY VIVA RAILINGS. VIVA RAILINGS HAS NO WAY OF KNOWING AND SPECIFICALLY DISCLAIMS WHETHER OR NOT THE BUILDING SYSTEMS TO WHICH VIVA RAILINGS' PRODUCTS ARE TO BE ATTACHED ARE STRUCTURALLY SOUND OR DESIGNED TO PROPERLY SUPPORT VIVA RAILINGS' MATERIALS. ANY SUCH DESIGN RESPONSIBILITY BELONGS TO OTHERS FOR WHOM VIVA RAILINGS IS NOT RESPONSIBLE. THESE DRAWINGS ARE INTENDED FOR THE SOLE USE OF VIVA RAILINGS' CUSTOMER AND THEIR AGENTS FOR THE INSTALLATION OF PRODUCTS FURNISHED BY VIVA RAILINGS. VIVA RAILINGS REMAINS THE SOLE OWNER OF ALL DESIGNS AND INTELLECTUAL PROPERTY CONTAINED WITHIN. REPRODUCTION AND USE OF THESE DESIGNS FOR ANY OTHER PURPOSE IS FORBIDDEN. SCALES ARE PROVIDED FOR REFERENCE ONLY. FOR PRODUCT INFORMATION AND TECHNICAL SUPPORT, PLEASE CONTACT VIVA RAILINGS.



# CUBE™ MULTILINE RAILING SYSTEM PRODUCT DATA

CUBE - AVAILABLE INFILLS

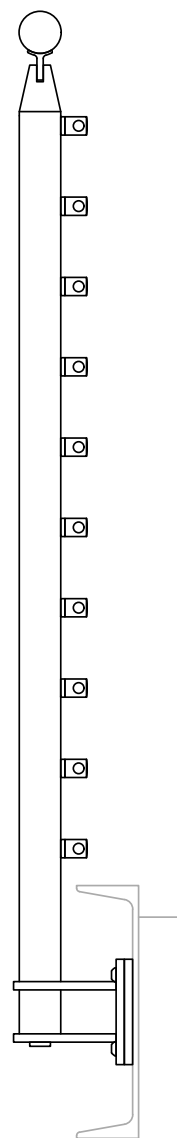
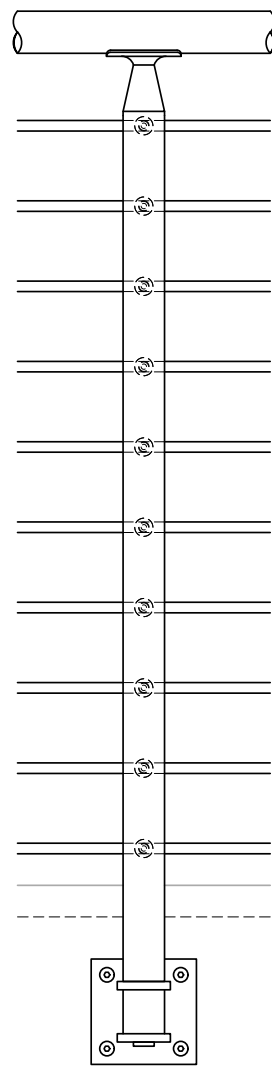
- Glass
- Perforated Metal
- Wire Mesh
- Picket Panel
- CableNet
- Multiline**
- Cable
- Laser Cut Panel



# CUBE™ MULTILINE RAILING SYSTEM

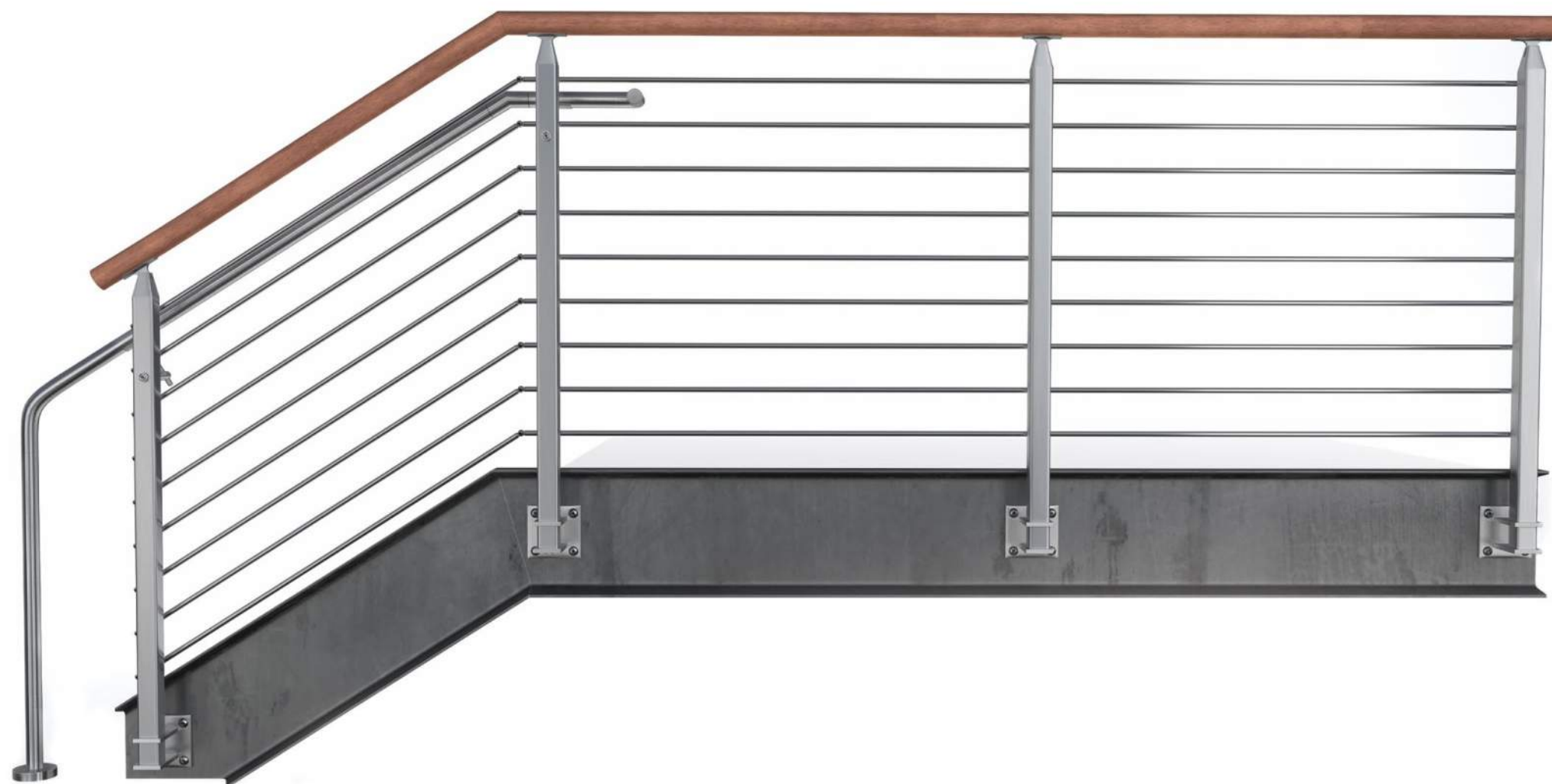
CUBE - AVAILABLE INFILLS

- Glass
- Perforated Metal
- Wire Mesh
- Picket Panel
- CableNet
- Multiline
- Cable
- Laser Cut Panel



Other mounting options available.

Our CUBE Stainless Steel Railing System has a robust contemporary look. The system is made of 2" x 2" square posts, with monolithic pyramid top caps creating continuous clean lines throughout the components. The railing in-fill between the posts is mounted via fixed point holders and can accommodate any in-fill of your choice.



# CUBE™ GLASS & METAL SYSTEM - TECHNICAL DATA



	MATERIAL	FINISH	SIZE/SPACING
<b>POST</b>	Stainless Steel (304 or 316)  Stainless Steel (201)	#6 Satin  CeraShield (Recommended) Powder Coat PVDF <small>VIVA Standard: All brackets, spiders, and accessories are satin finish stainless steel and are not coated. A coated finish is available upon request.</small>	2X2" @ 5'-0" max. O.C. 4'-6" max. for perforated and wire mesh infill. 4'-0" max. for Multiline and cable infill. Fascia, Top or Core mount.
<b>INFILL OPTIONS</b>	Glass	Clear, Digitally Printed, Tinted, Colored Interlayer	Min. 3/8" laminated glass with PVB or SGP interlayer <sup>1</sup> Glass standard thickness: 3/8", 1/2", 5/8", 3/4"  Interlayer standard thickness: SGP: 0.035", 0.06" PVB: 0.035"
	Picket	#6 Satin CeraShield (Recommended) Powder Coat PVDF	Ø1/2" picket
	Perforated Metal	#6 Satin CeraShield (Recommended) Powder Coat PVDF	1" wide frame
	Laser Cut	#6 Satin	1/4" thick aluminum
	Steel Wire Mesh Weld <small>Applies for WM-38ST and WM-50ST wire mesh options.</small>	#6 Satin	1" wide frame
	Stainless Steel Wire Mesh Weld <small>Applies for WM-38SS and WM-50SS wire mesh options.</small>	#6 Satin	Ø1/2" multiline
	Stainless Steel Wire Mesh Woven <small>Applies for WM-10SS, WM-11SS, WM-13SS and WM-14SS wire mesh options.</small>	#6 Satin	Ø3/16" cable
	Multiline	#6 Satin	Ø1" frame, Ø1/16" (1.5mm) cable mesh
	Cable	#6 Satin	
<b>TOP RAIL/HAND RAIL</b>	Stainless Steel Tube  Stainless Steel Tube with LED <sup>2</sup>  Wood (Red Oak, Cherry or Maple) <sup>3</sup>  Wood (Red Oak, Cherry or Maple) with LED	#6 Satin (Recommended) CeraShield Powder Coat PVDF  Unstained	Ø1-1/2" or Ø2" for Hand Rail Ø1-1/2", Ø2" or 2"x1" Rectangular Tube for Top Rail Ø1-1/2" with LED LINEAR, Ø1-1/2" or Ø2" with LED POD Ø2" Ø2" with LED LINEAR

