

EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

07/08/2021

SPROZ SUBMITTAL



T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:

CAP PROJECT #: 210502

**OWNER:
RULE ENTERPRISES**

1023 SOUTH 26TH STREET
MILWAUKEE, WI 53204

**CONSULTING ARCHITECT:
CONTINUUM ARCHITECTS + PLANNERS, S.C.**

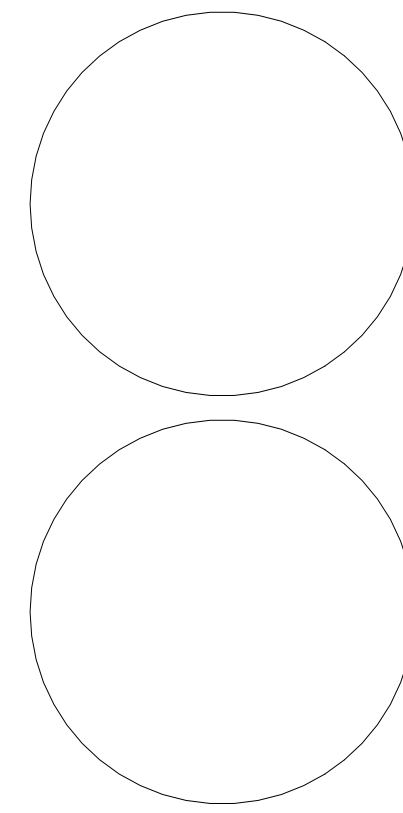
751 N JEFFERSON ST - SUITE 200
MILWAUKEE, WI 53202
TEL. (414) 220-9640

**CONSULTING CIVIL ENGINEER:
THE SIGMA GROUP**

1300 W. CANAL STREET
MILWAUKEE, WI 53233
TEL. (414) 643-4163

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continuum

ARCHITECTS + PLANNERS

Programming
Campus + Master Planning
Interior Design
Sustainable Design
Historic Preservation/
Renovation
Project Management

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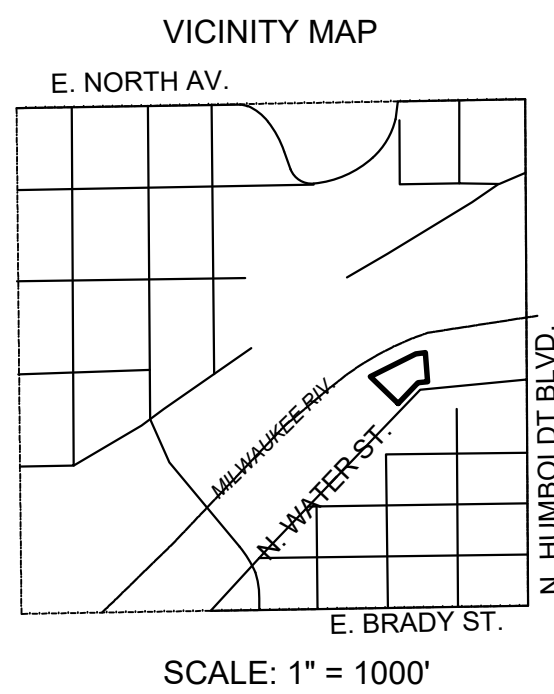
EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE
TITLE SHEET SPROZ

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	T-000



Legal description per First American Title Insurance Company Commitment No. NCS-1070057-MAD, effective date of May 17, 2021:

Water Lots 10, 11, 12, and 13 in Hubbard and Pearson's Addition to Milwaukee, in the Northwest 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 354-0913-110-5

Address: 1887 N. Water Street

Per First American Title Insurance Company Commitment No. NCS-1070057-MAD, effective date of May 17, 2021, the following items appear in Schedule B II as exceptions:

9. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.

10. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, pond, lake or other public body of water. The policy will not insure the exact location of any portion of the land created by the gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to the land cut off by a change in course of the water body (avulsion); or ownership of artificially filled land. DOCK LINE SHOWN PER CH. 118-1 CITY OF MILWAUKEE ORDINANCE.

11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Plat of Hubbard and Pearson's Addition recorded December 27, 1838 as Document No. PL001009 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **BLANKET IN NATURE, NOT PLOTTABLE.**

12. Sewer Easement to City of Milwaukee, a municipal corporation, dated April 26, 1915, recorded/ filed January 18, 1963 in Reel 64, Image 908 as Document No. 4000144. **SHOWN ON MAP.**

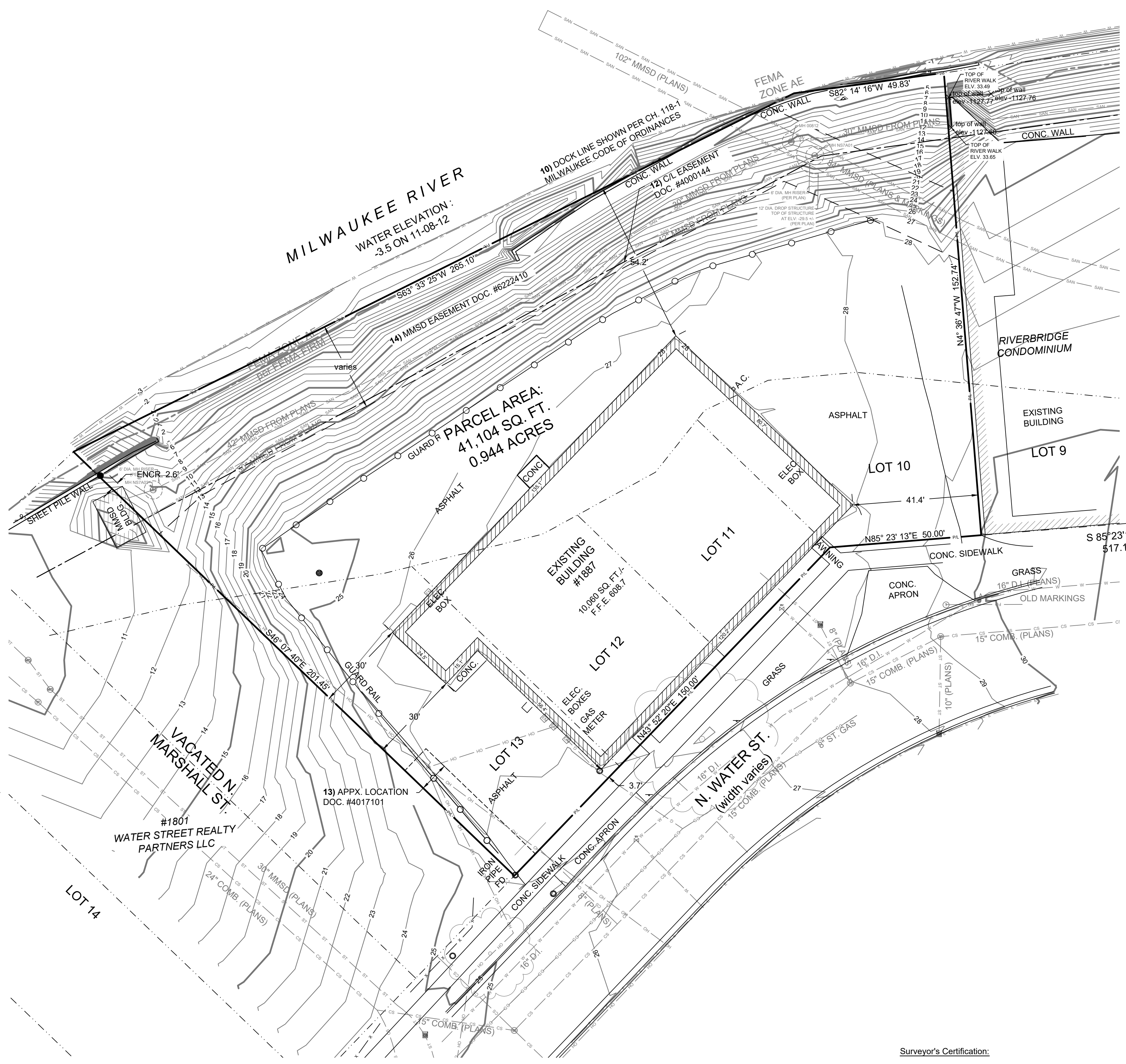
13. Utility Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company, dated April 05, 1963, recorded/ filed April 19, 1963 in Reel 95, Image 868 as Document No. 4017101. **SHOWN ON MAP.**

14. Sewer Easement to Milwaukee Metropolitan Sewerage District (MMSD), dated July 25, 1988, recorded/ filed October 31, 1988 in Reel 2269, Image 1078 as Document No. 6222410. **SHOWN ON MAP.**

15. Terms, provisions, restrictions, obligations as set forth in Redevelopment Plan for the Beer Line Redevelopment Project "B" Area adopted on May 03, 1993 by the Redevelopment Authority of the City of Milwaukee recorded on August 17, 1993 in Reel 3099, Image 1747 as Document No. 6813328. Modification and/or amendment by instrument: Redevelopment Plan Amendment No. 1 Recording Information: August 25, 2000 as Document No. 7953564 **BLANKET IN NATURE, NOT PLOTTABLE.**

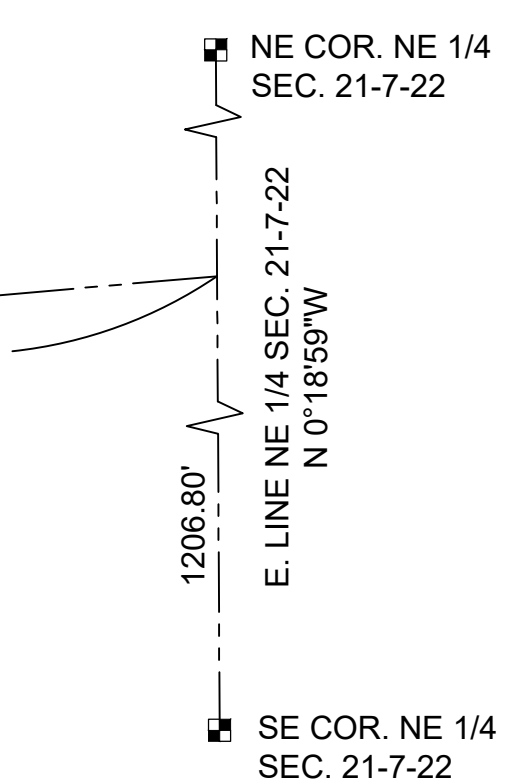
NOTES:

- Bearings are referenced to the East line of the NW 1/4 of Section 21-7-22, bearing North 0°18'59" West.
- Flood Zone classification: Part of the property lies within flood Zone AE. The Zone AE line is shown per FEMA FIRM Panel 55079C0092E, dated 9/26/08 with a Base Flood Elevation determined to be 584.55 NGVD.
- Parcel Area: 41,104 SQUARE FEET OR 0.944 ACRES.
- Vertical Datum: Elevations referenced to the City of Milwaukee Datum with the City Standard Benchmark located 180' north of the north curb of E. Kane Place and 5' west of the west curb of N. Warren St. having a published elevation of 67.824.
- No Zoning Report provided.