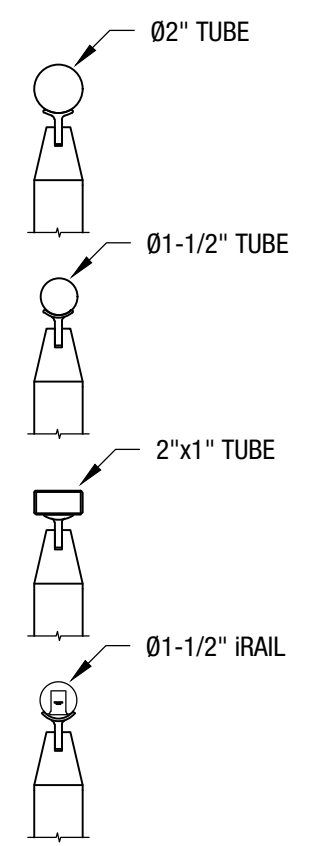
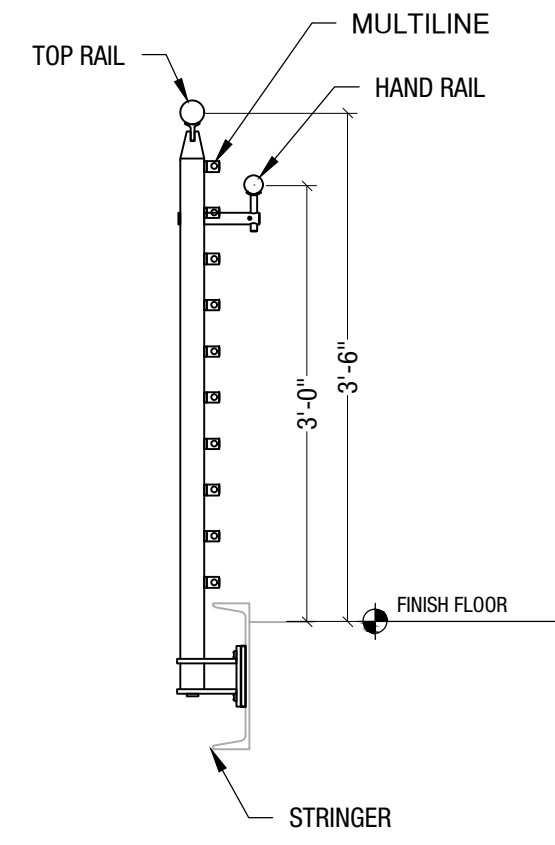
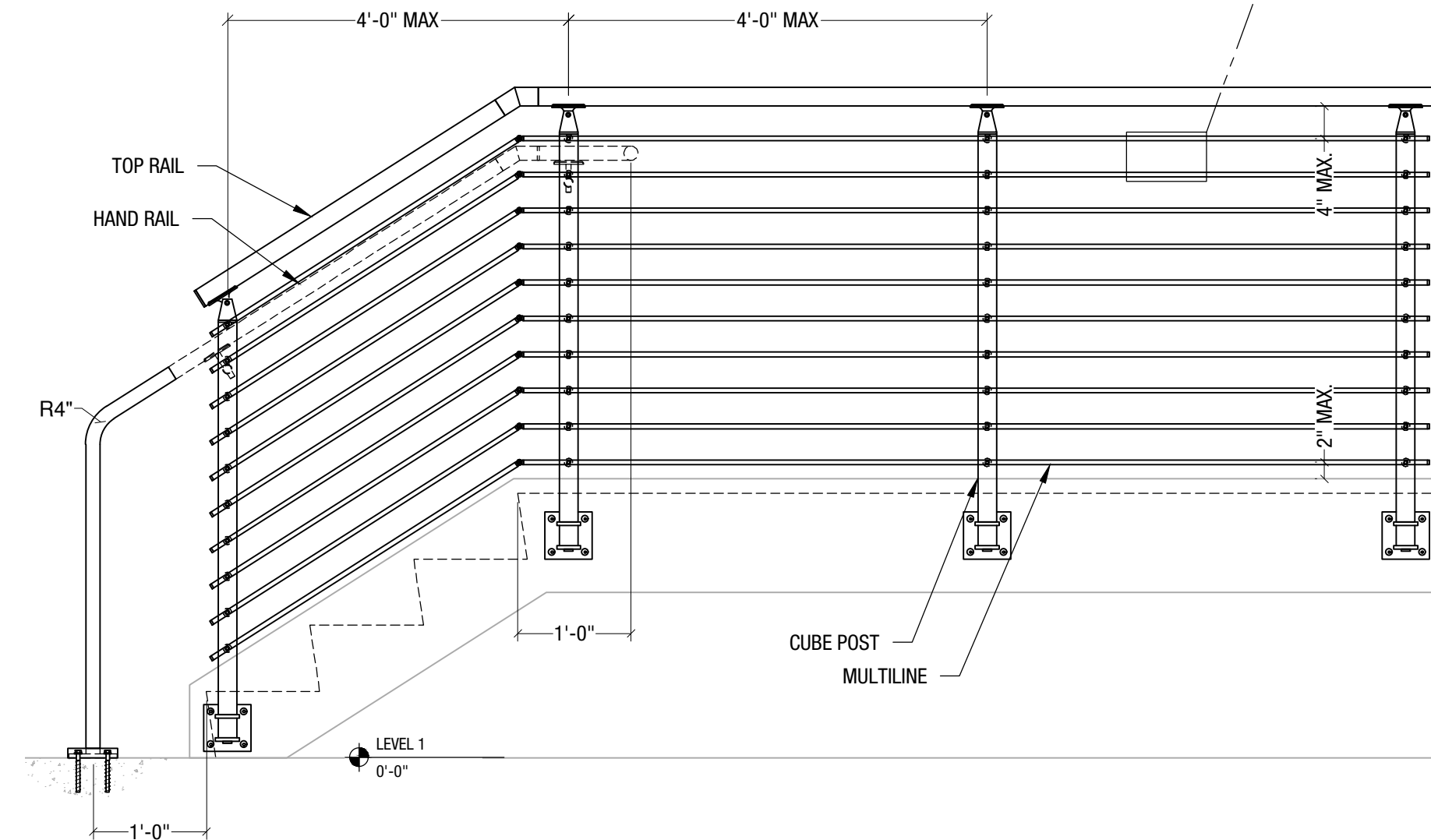
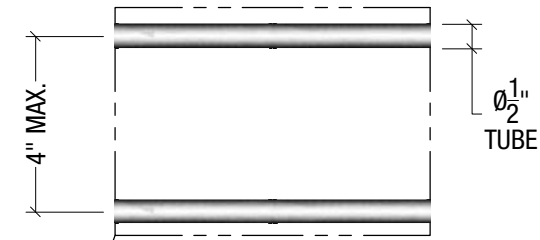


1. IBC 2015 & newer requires railing glass to be laminated. VIVA recommends SGP for exterior applications.  
2. All LED LINEAR products are ETL certified; ETL mark is proof of product compliance to North American safety standard.  
3. Other species available upon request.