LEGEND

---	SECTION 1/4 SECTION LINE	---	EXISTING CONTOUR
---	PROPERTY LINE	○	MANHOLE
---	EASEMENT	○	CATCH BASIN
-x-x-	CHAIN LINK FENCE	○	CATCH BASIN (ROUND)
~	TREE LINE	○	ROOF DRAIN
OH	OVERHEAD UTILITY LINE	○	HYDRANT
E	ELECTRIC	○	WATER VALVE
T	TELEPHONE	○	GAS VALVE
FO	FIBER OPTIC	○	UTILITY POLE
CTV	CABLE TV	○	GUY WIRE
SAN	SANITARY SEWER	○	GAS METER
FM	FORCE MAIN	○	ELECTRIC METER
ST	STORM SEWER	○	UTILITY PEDESTAL
W	WATER MAIN	○	TRAFFIC SIGNAL
G	GAS	○	LIGHT POLE
		○	SOIL BORING
		○	MONITORING WELL
		○	IRON PIPE FOUND/SET
		○	REBAR FOUND/SET
		○	CHISELED CROSS FOUND/SET
		○	PK NAIL FOUND/SET
		○	SPIKE/NAIL
		○	MONUMENT
		○	BENCHMARK
		○	SIGN
		○	DECIDUOUS TREE
		○	CONIFEROUS TREE
		○	BUSH
		○	POST



MANHOLE INFORMATION

MH NS7A01	RIM: 11.95
	SW 42" INV. -28.06
	NW 102" INV. -41.51
	SE 84" INV. -41.51
MH NS7A02	RIM: 10.14
	NE 42" INV. -9.01
	SW 42" INV. -9.01
MH 00812	RIM: 10.55
	NE 30" INV. -3.41
	SW 30" INV. -3.41

Surveyor's Certification:
 To: Rule Enterprises LLC, a Wisconsin limited liability company
 First American Title Insurance Company
 Carl Tomich

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11 and 13 of Table A thereof. The field work was completed on March 23, 2021

Date of Map June 2, 2021

Kevin A. Slotke, PLS No. 2503

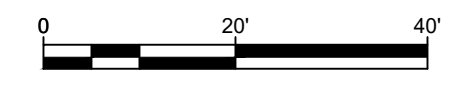
THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



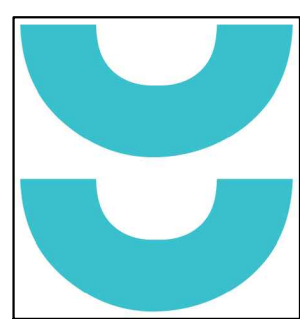
1887 N. WATER STREET
 MILWAUKEE, WISCONSIN

ALTANSPS LAND TITLE SURVEY

NO.	REVISION	DATE	BY

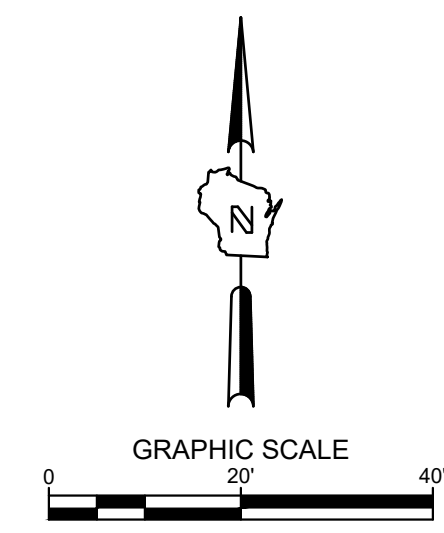
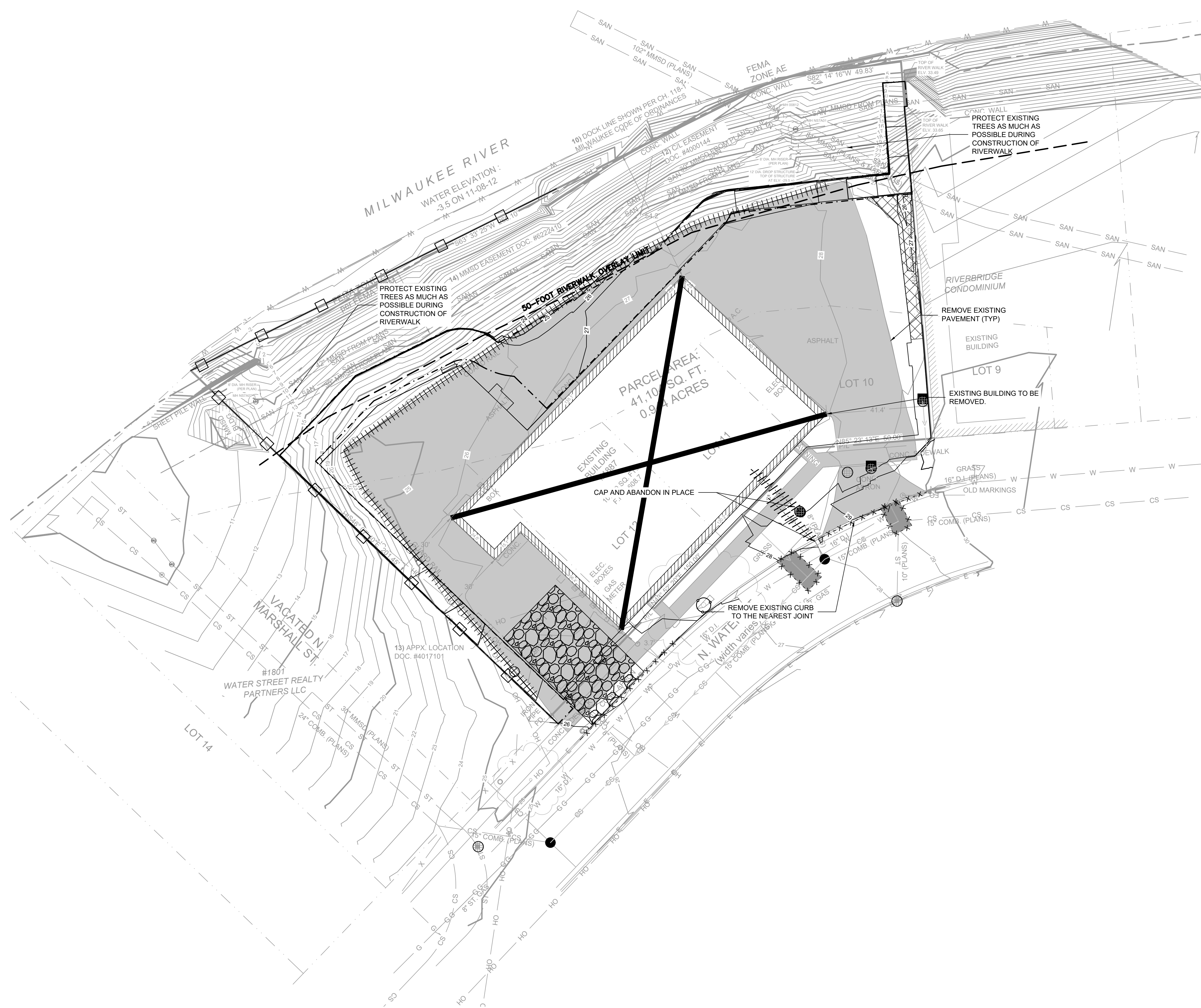


DRAWING NO.	19863-ALTA.dwg
DRAWN BY:	B.M.R.
DATE:	6/02/2021
PROJECT NO:	19863
CHECKED BY:	
APPROVED BY:	
SHEET NO.:	



T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:



- LEGEND:**
- PROPOSED SILT FENCE (B/C400)
 - PROPOSED INLET PROTECTION (A/C400)
 - PROPOSED TRACKING PAD (E/C400)
 - SEDIMENT LOG/ SILT SOCK (D/C400)
 - PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B (C/C400)
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - UTILITY REMOVAL
 - GUARD RAIL REMOVAL
 - STRUCTURE REMOVAL
 - PAVEMENT REMOVAL
 - TREE PROTECTION (F/C400)
 - LIMITS OF RIVERWALK OVERLAY ZONE (60' LANDWARD OF EXISTING DOCK WALL)
 - EXTENTS OF PROPOSED RIVERWALK

- GENERAL NOTES:**
- 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.
 - 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.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - 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.
 - SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
 - DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

EIGHTEEN87 ON WATER
1827 N. WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: EROSION CONTROL

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	06/25/2021
SHEET NUMBER	C002

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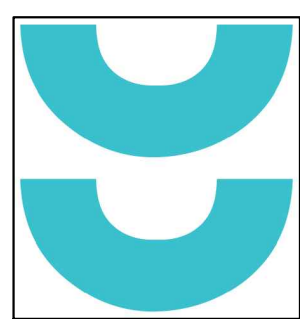
SIGMA PROJECT NUMBER 19863



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WE STRIVE TO PROVIDE
SERVICE WITHIN 2 HOURS
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.

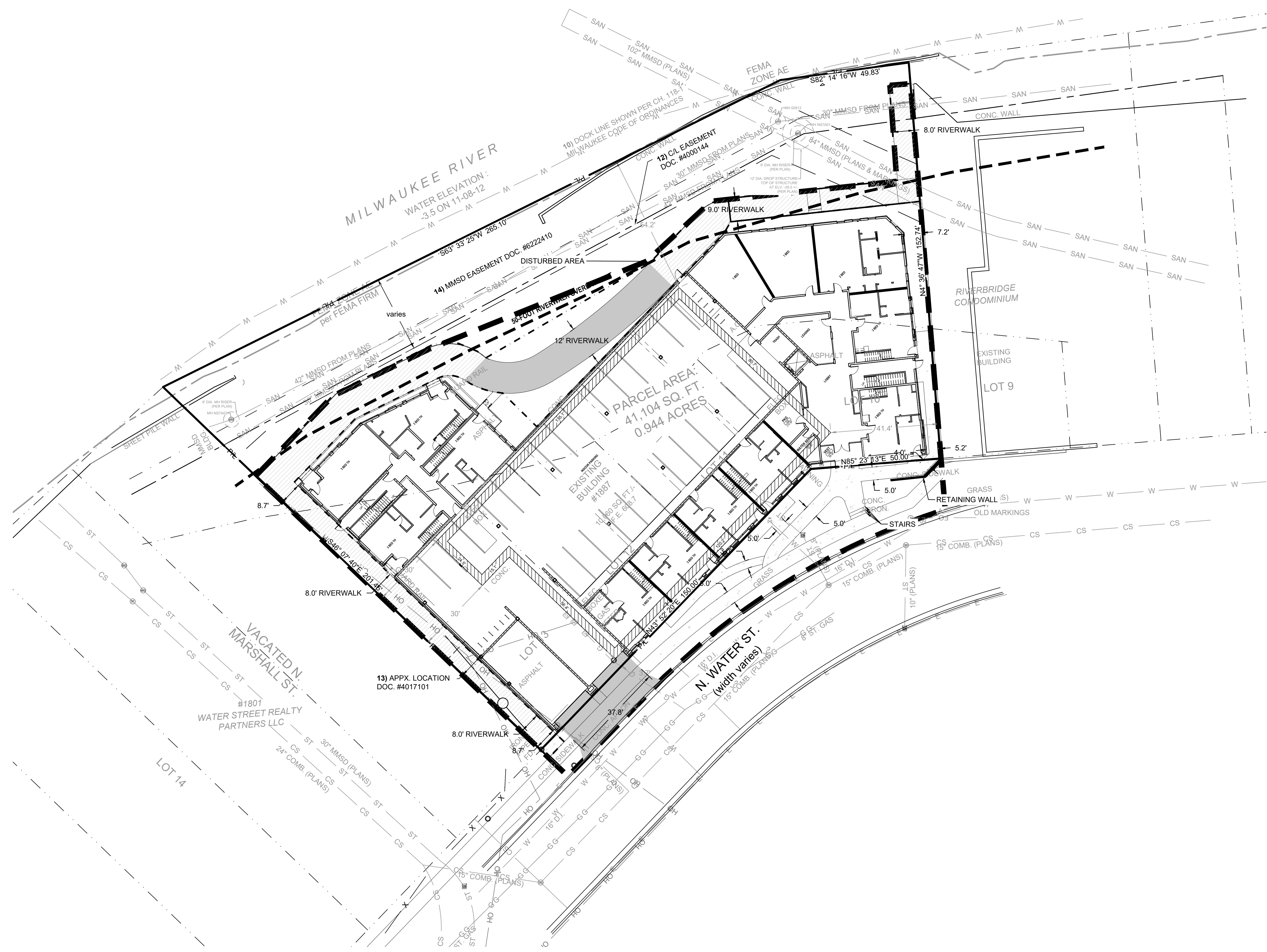
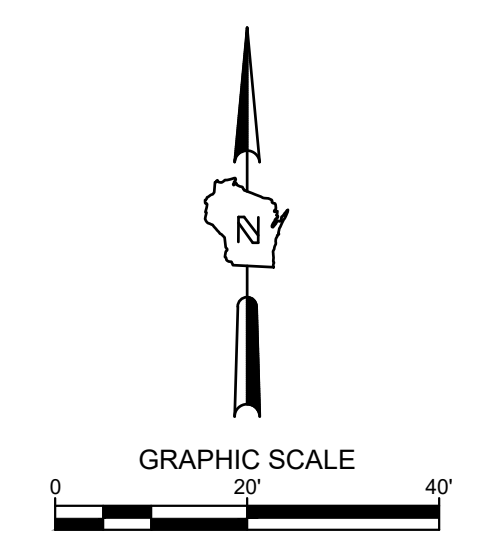
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SITE INFORMATION

SITE AREA = 41,104 SF (0.944 AC)
SITE DISTURBED AREA = 34,108 SF (0.783 AC)
EXISTING IMPERVIOUS AREA = 26,223 SF (0.602 AC)
PROPOSED IMPERVIOUS AREA = 26,267 SF (0.603 AC)
PROPOSED RIVERWALK DECK = 3,580 SF (0.082 AC)
TOTAL PARKING SPACES = 53 SPACES (ALL INSIDE PROPOSED BUILDING)

- LEGEND:**
- 5' THICK CONCRETE WALK (A C401)
 - CONCRETE PAVEMENT (B C401)
 - RIVERWALK DECK (SEE ARCH PLANS)
 - LIMITS OF RIVERWALK OVERLAY ZONE (50' LANDWARD OF EXISTING DOCK WALL)
 - EXTENTS OF PROPOSED RIVERWALK

GENERAL NOTES:

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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 CURBS AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