# CUBE RAILING SYSTEM MULTILINE INFILL

RIVERWALK RAILING EXAMPLE



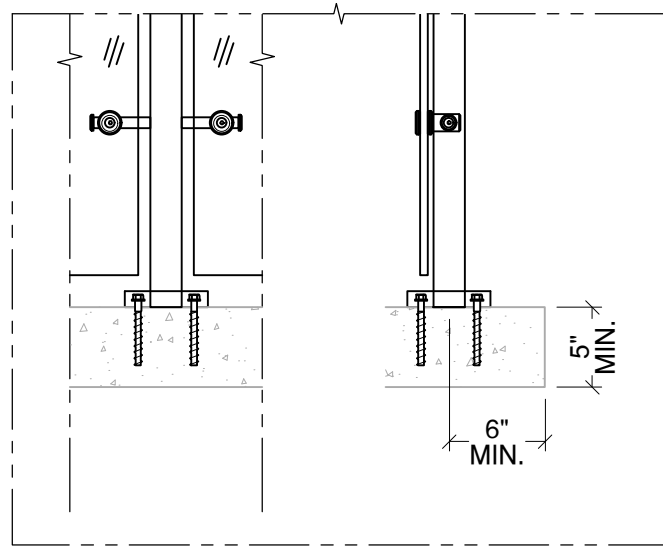
## TOP RAIL OPTIONS

VIVA RAILINGS IS NOT RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF ANY BUILDING SYSTEMS OR OTHER MATERIALS NOT FURNISHED BY VIVA RAILINGS. VIVA RAILINGS HAS NO WAY OF KNOWING AND SPECIFICALLY DISCLAIMS WHETHER OR NOT THE BUILDING SYSTEMS TO WHICH VIVA RAILINGS' PRODUCTS ARE TO BE ATTACHED ARE STRUCTURALLY SOUND OR DESIGNED TO PROPERLY SUPPORT VIVA RAILINGS'S MATERIALS. ANY SUCH DESIGN RESPONSIBILITY BELONGS TO OTHERS FOR WHOM VIVA RAILINGS IS NOT RESPONSIBLE. THESE DRAWINGS ARE INTENDED FOR THE SOLE USE OF VIVA RAILINGS' CUSTOMER AND THEIR AGENTS FOR THE INSTALLATION OF PRODUCTS FURNISHED BY VIVA RAILINGS. VIVA RAILINGS REMAINS THE SOLE OWNER OF ALL DESIGNS AND INTELLECTUAL PROPERTY CONTAINED WITHIN. REPRODUCTION AND USE OF THESE DESIGNS FOR ANY OTHER PURPOSE IS FORBIDDEN. SCALES ARE PROVIDED FOR REFERENCE ONLY. FOR PRODUCT INFORMATION AND TECHNICAL SUPPORT, PLEASE CONTACT VIVA RAILINGS.



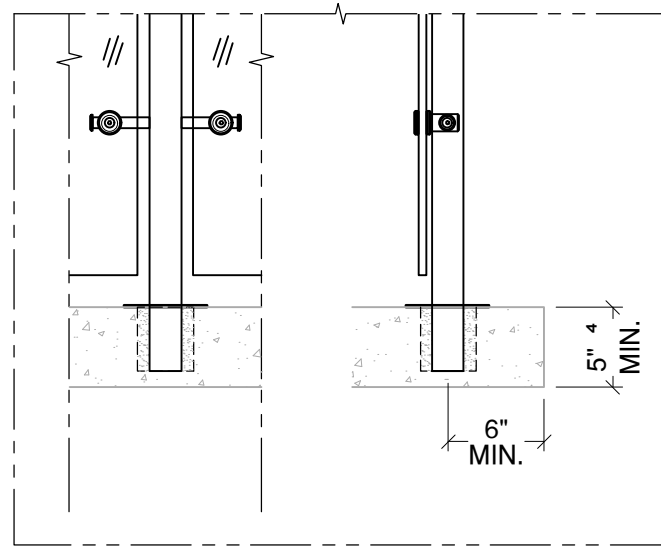
# CUBE RAILING SYSTEM

## MOUNTING CONDITION, TOP MOUNTED POST



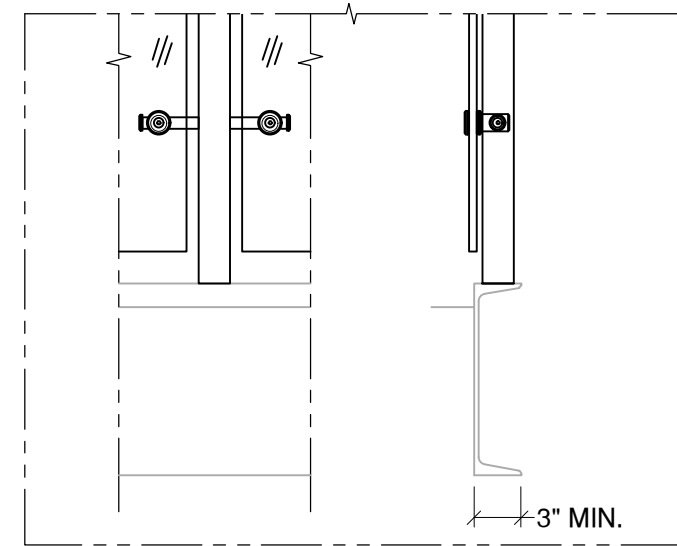
Anchored to Concrete <sup>1</sup> - \$ <sup>2</sup>

Detail# CU-T01 <sup>3</sup>



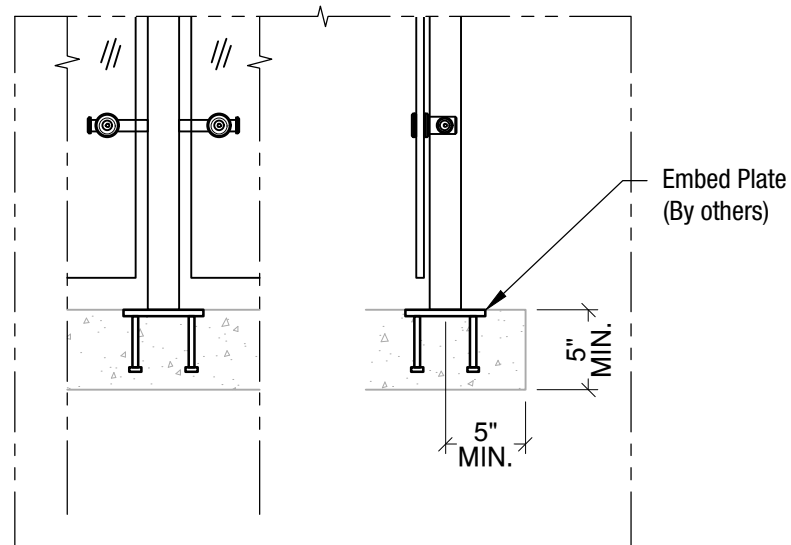
Cored into Concrete - \$\$

Detail# CU-T02



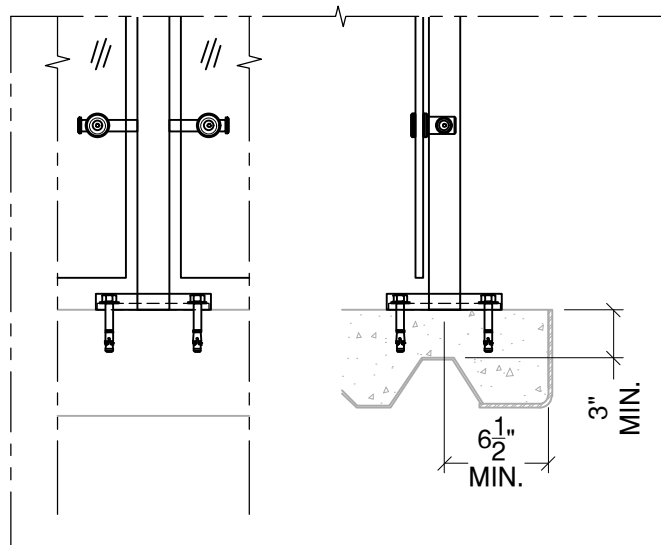
Welded @ Steel Channel - \$

Detail# CU-T03



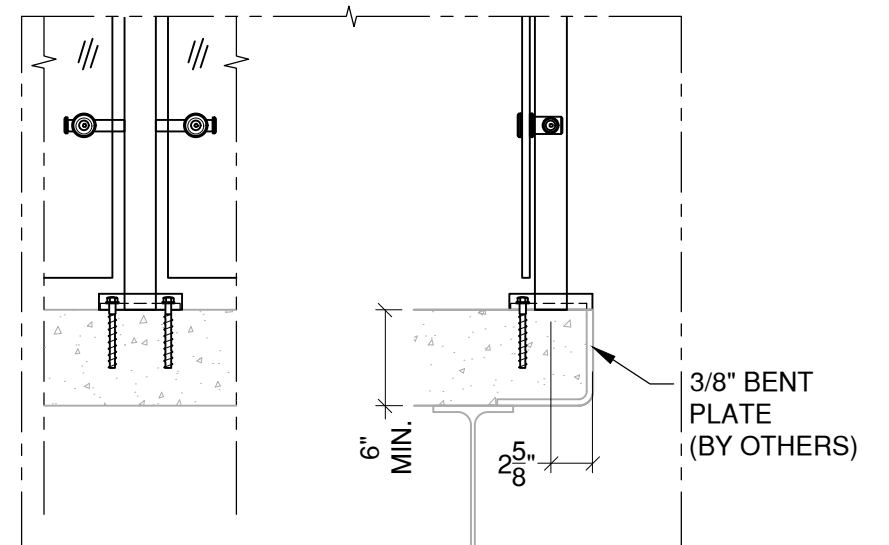
Welded @ Embed Plate - \$

Detail# CU-T04



Anchored to Concrete Slab on Deck - \$\$

Detail# CU-T05



Anchored to Concrete  
Welded to Steel Plate - \$

Detail# CU-T06

(1) Min. 4000 PSI concrete, Typ.

(2) \$ to \$\$\$: Indicates mounting type comparative cost

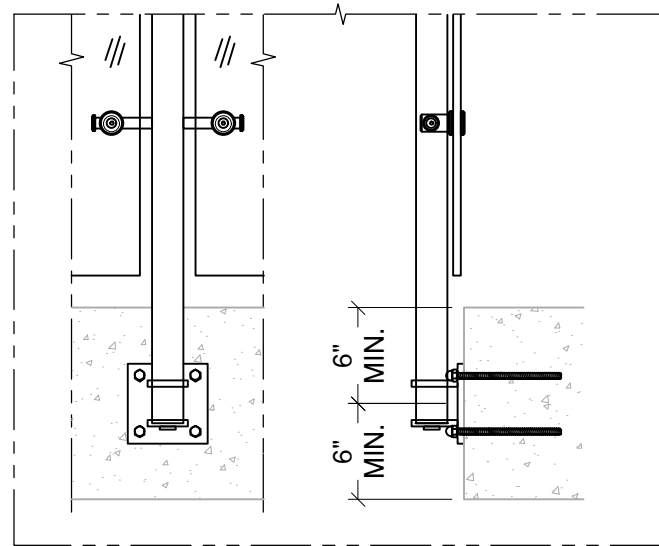
(3) Anchoring is not an available option for top mount with cable infill

(4) 6 1/2" Min. for end post with cable infill



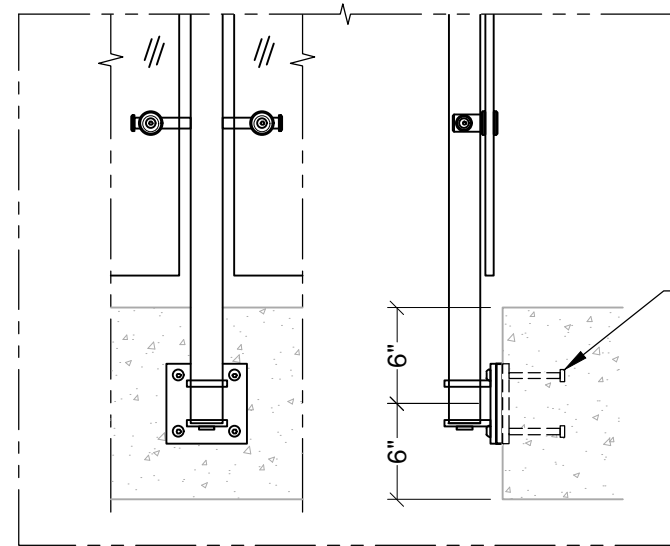
# CUBE RAILING SYSTEM

## MOUNTING CONDITION, FASCIA MOUNTED POST



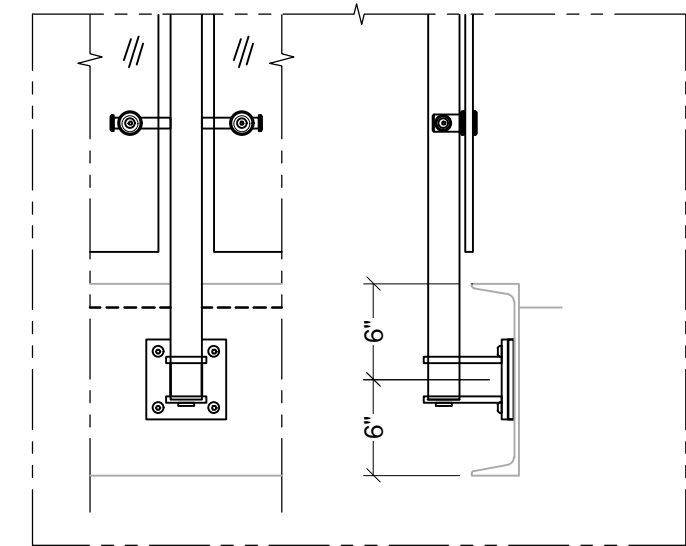
Anchored to Concrete <sup>1</sup> - \$\$\$

Detail# CU-F01 <sup>2</sup>



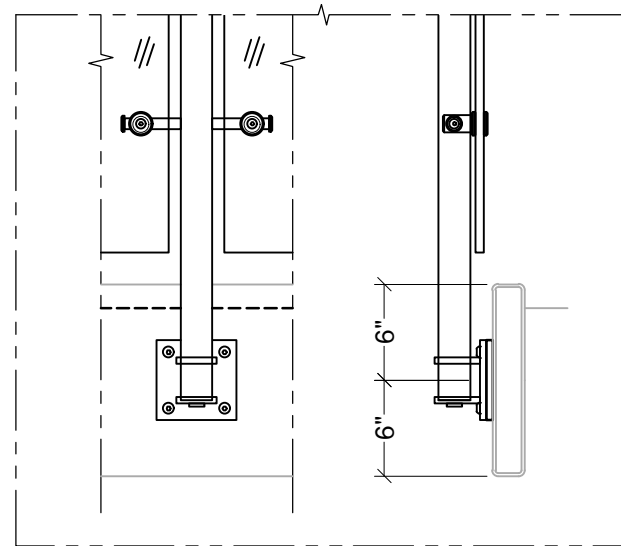
Welded @ Embed Plate - \$\$

Detail# CU-F02



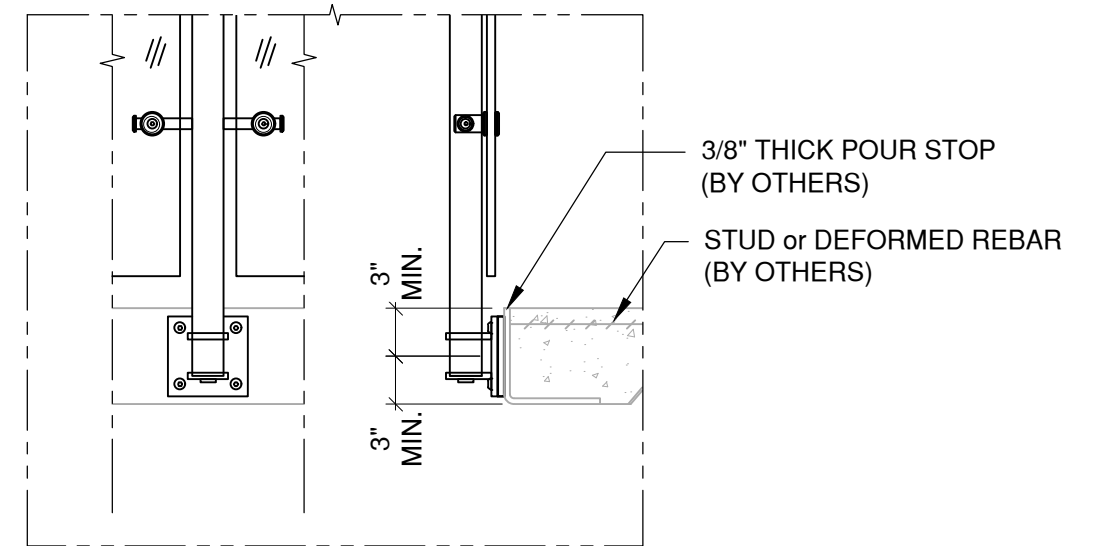
Welded @ Steel Channel - \$\$

Detail# CU-F03



Welded @ Steel Tube - \$\$

Detail# CU-F04



Welded @ Pour Stop - \$\$

Detail# CU-F05

(1) Min. 4000 PSI concrete, Typ.

(2) Anchoring is not a recommended option for cable infill



# CUBE RAILING SYSTEM

## FINISHING OPTIONS

### #6 Satin



### CeraShield\* Ceramic Coating



### Powder Coat



Enhanced durability and superior protection.  
Available in a wide range of colors.  
(Replaces traditional powder coat finish options.)\*

VIVA Railings now proudly offers CeraShield Ceramic Coating (powered by CERAKOTE Technology) as our premium finishing option, providing enhanced durability and superior protection for interior and exterior applications. While CeraShield offers unparalleled advantages in hardness, corrosion resistance, UV stability, and chemical resistance, we will continue to offer standard Powder Coat finishes to meet a variety of aesthetic preferences.