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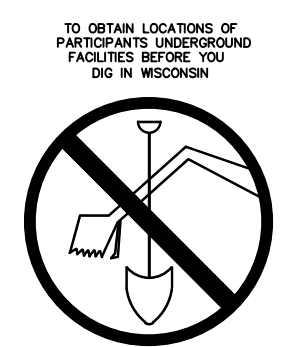
EIGHTEEN87 ON WATER

1887 N WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: **SITE PLAN**

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	DPD
DATE ISSUED	06/25/2021
SHEET NUMBER	C100

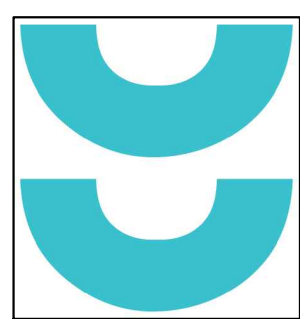
SIGMA PROJECT 19863 NUMBER



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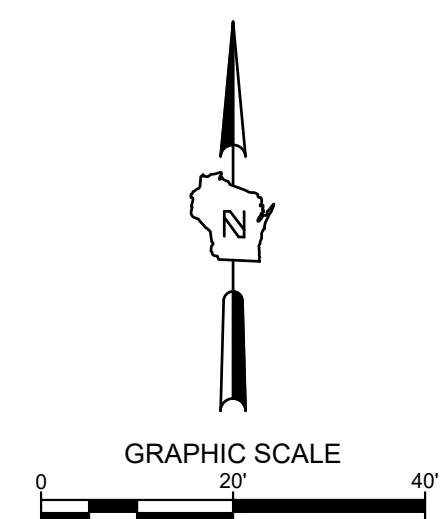
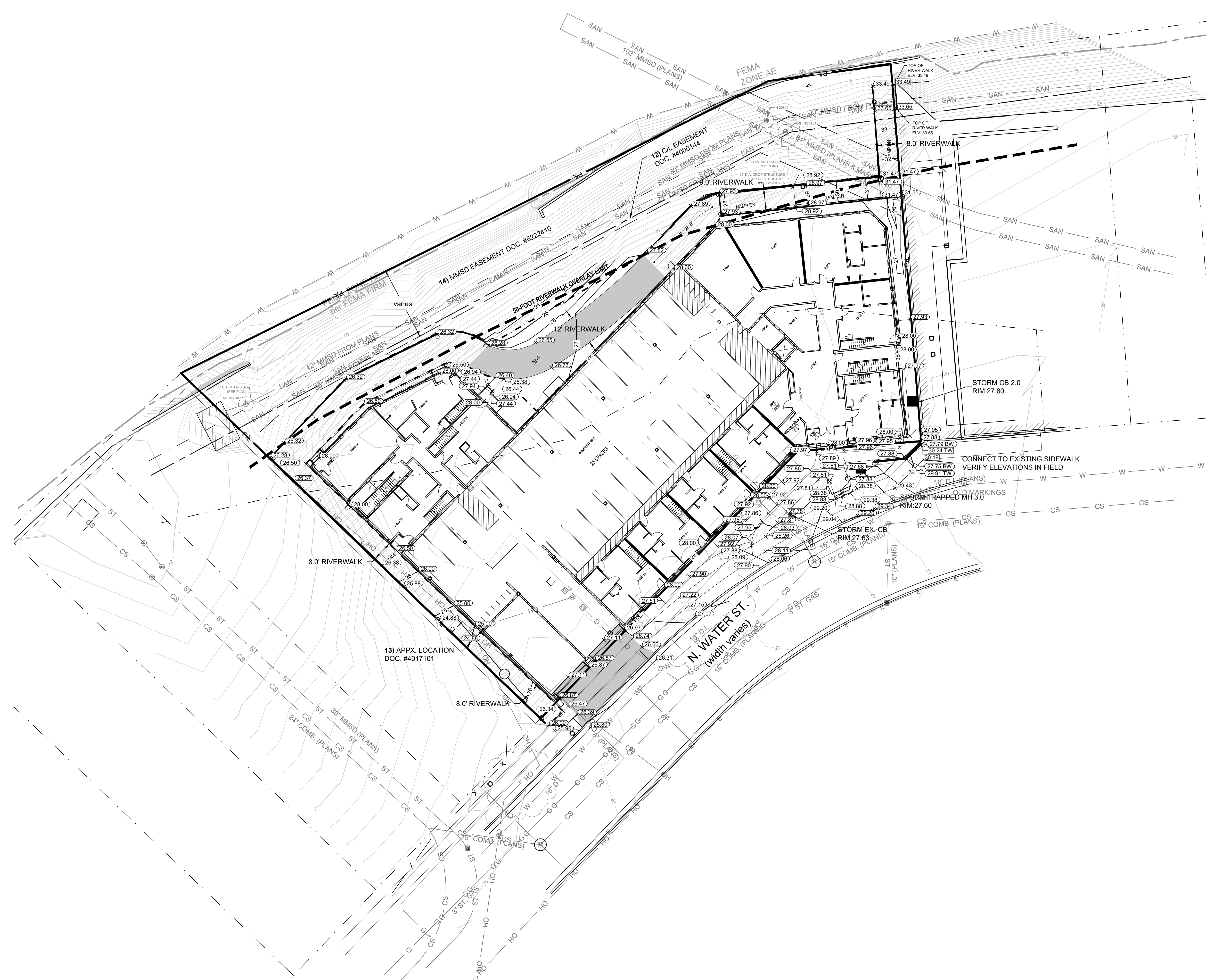
MILWAUKEE AREA 259-1181



T 414.220.9640
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CONSULTANTS:

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LEGEND:

- 5' THICK CONCRETE WALK (A C401)
- CONCRETE PAVEMENT (B C401)
- RAISED RIVER WALK (SEE ARC PLANS)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
F/L: FLOW LINE CURB GRADE
- PROPOSED ASPHALT SPOT GRADE
- EXISTING SURFACE SPOT GRADE (MATCH)
- LIMITS OF RIVERWALK OVERLAY ZONE (50' LANDWARD OF EXISTING DOCK WALL)
- EXTENTS OF PROPOSED RIVERWALK

GENERAL NOTES:

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

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EIGHTEEN87 ON WATER
1887 N. WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: **GRADING PLAN**

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	06/25/2021
SHEET NUMBER	C200

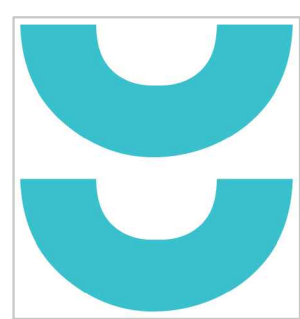
SIGMA PROJECT NUMBER 19863

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WE REQUIRE HOISTING REQUIRED AND 3' MIN. OVER MINOR DEPTH TO BE GUARANTEED
MILW. AREA 259-1181

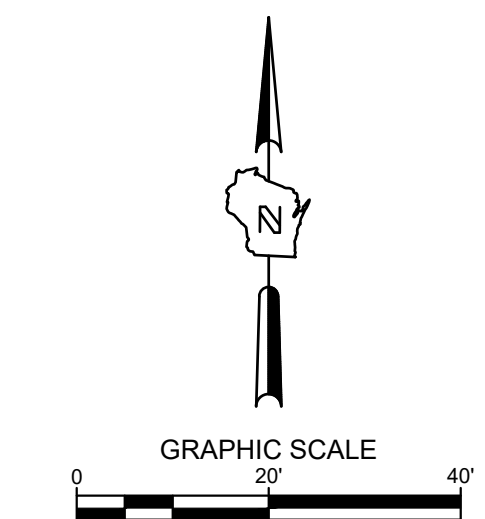
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Milwaukee, WI 53202

CONSULTANTS:

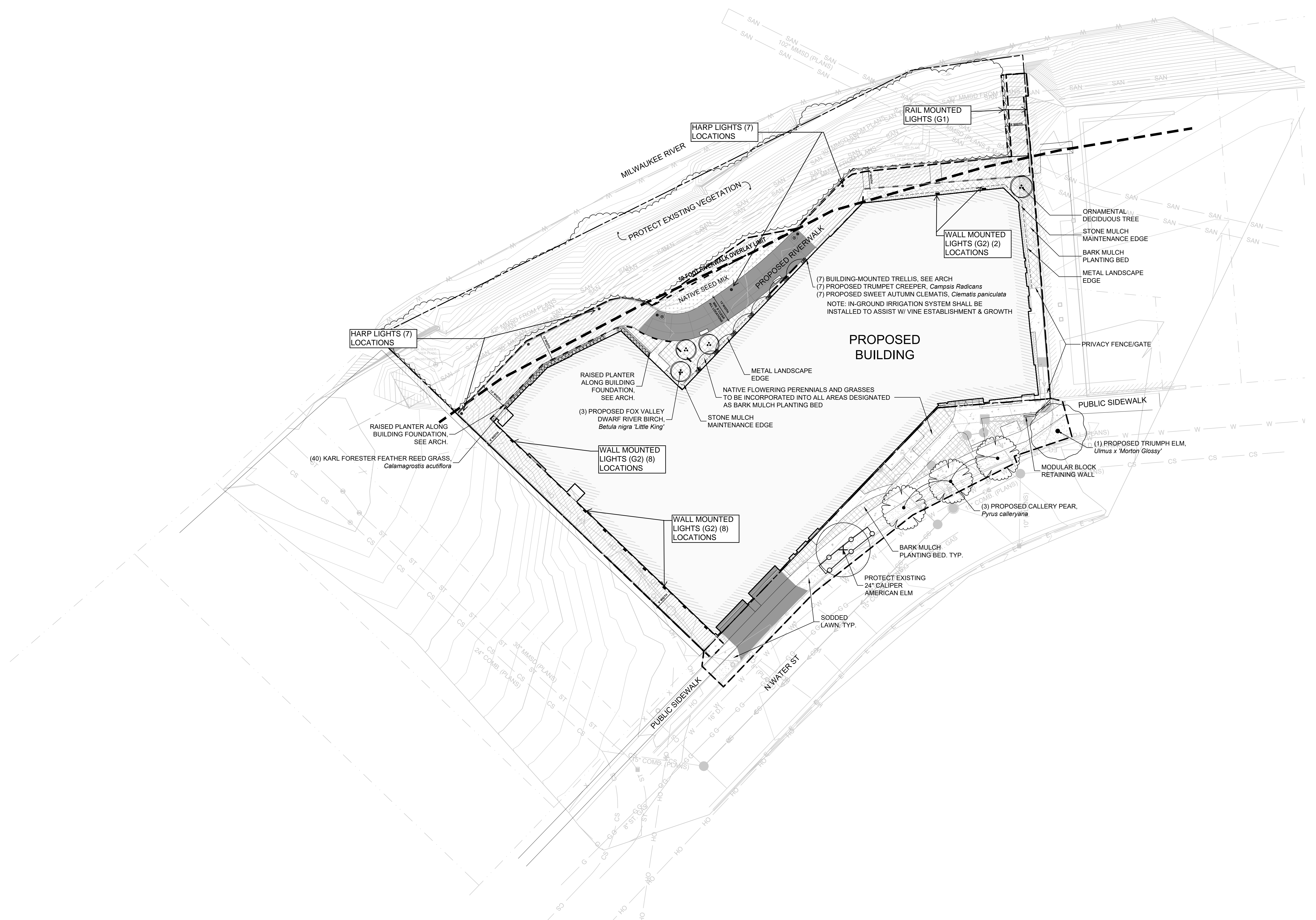
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- GENERAL NOTES:**
1. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTORS EXPENSE.
 2. CONTRACTOR SHALL PROTECT ALL BENCHMARKS.
 3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE.
 4. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
 5. ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
 6. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL.

LEGEND:

- - - LIMITS OF DISTURBANCE
- — — PROPERTY LINE
- - - METAL LANDSCAPE EDGE
- ⊕ EXISTING DECIDUOUS CANOPY TREE
- ⊙ PROPOSED DECIDUOUS CANOPY TREE
- ⊛ PROPOSED DECIDUOUS ORNAMENTAL TREE
- TREE PROTECTION FENCE
- [Pattern] BARK MULCH PLANTING BED
- [Pattern] NATIVE SEED MIX
- [Pattern] SEEDED LAWN
- [Pattern] STONE MULCH



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EIGHTEEN87 ON WATER
1887 N WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE:
LANDSCAPE OVERVIEW

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	06/25/2021
SHEET NUMBER	L100

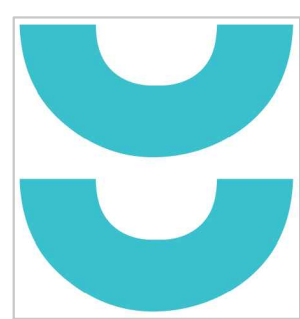
**PRELIMINARY
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CONSTRUCTION**

SIGMA PROJECT NUMBER 19863

TO OBTAIN LOCATIONS OF
HYPOTHETICAL UNDERGROUND
UTILITIES BEFORE YOU
DIG IN A REGION

CALL DIGGER'S HOTLINE
1-800-242-8011
TOLL FREE
WE EXISTE 18.07707878
WE EXISTE 18.07707878
WE EXISTE 18.07707878
MILW. AREA 259-1181

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751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

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1887 N WATER STREET
MILWAUKEE, WI 53202

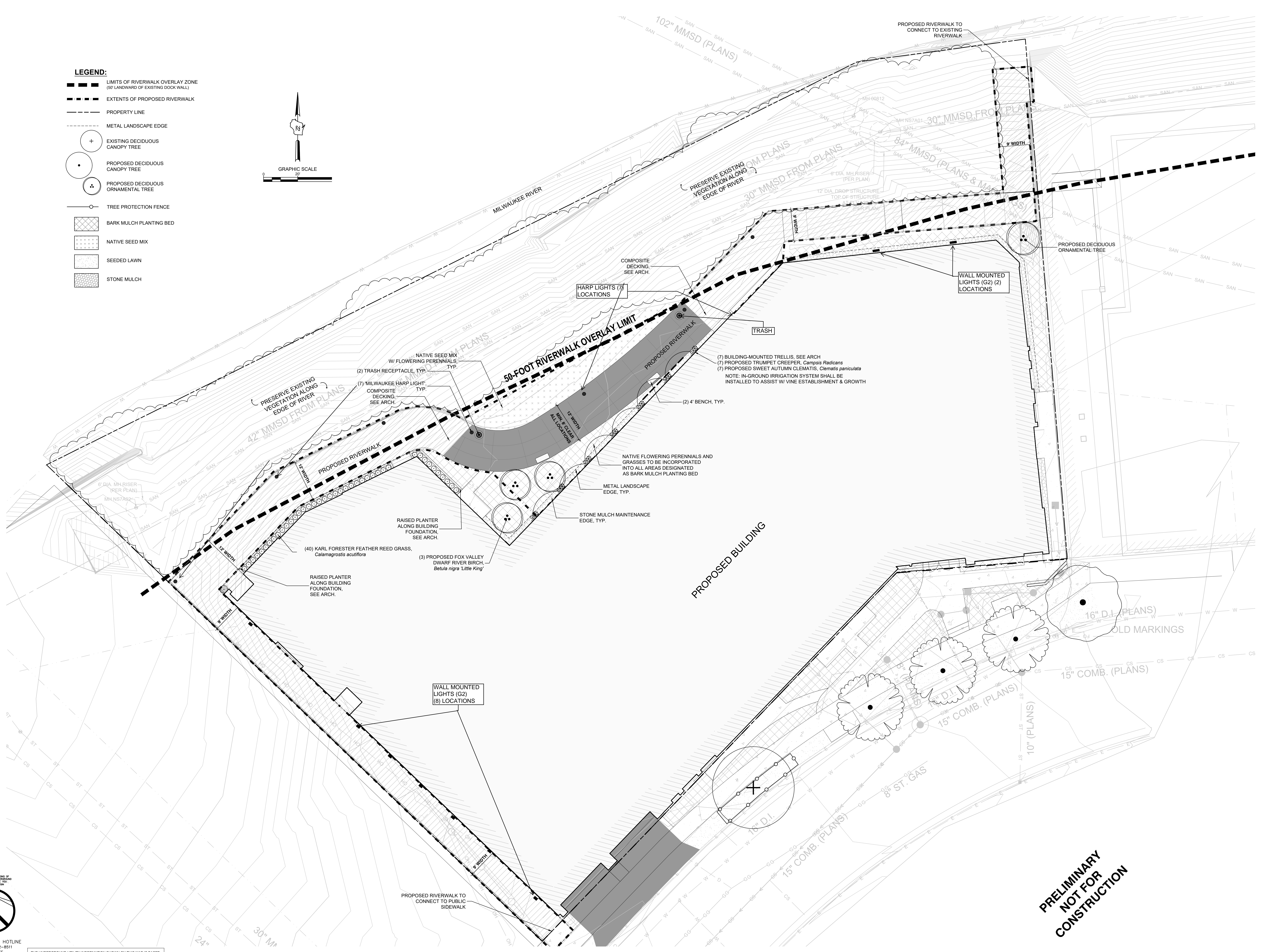
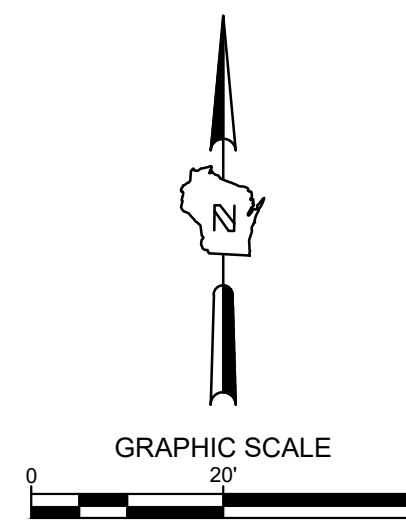
REVISIONS:

SHEET TITLE:
RIVERWALK SITE PLAN EXHIBIT

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	6/25/2021
SHEET NUMBER	EX1

SIGMA PROJECT NUMBER 19863

- LEGEND:**
- LIMITS OF RIVERWALK OVERLAY ZONE (50' LANDWARD OF EXISTING DOCK WALL)
 - - - EXTENTS OF PROPOSED RIVERWALK
 - PROPERTY LINE
 - METAL LANDSCAPE EDGE
 - + EXISTING DECIDUOUS CANOPY TREE
 - PROPOSED DECIDUOUS CANOPY TREE
 - ⊙ PROPOSED DECIDUOUS ORNAMENTAL TREE
 - TREE PROTECTION FENCE
 - ▨ BARK MULCH PLANTING BED
 - ▤ NATIVE SEED MIX
 - ▥ SEEDED LAWN
 - ▧ STONE MULCH



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NOTES REFER TO DRAWING
MILW AREA 259-1181

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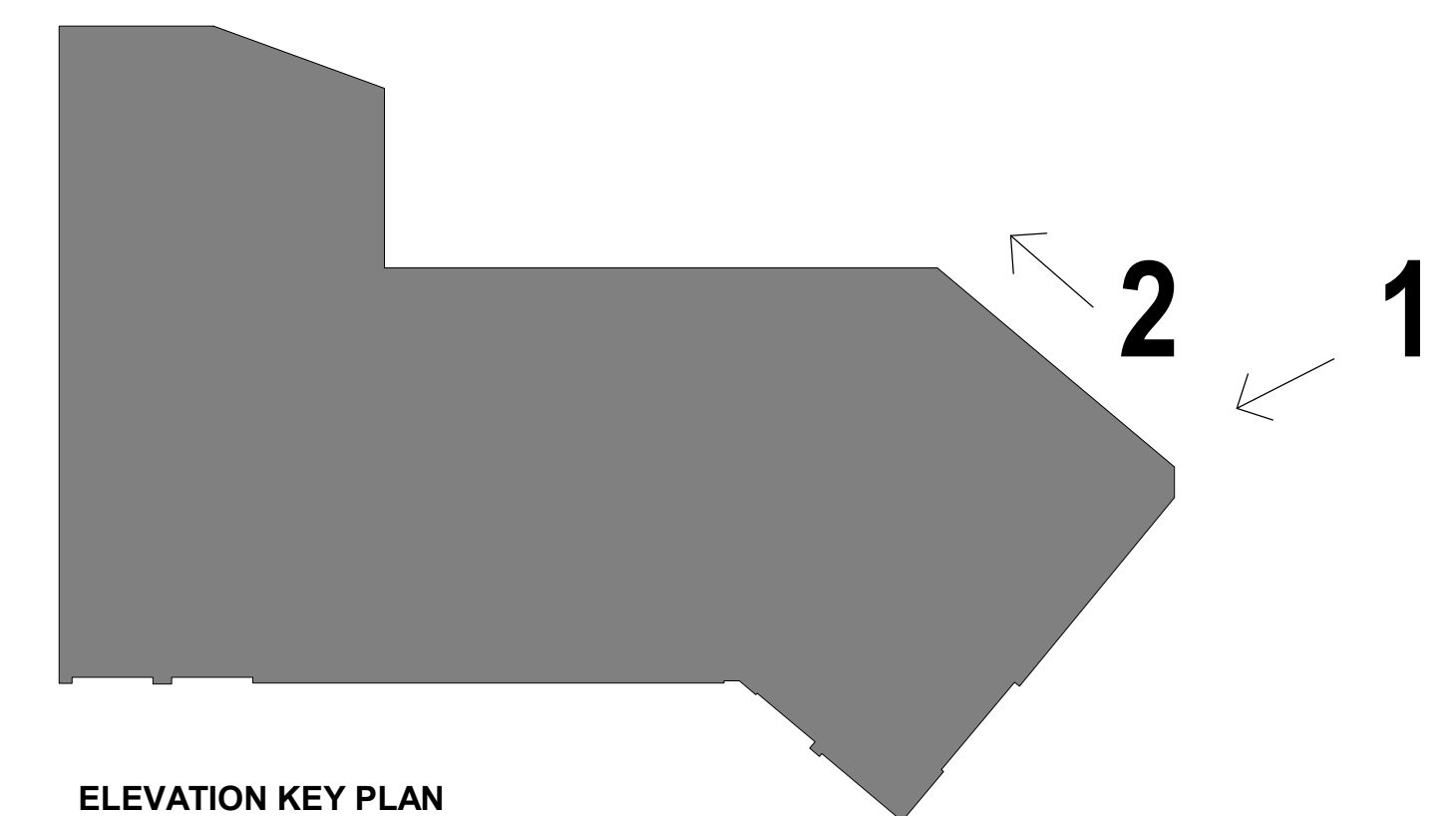
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PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



ELEVATION KEY PLAN
SCALE: 1" = 40'-0"



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EIGHTEEN87 ON WATER

1887 N WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
RIVERWALK PERSPECTIVES

REVISIONS:

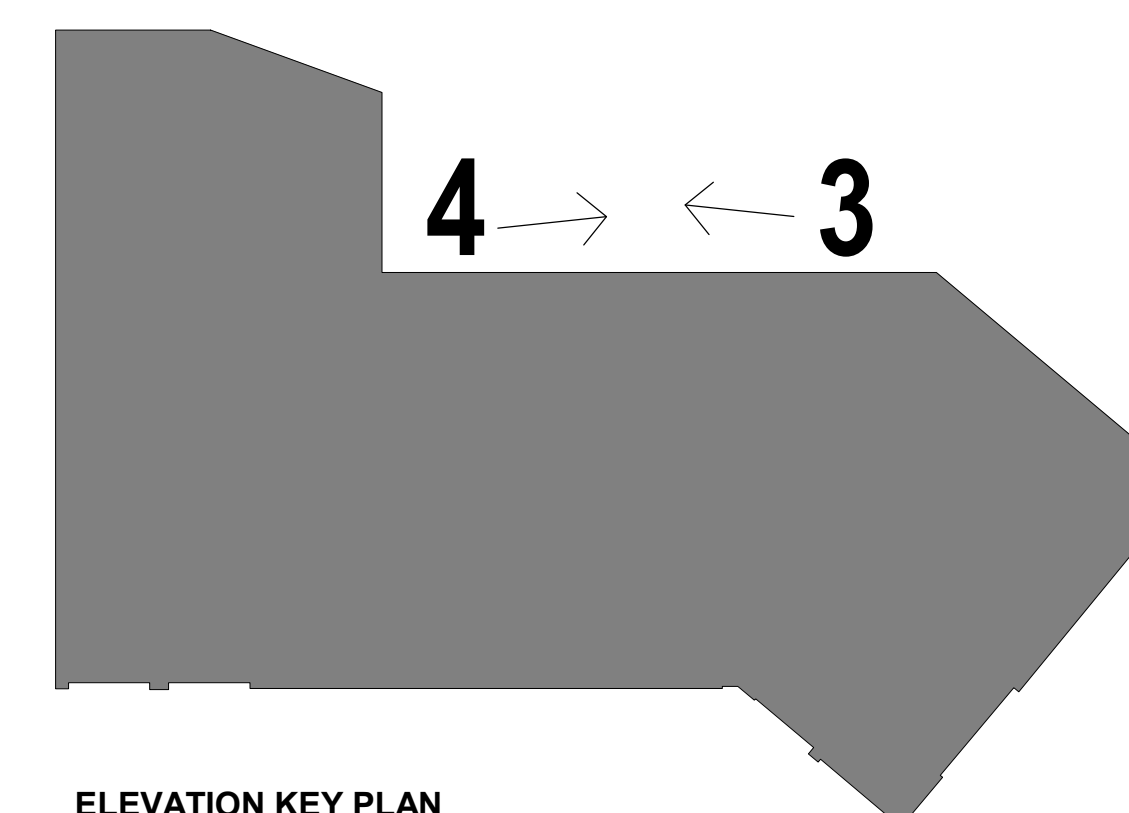
SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A100