Powder coating is an environmentally-friendly option because it doesn't rely on solvents or chemical carriers. Instead, an electrostatic charge holds the paint to the steel, thus eliminating VOC emissions which will help in regards to LEED requirements. In addition, it meets AAMA specifications. Powder coating is durable and scratch resistant so it weathers and retains its original hue better than conventional liquid coatings.\*



[POWDER COAT FINISHING OPTIONS](#)

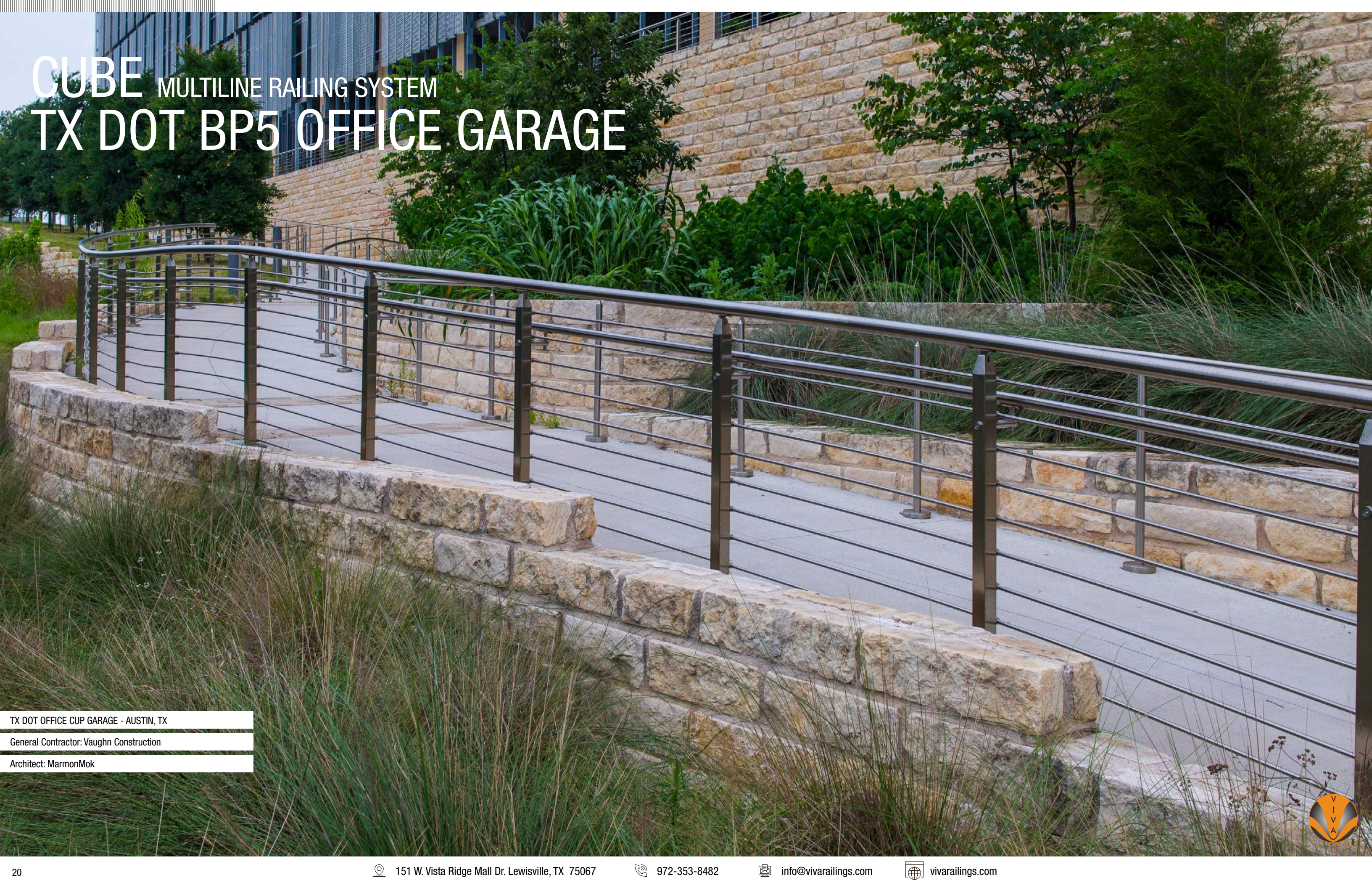
[CERASHIELD FINISHING OPTIONS](#)

The digital swatches of our powder coat colors may not accurately represent the actual real-life samples. Factors such as monitor settings, lighting conditions, and individual perception can affect the colors you see on your screen. We suggest using the swatches as a general reference for color, shade, and hue, rather than expecting an exact match. For the most precise color selection, we recommend requesting physical samples or visiting our office in Lewisville, TX to evaluate the powder coat colors in person.

Please note that while we offer a diverse range of standard powder coat colors to complement our products, any selections outside of these standard options may incur additional costs. We encourage you to consult with our specialists to explore all available options and make the best decision for your project needs.



# CUBE MULTILINE RAILING SYSTEM TX DOT BP5 OFFICE GARAGE



TX DOT OFFICE CUP GARAGE - AUSTIN, TX  
General Contractor: Vaughn Construction  
Architect: MarmonMok





### Properties

Base Construction	Die Cast Aluminum
Lens	Glass
Application	Sconce
Location	Wet
CRI	80
Life Hours	50,000
Light Source	Integrated LED
Light Direction	Up/Down

### Standard Selection

Voltage	120V-277V (non dimming)
Finish	Bronze
CCT	3000K

### Finish Options

- Black
- Bronze
- Brushed Nickel
- Gold/Brass
- ORB
- White

### CCT Options

CCT	2700K/3000K/3500k/4000K/5000K
-----	-------------------------------

### Options

Size	Dimensions	Wattage	Voltage	Lumens
CTHB-12	W:4.5" H:12"	18	ND (120V (non dimming)) / TD (120V Triac dimming ) / DV (120V-277V (non dimming)) / DVD (120V-277V 0-10 dimming )	2340

### Options

- EMG - Emergency
- PC - Photo Control

**Not seeing what you're looking for?**

Contact us!

[info@asllighting.com](mailto:info@asllighting.com)

# WAC LIGHTING

## Endurance™ Brick Lights

### Opal Step And Wall Light

Fixture Type: \_\_\_\_\_

Catalog Number: \_\_\_\_\_

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Model & Voltage	Color Temp & CRI	Lumens	Finish
WL-5105 120 VAC	3000K 90	110	ABK Architectural Black ABZ Architectural Bronze AGH Architectural Graphite AWT Architectural White

Example: **WL-5105-30-ABK**

#### DESCRIPTION

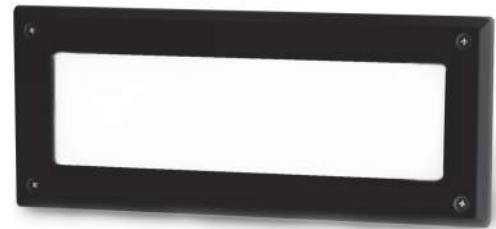
Designed for integration into brick walls or vertical risers. The energy-efficient Endurance™ LED Brick Light features a die-cast aluminum housing and integrated LED light engine with a heat resistant opal glass diffuser for a glare-free even spread of light, making outdoor areas safer and more secure.

#### FEATURES

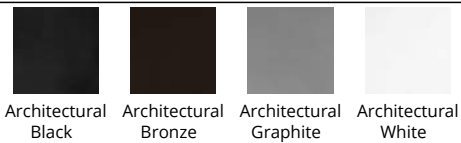
- Frosted tempered glass lens for even illumination
- Factory sealed LED light engine
- 5 year warranty

#### SPECIFICATIONS

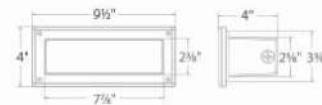
<b>Construction</b>	Die-cast aluminum (K-Alloy)
<b>Power:</b>	5.5W
<b>Input:</b>	120 VAC, 50/60Hz
<b>Dimming:</b>	ELV: 100-10%
<b>Light Source:</b>	Integrated LED
<b>Rated Life:</b>	80,000 Hours
<b>Mounting:</b>	Mortar into masonry, screw into wood walls, or retrofit into existing brick light installations. Can be mounted on wall vertically or horizontally
<b>Cut Out:</b>	3 1/4" x 8"
<b>Finish:</b>	Electrostatically Powder Coated: Architectural Black, Architectural Bronze, Architectural Graphite, Architectural White
<b>Operating Temp:</b>	-40°F to 122°F (-40°C to 50°C)
<b>Standards:</b>	ETL, cETL, Wet Location Listed, IP66, ADA



#### FINISHES:



#### LINE DRAWING



#### REPLACEMENT PARTS

- 5005-30 - Replacement Light Engine 3000K
- 5005-PLATE - Light Engine Mounting Plate
- 5105-COV-ABK - Opal Cover Plate ABK
- 5105-COV-ABZ - Opal Cover Plate ABZ
- 5105-COV-AGH - Opal Cover Plate AGH
- 5105-COV-AWT - Opal Cover Plate AWT

Model No :: **20292-BL/FST**  
 Name :: **Nauticus**



Project Name :: \_\_\_\_\_  
 Location :: \_\_\_\_\_  
 Type :: \_\_\_\_\_  
 Quantity :: \_\_\_\_\_  
 Notes :: \_\_\_\_\_

**Product Information**

Product ID :: 20292  
 UPC Code :: 641594115697  
 Mounting Type :: Ceiling or Wall  
 Finish :: Black (BL)  
 Diffuser :: Frosted (FST)  
 Alt. Finishes :: Satin (SAT); White (WH)  
 Alt. Diffusers :: N/A

**Product Dimensions**

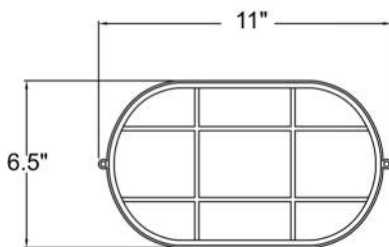
Fixture	Canopy
Length :: N/A	Length :: 10.6"
Width :: 11"	Width :: 6.5"
Diameter :: N/A	Diameter :: N/A
Extension :: 5"	Height :: 1"
Height :: 6.5"	Overall Height :: N/A Max.