PERSPECTIVE VIEW 3



PERSPECTIVE VIEW 4



ELEVATION KEY PLAN
SCALE: 1" = 40'-0"

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EIGHTEEN87 ON WATER
1887 N WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: RIVERWALK PERSPECTIVES

REVISIONS:

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PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A101



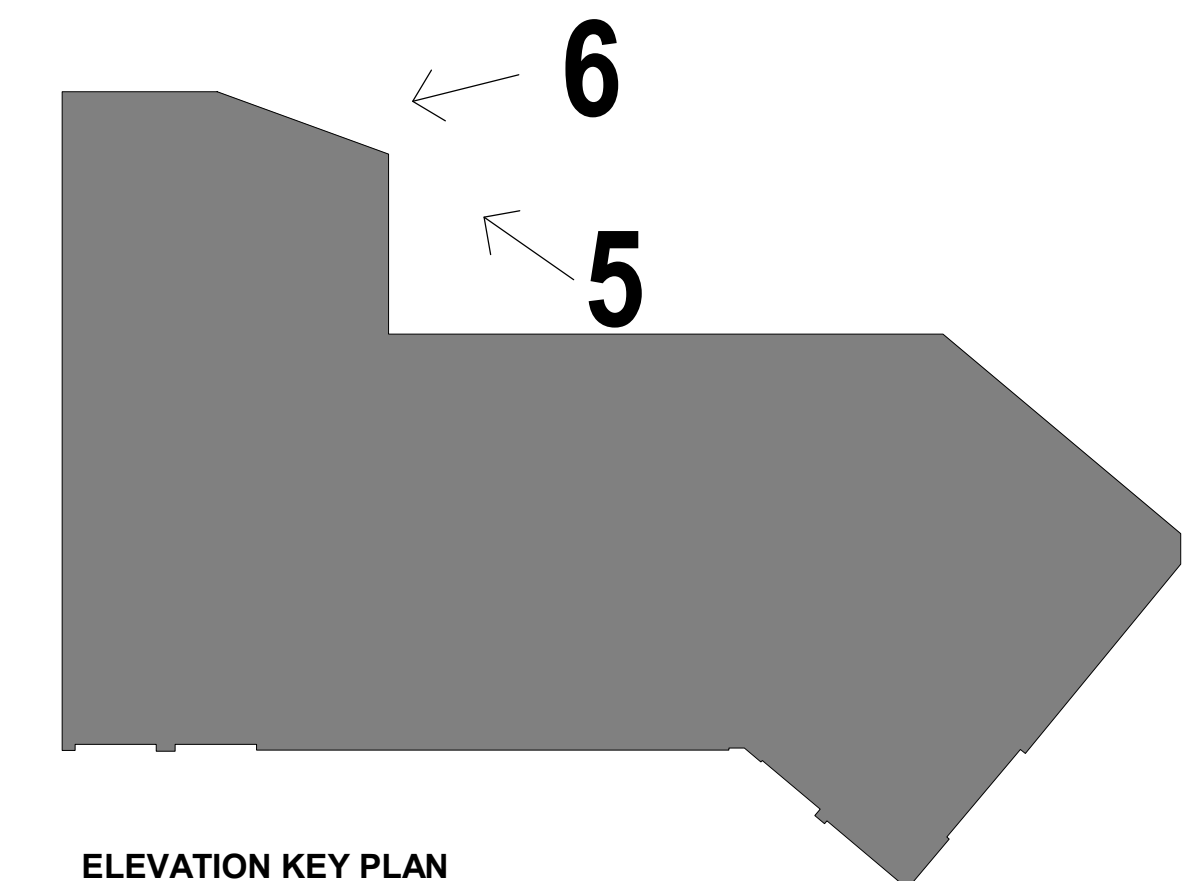
continum
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PERSPECTIVE VIEW 5



continum
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PERSPECTIVE VIEW 6



ELEVATION KEY PLAN
SCALE: 1" = 40'-0"



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EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
RIVERWALK PERSPECTIVES

REVISIONS:

SCALE	VARIABLES
PROJECT NUMBER	210502
SET TYPE	SPOZ SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A102



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 1887 N WATER STREET
 MILWAUKEE, WI 53202
 SHEET TITLE: RIVERWALK PERSPECTIVES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A103

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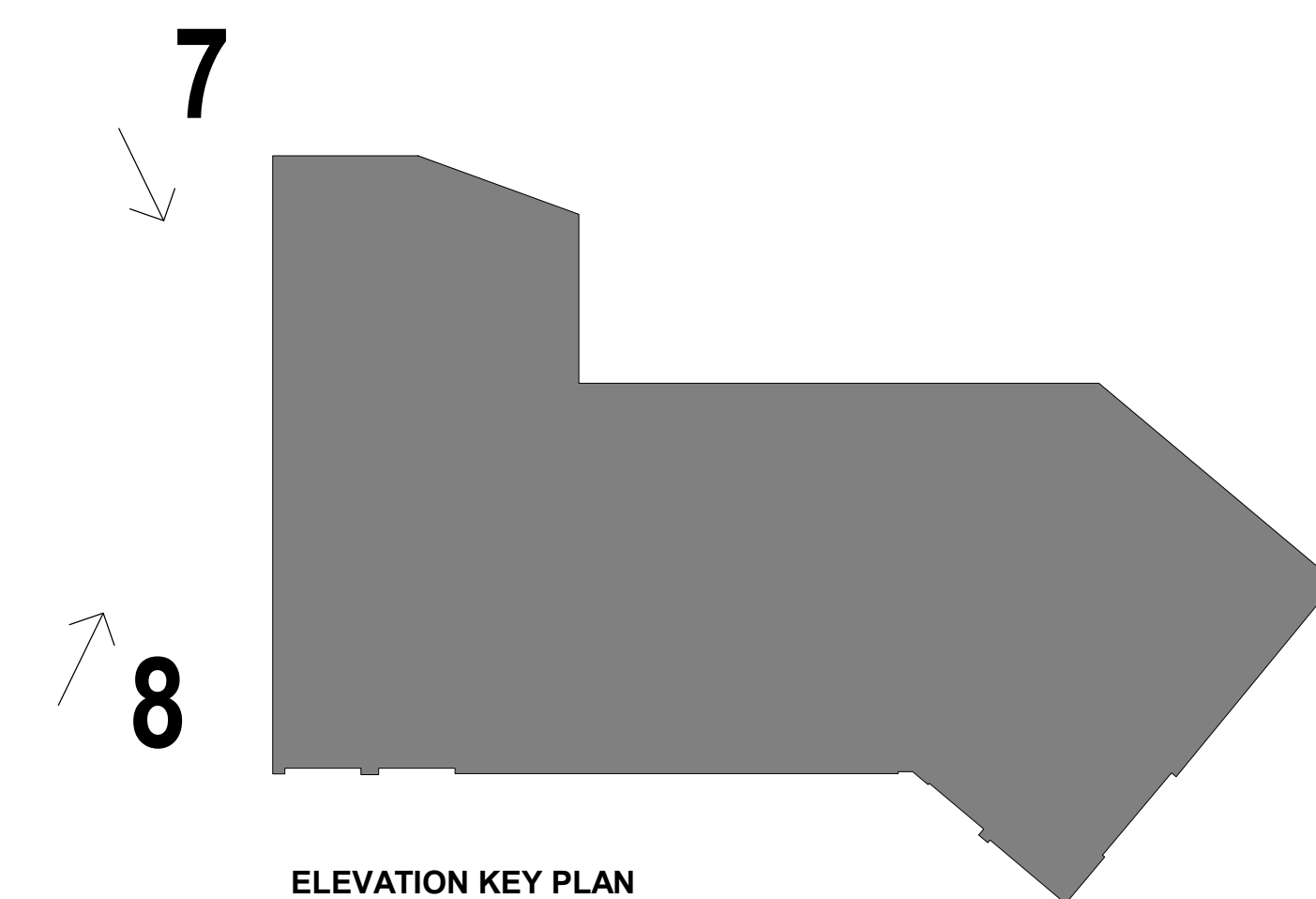
continuum
 ARCHITECTS + PLANNERS

PERSPECTIVE VIEW 8



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PERSPECTIVE VIEW 7



ELEVATION KEY PLAN
 SCALE(S) = 40'-0"



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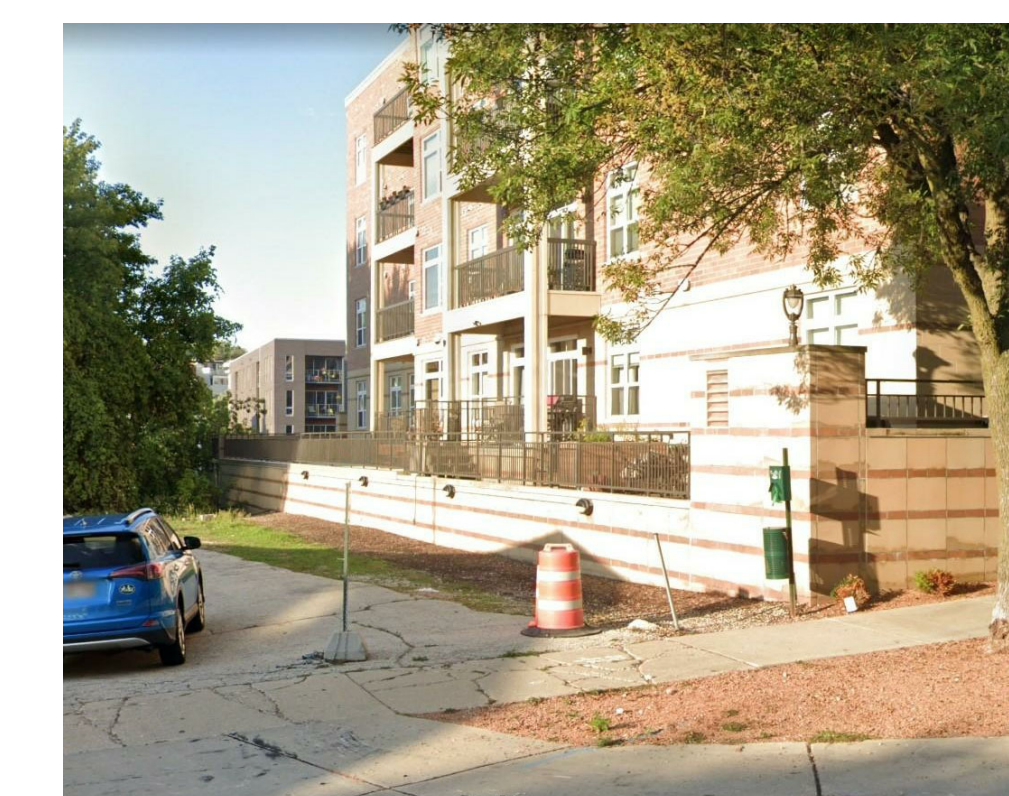
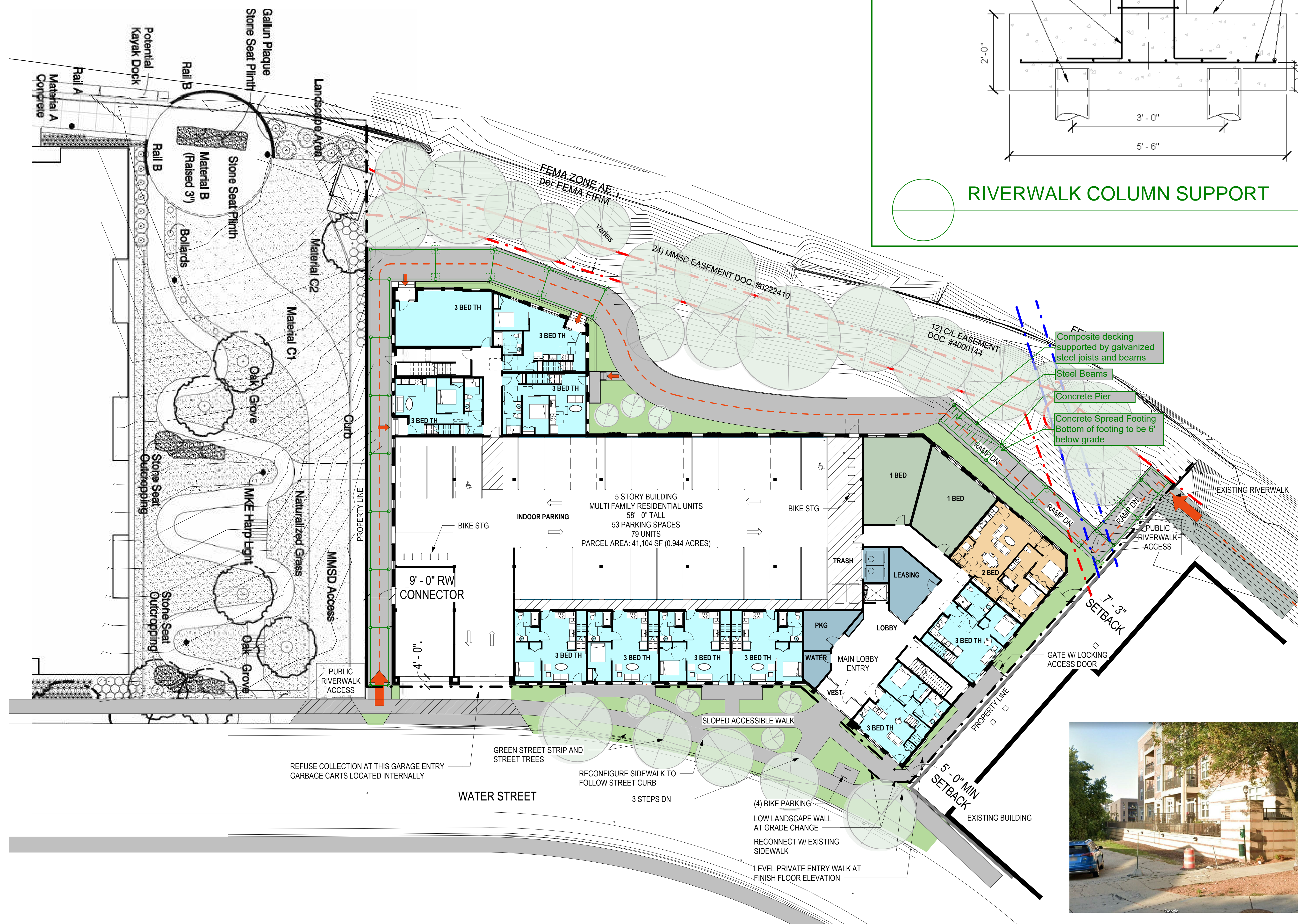
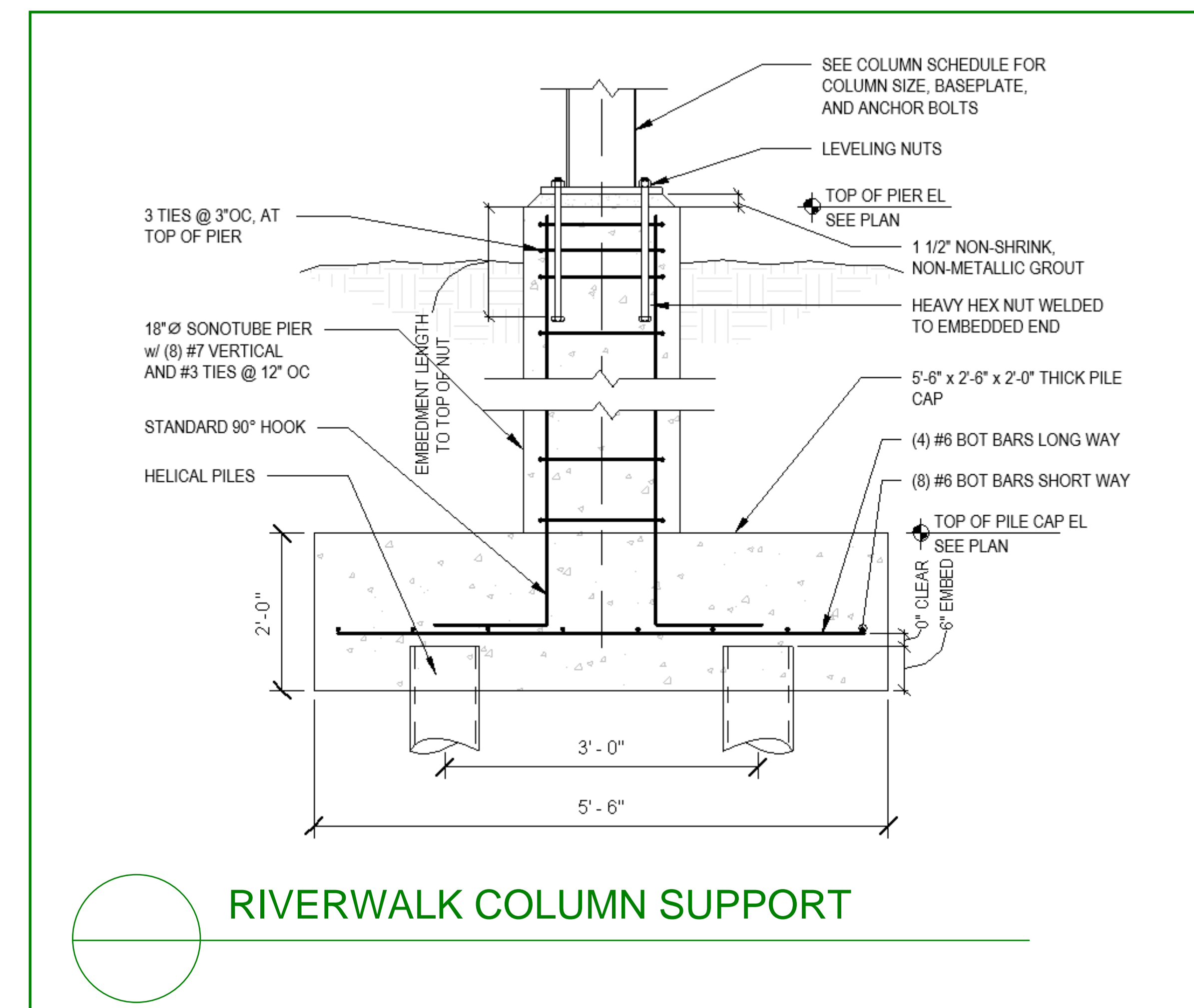
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EIGHTEEN87 ON WATER
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SHEET TITLE
SITE PLAN

REVISIONS:

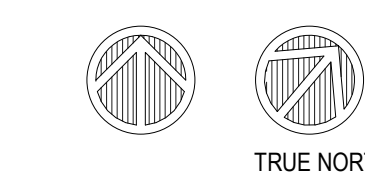
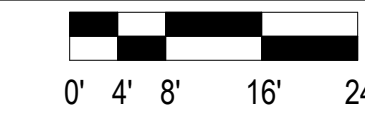
SCALE	VARIABLES
PROJECT NUMBER	210502
SET TYPE	RIVERWALK OVERLAY ZONE SUBMITTAL
DATE ISSUED	06/18/2021
SHEET NUMBER	A200



Riverwalk Structural Framing Plan

Structural Members shown in green

1 NEW WORK PLAN - SITE PLAN
Scale: 1/16" = 1'-0"



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SHEET TITLE
SITE PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A-201



PROTECT EXISTING TREES
NATIVE SEED MIX W/
FLOWERING PERENNIALS.
RAISED PLANTER ON TERRACE,
VINE TRELLIS ALONG BUILDING
FACADE

(3) LITTLE KING RIVER BIRCH
NATIVE FLOWERING PERENNIALS
AND GRASSES TO BE
INCORPORATED INTO ALL AREAS
DESIGNATED AS BARK MULCH
PLANTING BED

MILWAUKEE HARP LIGHT
4' BENCH
TRASH RECEPTACLE
CONCRETE PATHWAY, 12'
WIDTH
COMPOSITE DECKING
RAILING ALONG RIVERWALK

5 STORY BUILDING
MULTI FAMILY RESIDENTIAL UNITS
58' - 0" TALL
53 PARKING SPACES
79 UNITS
PARCEL AREA: 41,104 SF (0.944 ACRES)

REFUSE COLLECTION AT
THIS GARAGE ENTRY
GARBAGE CARTS LOCATED
INTERNALLY
WATER STREET
(3) PROPOSED CALLERY PEAR
(4) BIKE PARKING
PROTECT EXISTING TREE
RECONNECT W/
EXISTING SIDEWALK

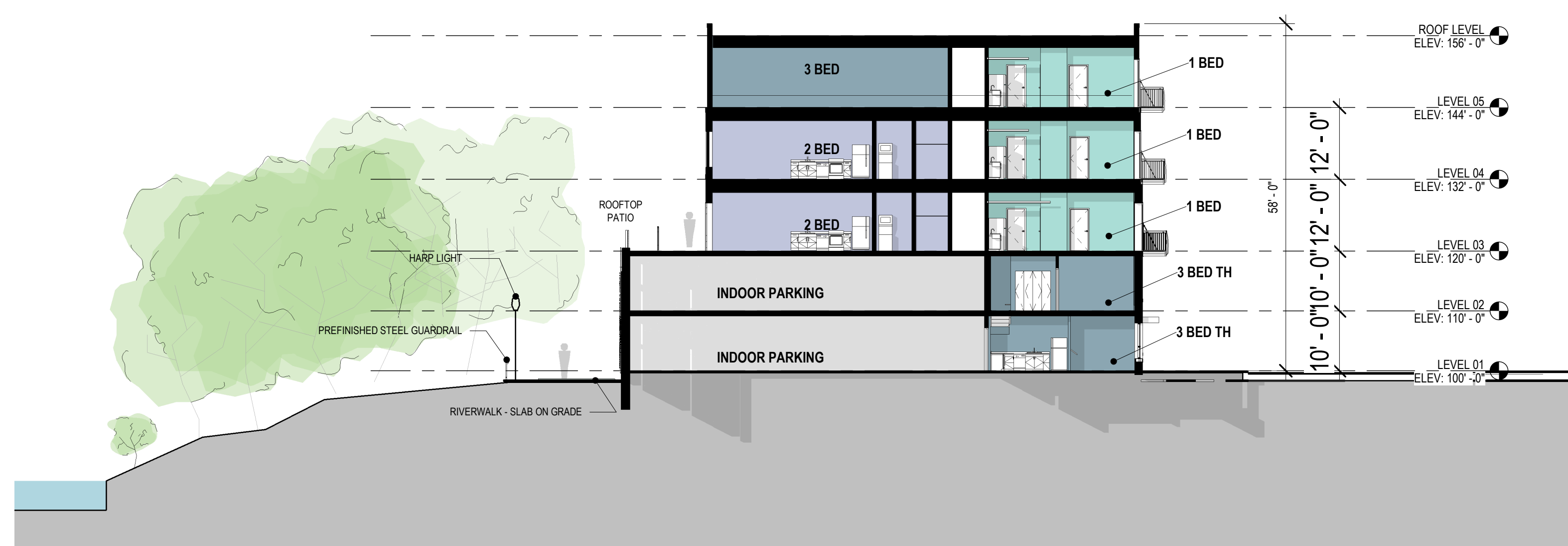
LEVEL PRIVATE ENTRY WALK AT
FINISH FLOOR ELEVATION
BALCONY ABOVE
GATE W/ LOCKING ACCESS DOOR
LOW LANDSCAPE WALL AT
GRADE CHANGE



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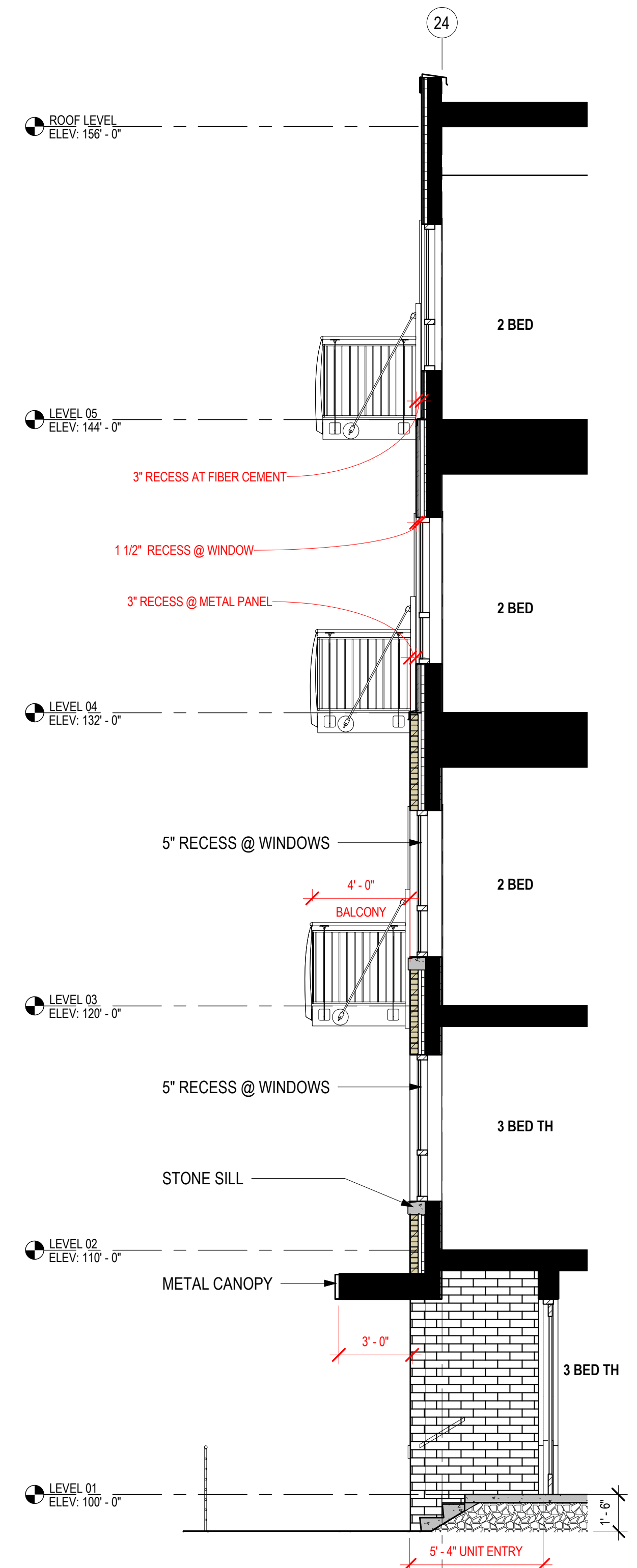
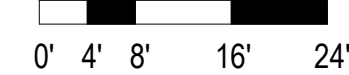
4 BUILDING SECTION @ PARKING RAMP