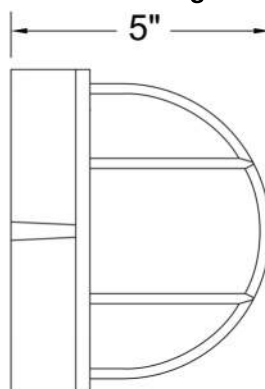
**Technical Specifications**

Qualifications	Specifications	Photometrics	Recommended Dimmers
Location Rating :: Wet	Frame Material :: Aluminum	CCT :: 2700	(TRIAC) Any Standard Dimmer
Certification :: cULus	Diffuser Material :: Glass	CRI :: N/A	
IES File :: No	Voltage :: 120v	Wattage :: 100 W	
JA8 Compliant :: No	Lamping Type :: Incandescent	Nominal Lumens :: 1600	
Title 20 Compliant :: N/A	Lamping Base :: E-26	Delivered Lumens :: N/A	
Energy Star :: No	Lamp Quantity :: 1	<b>Custom Options :: N/A; Additional Items :: N/A</b>	
ADA Compliant :: No	Lamp Wattage :: 100 W		
Marine Grade :: No	Total Wattage :: 100 W		
Emergency Lighting :: No	Lamps Included :: No		
Warranty :: 1 Year Limited	J-Box Type :: Standard		

**Line Drawing #1**



**Line Drawing #2**



**IES File**

Image Not Available

**Toll Free 800-828-5483 or www.AccessLighting.com**

14410 Myford Road, Irvine, CA 92606  
 The information provided is subject to change without notice. ©2018 Access Lighting Corporation. All Rights Reserved  
 Rev. 201901 File name:: 20292-BL\_FST.pdf







PC# JEN  
JOB: 224 0.5720  
12-02/02 T. 12-02/02  
1/4 SOLARBAN 60VT SOLARGRAY TP ST  
12.7M MILL  
1/4 CLEAR TP ST 6X3527 CHARCOAL  
5TLBK  
SN 0 01/2

Oldcastle makes no warranty by  
sample. Samples are for color  
evaluation only and are not  
intended to be samples of record.





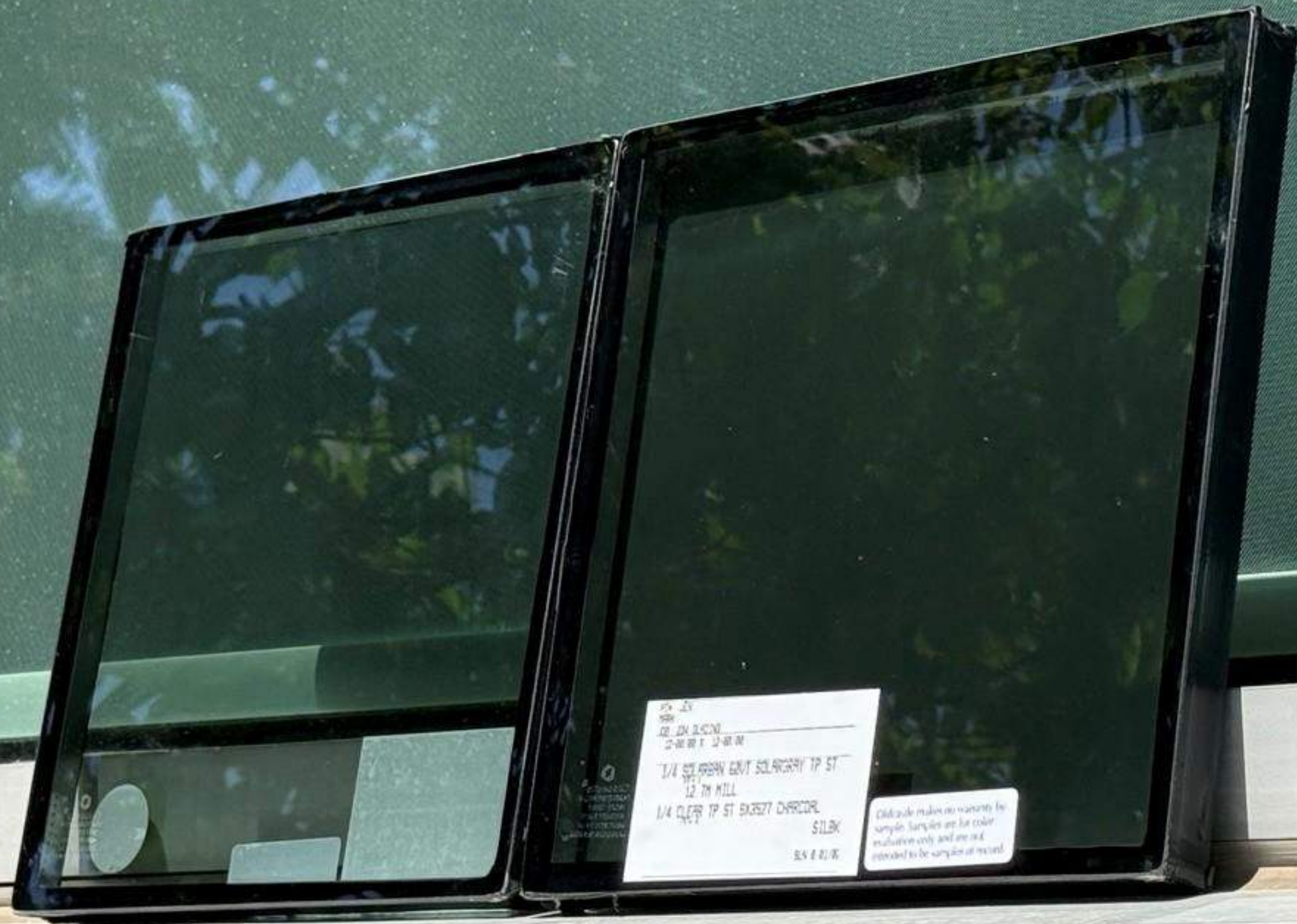
U-VALUE  
0.18 W/M<sup>2</sup>K  
G-VALUE  
0.75 W/M<sup>2</sup>K  
14 GLAZING UNIT SOLUTIONS TO ST  
12 TO FULL  
14 CLIP UP AT GREAT OFFICE

WARNING  
This window is not intended for use in areas where it may be subjected to impact or other forces that could cause it to break or shatter. It is not intended for use in areas where it may be subjected to fire or other forces that could cause it to break or shatter.

WARNING  
This window is not intended for use in areas where it may be subjected to impact or other forces that could cause it to break or shatter. It is not intended for use in areas where it may be subjected to fire or other forces that could cause it to break or shatter.



**SISTER BAY**  
furniture co.  
1-800-774-6327 • sisterbayfurniture.com  
www.sisterbay.com



1/4 CLEAR TP ST  
1/4 CLEAR TP ST EXHIBIT CHARCO  
SILBK  
SUN & R/W

This side makes no warranty for  
sample. Samples are for color  
evaluation only and are not  
intended to be a substitute for material.

© 2000  
1/4 CLEAR TP ST  
1/4 CLEAR TP ST EXHIBIT CHARCO  
SILBK  
SUN & R/W



Forming The Future™

# PATTERN 16020 Rough Sawn Plank

Rough Grain Plank

**Vac-U-Form™**

Styrene - Single Use.  
ABS Plastic - Up to 15 reuses.

**Wooden Plank**

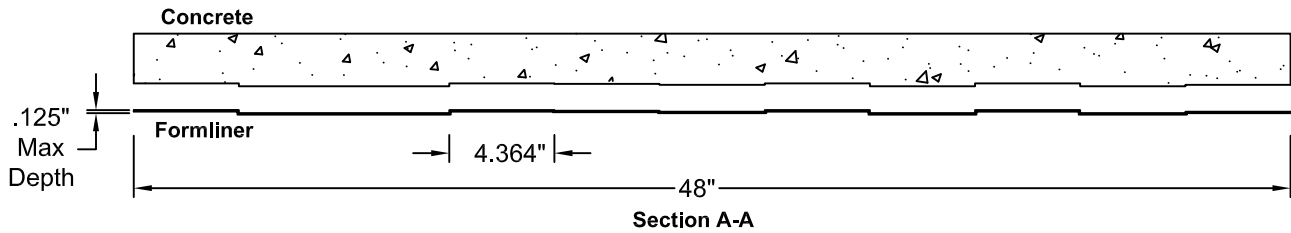
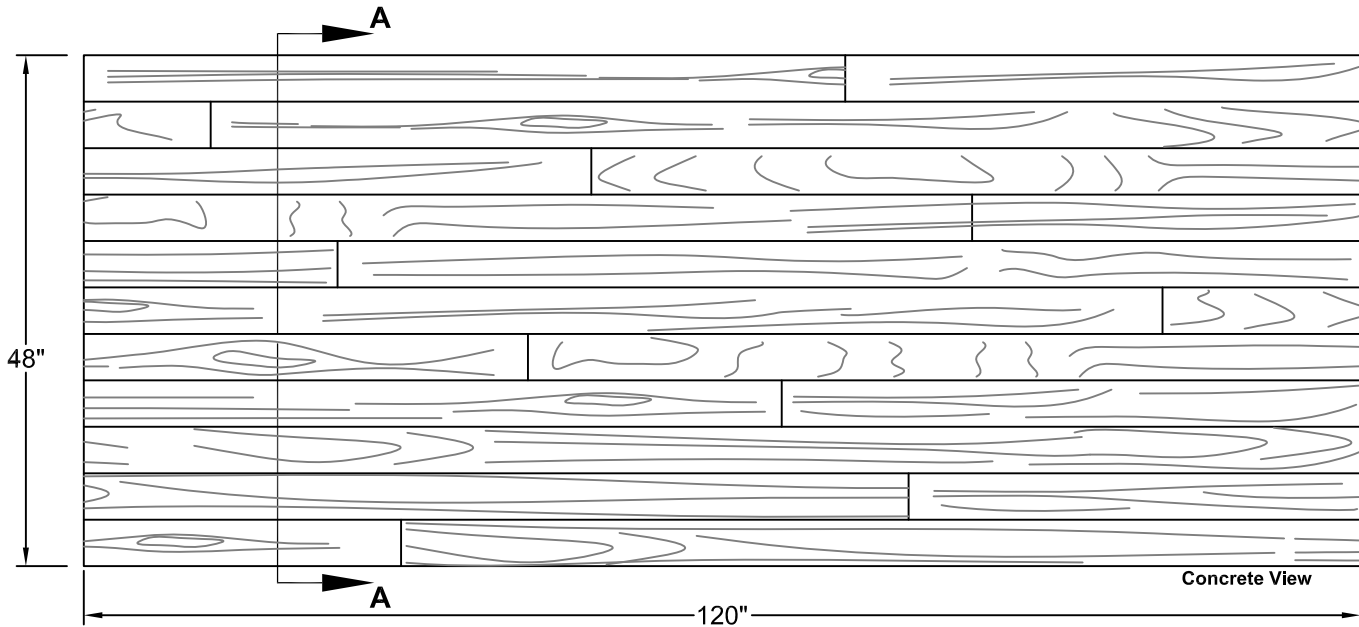
**Part Size:** 120" W x 48" H

**Max Depth:** 0.125"

**Board Width:** 4.364

**Grain:** Rough

STAMPED CONCRETE RIVERWALK PATTERN



Section A-A  
**FORMLINER DETAIL**

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**FITZGERALD FORMLINERS**  
1500 East Chestnut Avenue • Santa Ana, CA 92701 • Fax (714) 245-9715  
Ph: (800) 547-7760 • Ph (714) 547-6710 • [www.formliners.com](http://www.formliners.com)

*Pattern can be requested in AutoCad format.*

File Name: S-16020-VF-1-29-08

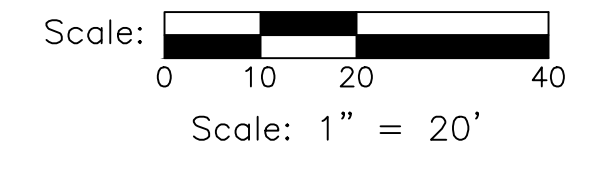
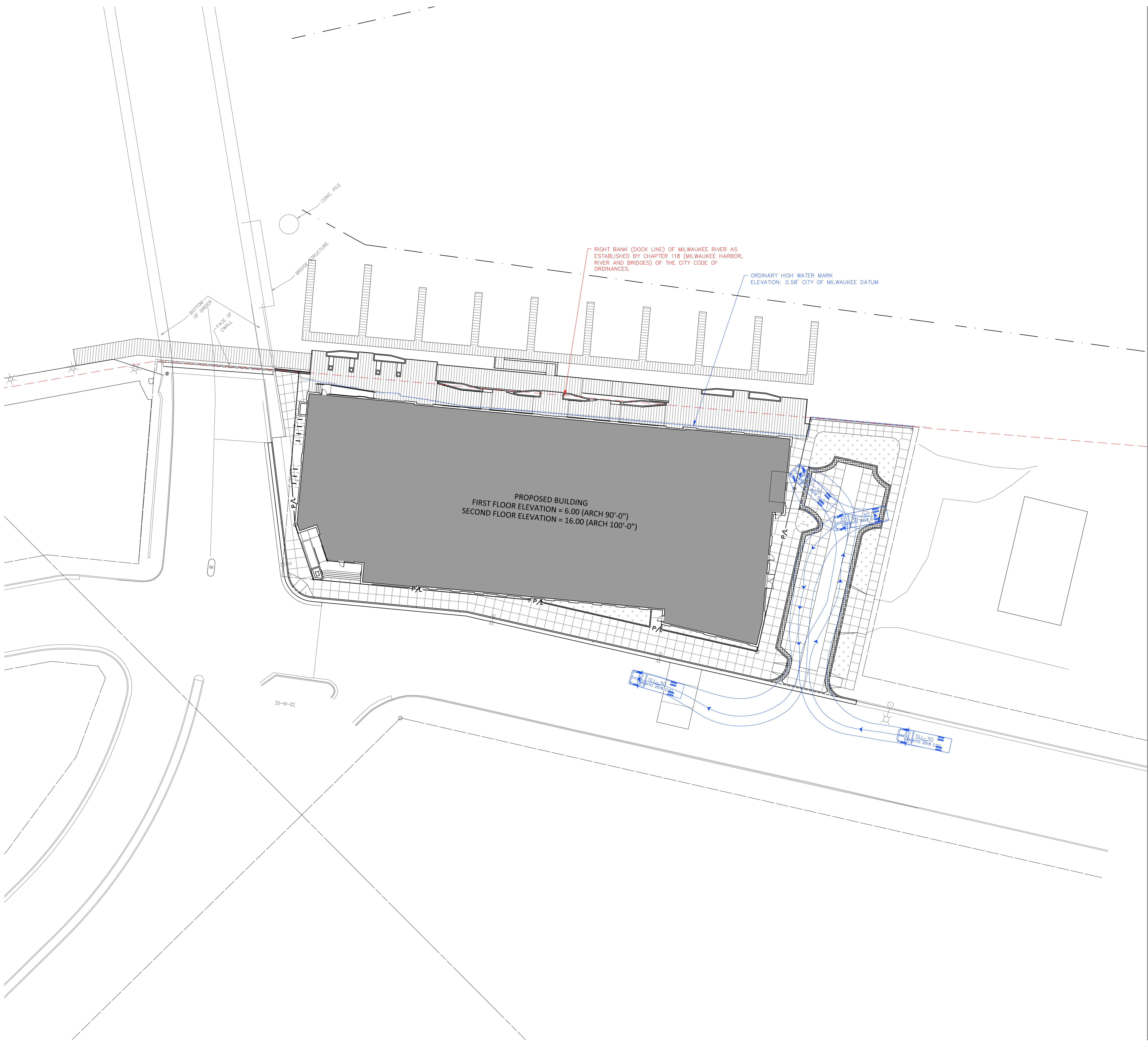
Page 1 of 1