Scale: 1/16" = 1'-0"



3 BUILDING SECTION @ ROOF TERRACE

Scale: 1/16" = 1'-0"



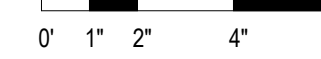
2 UNIT ENTRY SECTION

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



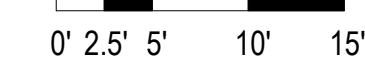
1 WEST ELEVATION

Scale: 1/8" = 1'-0"



ELEVATION KEY PLAN

Scale: 1" = 60'-0"



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EIGHTEEN87 ON WATER

1887 N WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE
WEST ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A400



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EIGHTEEN87 ON WATER

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SHEET TITLE
NORTH ELEVATIONS

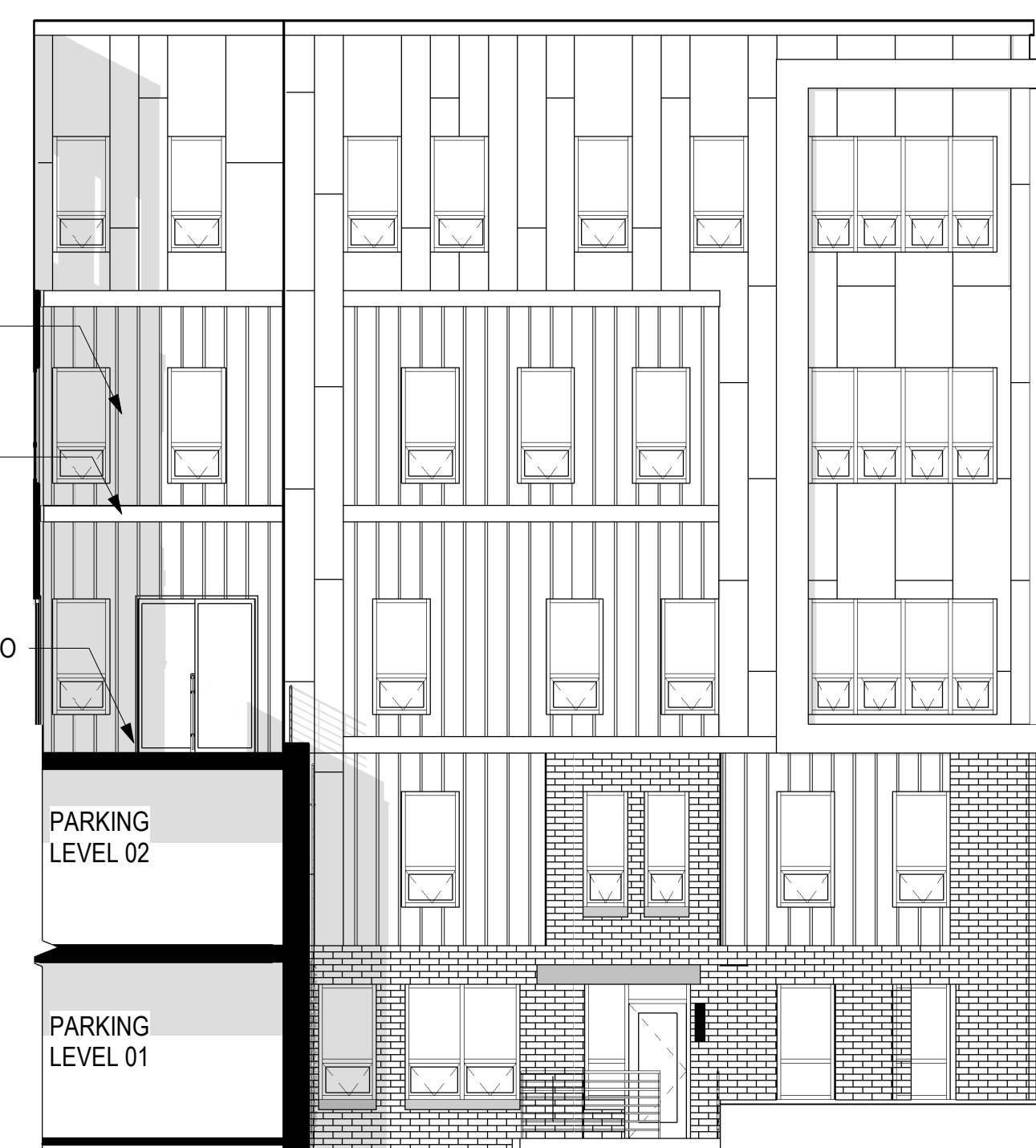
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A401