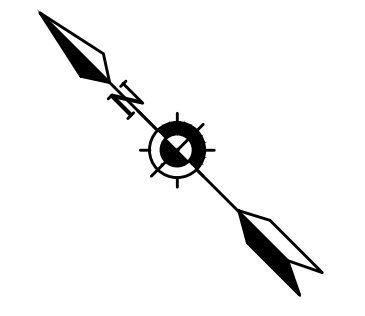


Riverfront Pizzeria

NO DOCKING  
SATURDAY  
11AM-3PM  
RESERVATION ONLY



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

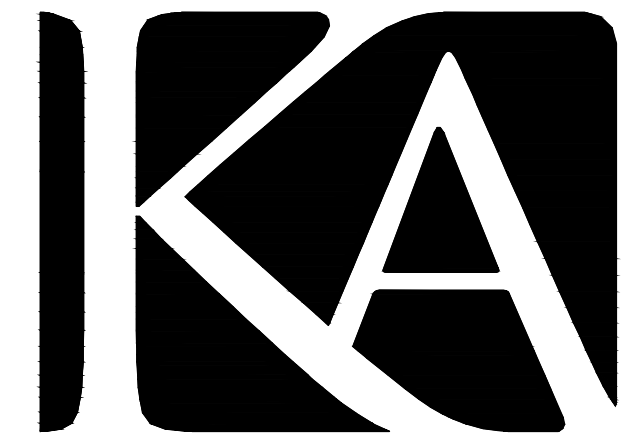


PROJECT NUMBER	8250079
PROJECT/ISSUE	2/16/2026
DRAWN BY	BG
CHECKED BY	BG

NOT FOR CONSTRUCTION

# PLAT OF SURVEY

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



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

PROJECT:  
**234 WATER STREET**

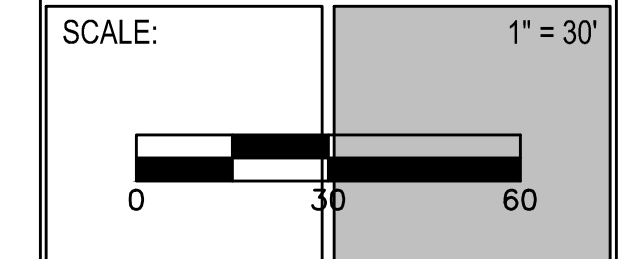
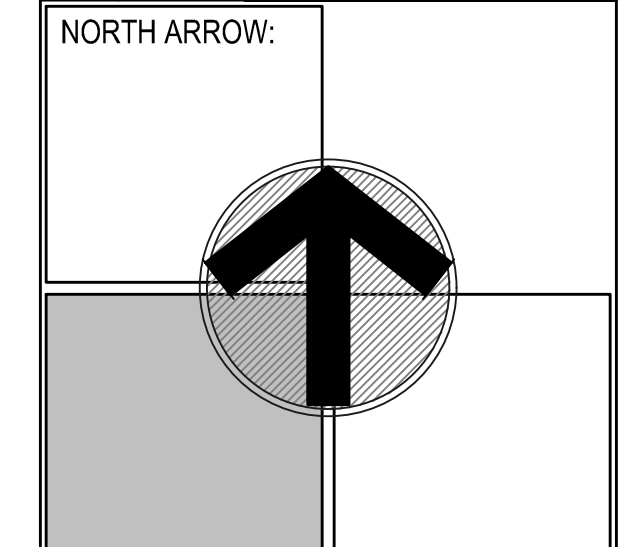
LOCATION:  
**234 S. WATER ST.,  
MILWAUKEE, WI  
53204**

CLIENT:  
**ADMIRALS WHARF  
LLC**

RELEASE:

REVISIONS:

#	DATE	DESCRIPTION
1	5/4/18	WATER EDGE

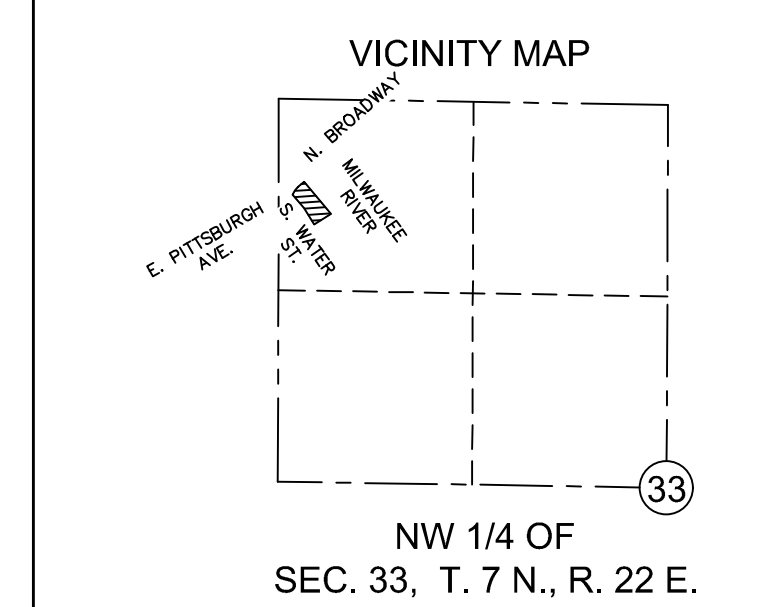


SEAL:

SHEET:  
**PROPOSED  
SITE PLAN**

DRAWN BY: IM  
CHECKED BY: XX  
APPROVED BY: BS  
PROJECT NUMBER: 190459.01

SHEET NUMBER:  
**1**

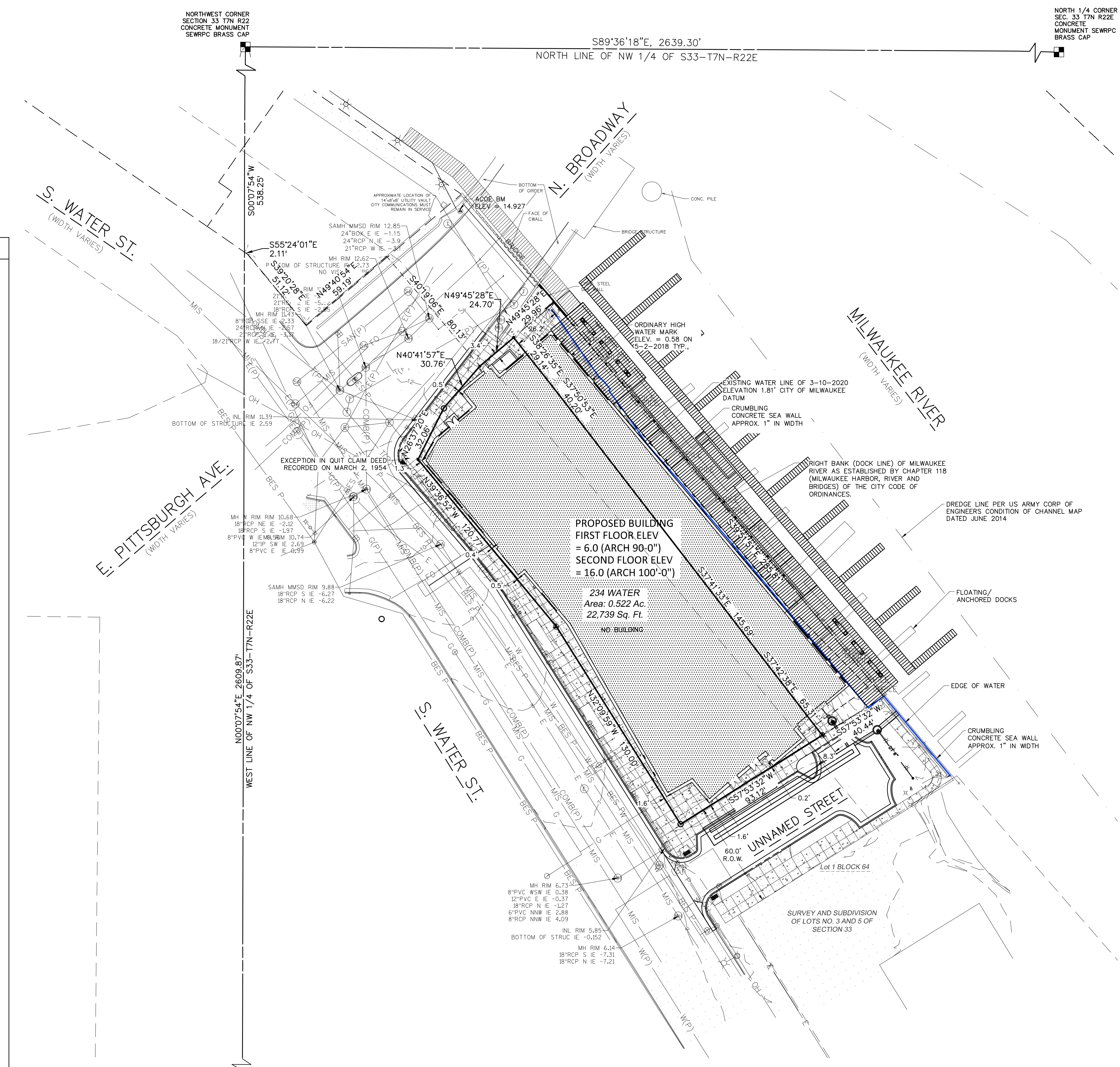


HORIZONTAL DATUM IS THE WISCONSIN COUNTY COORDINATE SYSTEM MILWAUKEE COUNTY ZONE NAD83 (2011). NORTH IS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 33-7-22 MEASURED AS S00°07'54"W.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM N 1/4 CORNER OF SECTION 32-7-22. ELEV. 5,306 (COMPUTED, APPLYING CONVERSION FACTOR OF 0.80403 TO SEWRPC ELEVATION OF 585,909) SITE BENCHMARK IS ACCE MONUMENT ELEVATION 14.927

## LEGEND

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



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

WITNESS CORNER TO WEST 1/4 CORNER SECTION 33 T7N R22E CONCRETE MONUMENT SEWRPC BRASS CAP 20' WESTERLY ON 1/4 SECTION LINE

WEST 1/4 CORNER FALLS INSIDE BUILDING

Note:  
**Underground Utilities Located by:  
DIGGERS & HOTLINE**

Toll Free (800)242-8511  
Milwaukee Area (414)259-1181  
Hearing Impaired TDD (800)542-2289  
www.DiggersandHotline.com  
REGISTERS HOTLINE TICKETS  
20181403130, 20181403137

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-643054-MKE, REVISION NO. 6 DATED FEBRUARY 20, 2020

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

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

ADDRESS: 236 S. WATER STREET  
TAX ID NO.: 429-0002-100

### SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the the above described property was surveyed on 3/09/2020 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian E. Sandberg S-2500  
APRIL 27, 2020