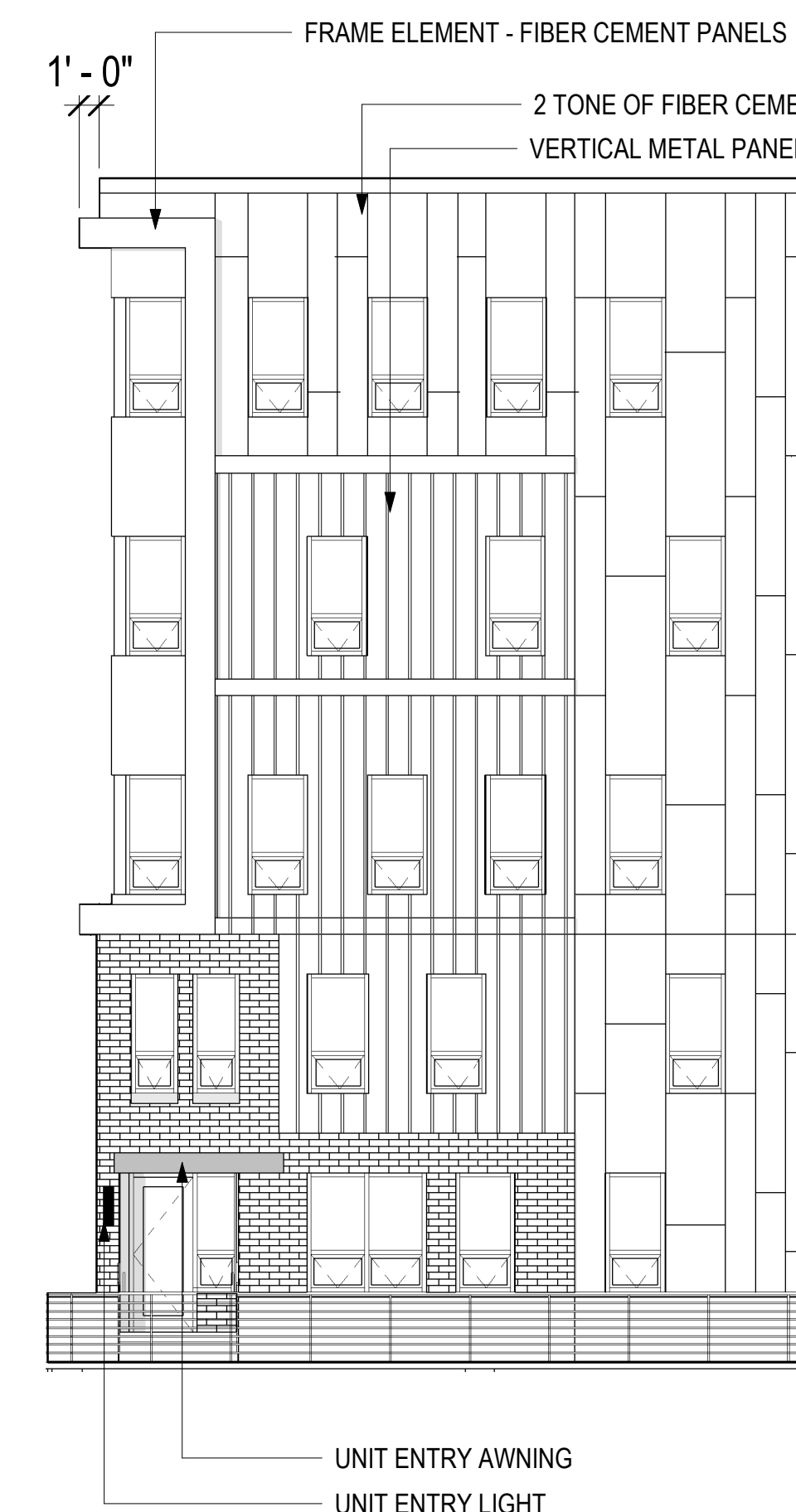
4 NORTH ELEVATION

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



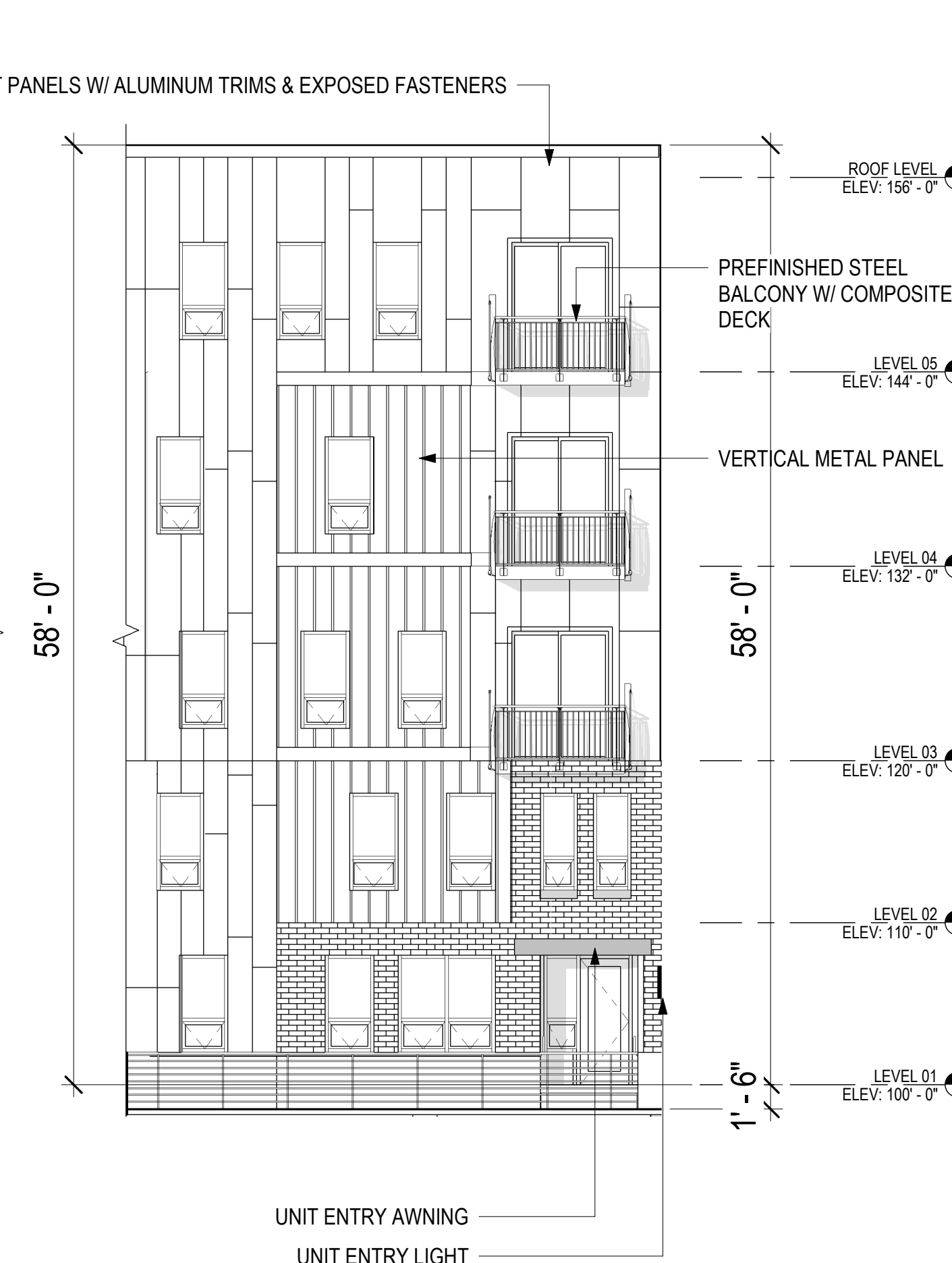
3 EAST ELEVATION - NORTH WING

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



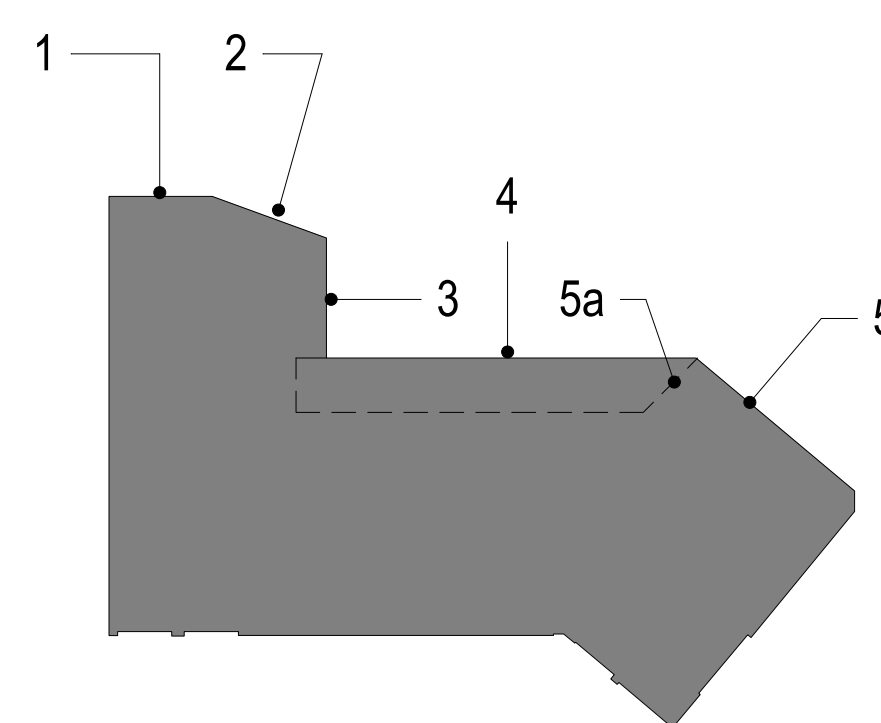
2 NORTH WING ANGLED WALL

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



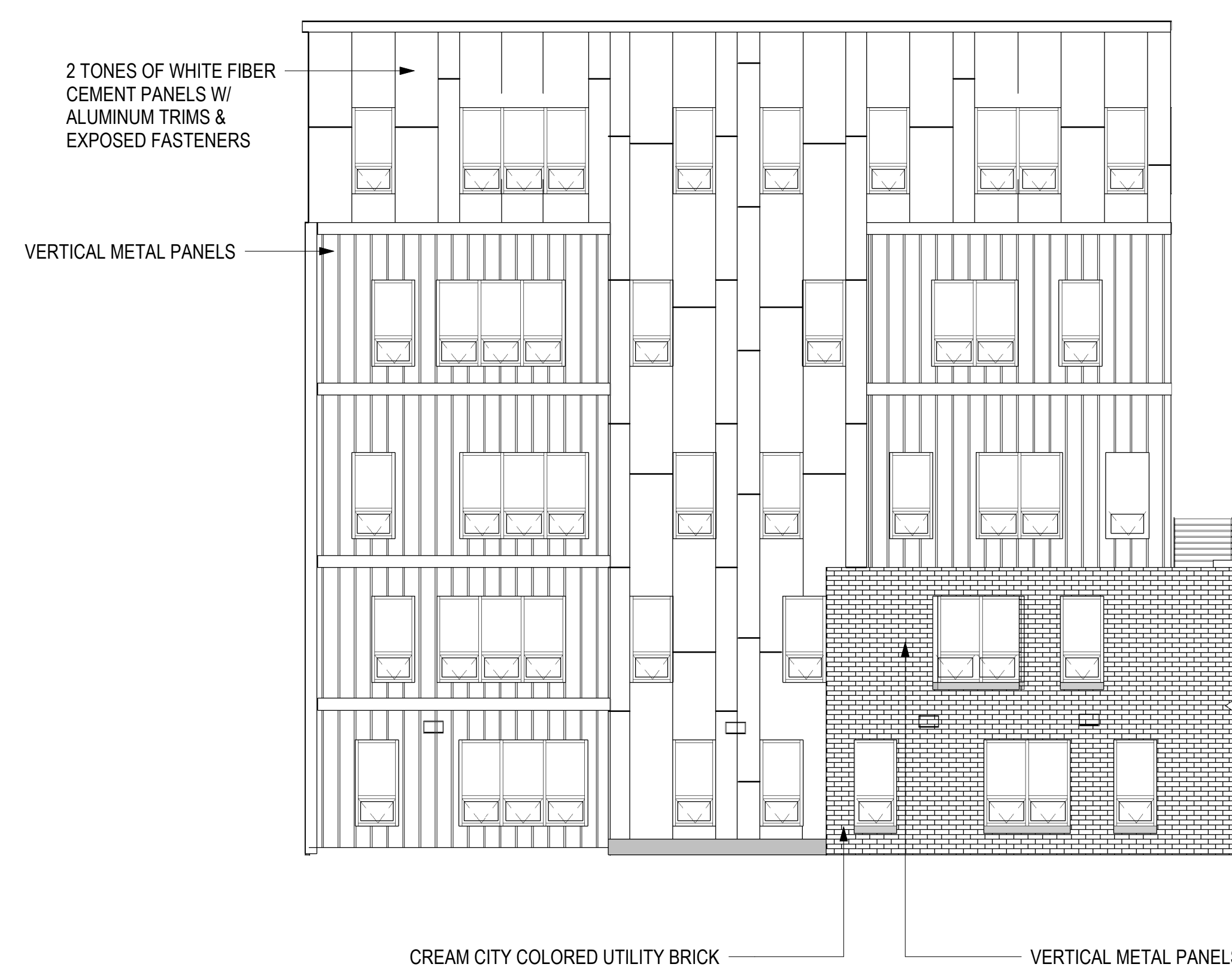
1 NORTH WING ELEVATION

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



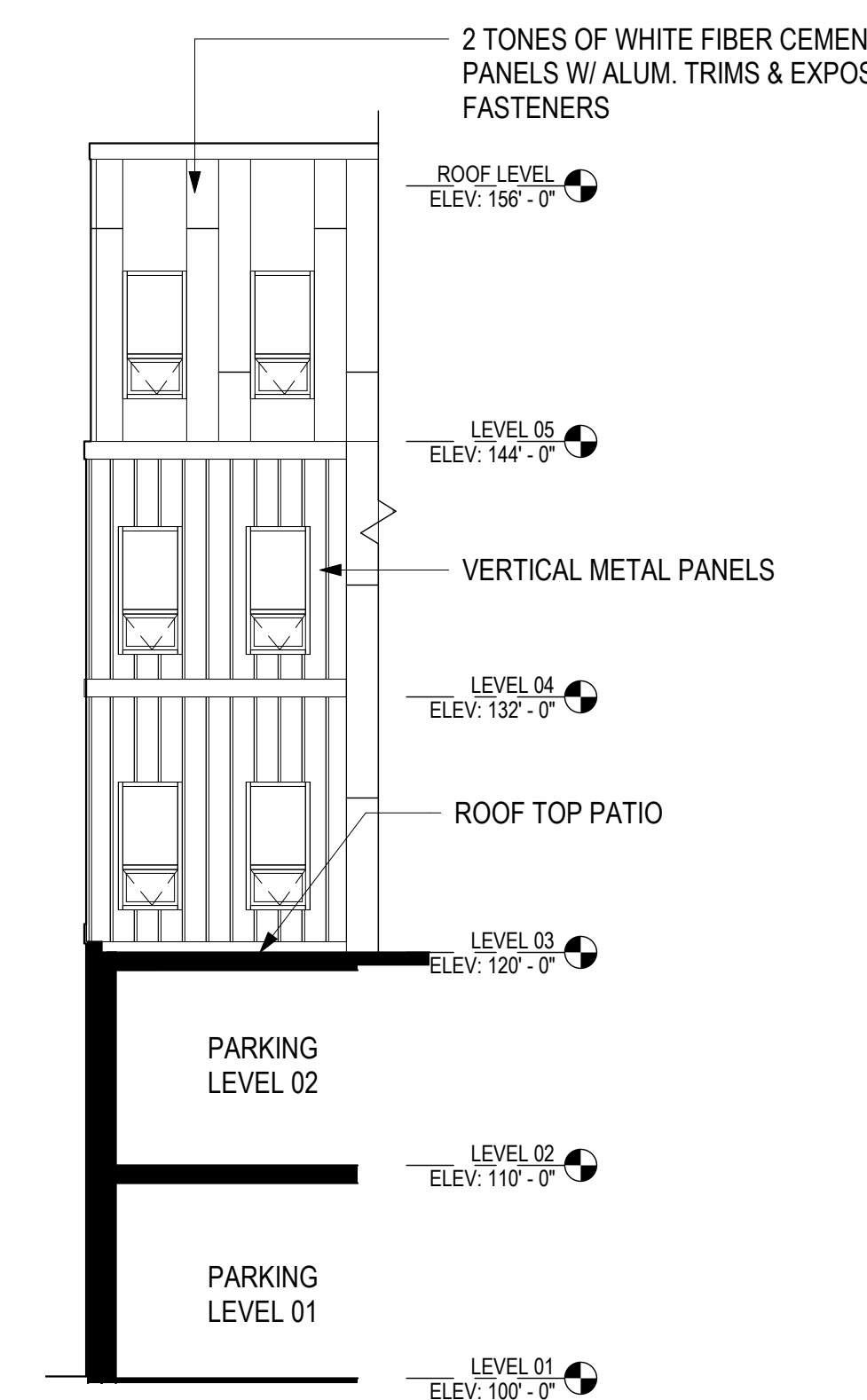
ELEVATION KEY PLAN

Scale: 1" = 60'-0"
0' 25' 50' 100' 150'



5 NORTH ELEVATION ANGLED WALL

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



5a NORTH ELEVATION - ANGLED WALL

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



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EIGHTEEN87 ON WATER
 1887 N WATER STREET
 MILWAUKEE, WI 53202
 SHEET TITLE
 WEST PERSPECTIVE

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A502



PERSPECTIVE VIEW - WEST ELEVATION

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ELEVATION KEY PLAN
 SCALE 1" = 60'-0"



PERSPECTIVE VIEW - NORTH ELEVATION

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ELEVATION KEY PLAN
SCALE 1" = 60'-0"



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EIGHTEEN87 ON WATER

1887 N WATER STREET
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SHEET TITLE
NORTH PERSPECTIVE

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/08/2021
SHEET NUMBER	A503



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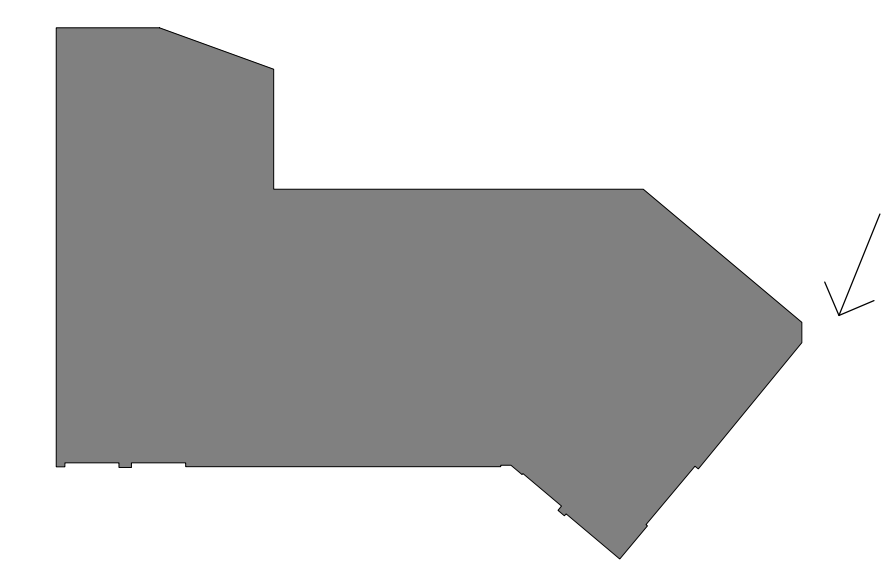
EIGHTEEN87 ON WATER
 1887 N WATER STREET
 MILWAUKEE, WI 53202
 SHEET TITLE: EAST PERSPECTIVES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	06/28/2021
SHEET NUMBER	A504



PERSPECTIVE VIEWS - EAST VIEW



ELEVATION KEY PLAN
 SCALE 1" = 60'-0"