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HSI PROPERTIES

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1887 WATER STREET



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5300 fax 414 271 7794

madison 222 W. J. Washington Ave., Suite 600
Madison, Wisconsin 53703
tel 608 442 5360 fax 608 442 0900

SPROD SUBMITTAL

01/16/2013

PROJECT NUMBER: 1-12276



ppstein uhen : architects

Milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
Tel: 414-271-6350 Fax: 414-271-7764
Madison 222 West Washington Ave. Suite 600
Madison, Wisconsin 53703
Tel: 608-442-5350 Fax: 608-442-8820



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

PROJECT INFORMATION

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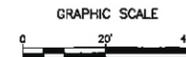
DATE 12/05/12

SITE PLAN

C100

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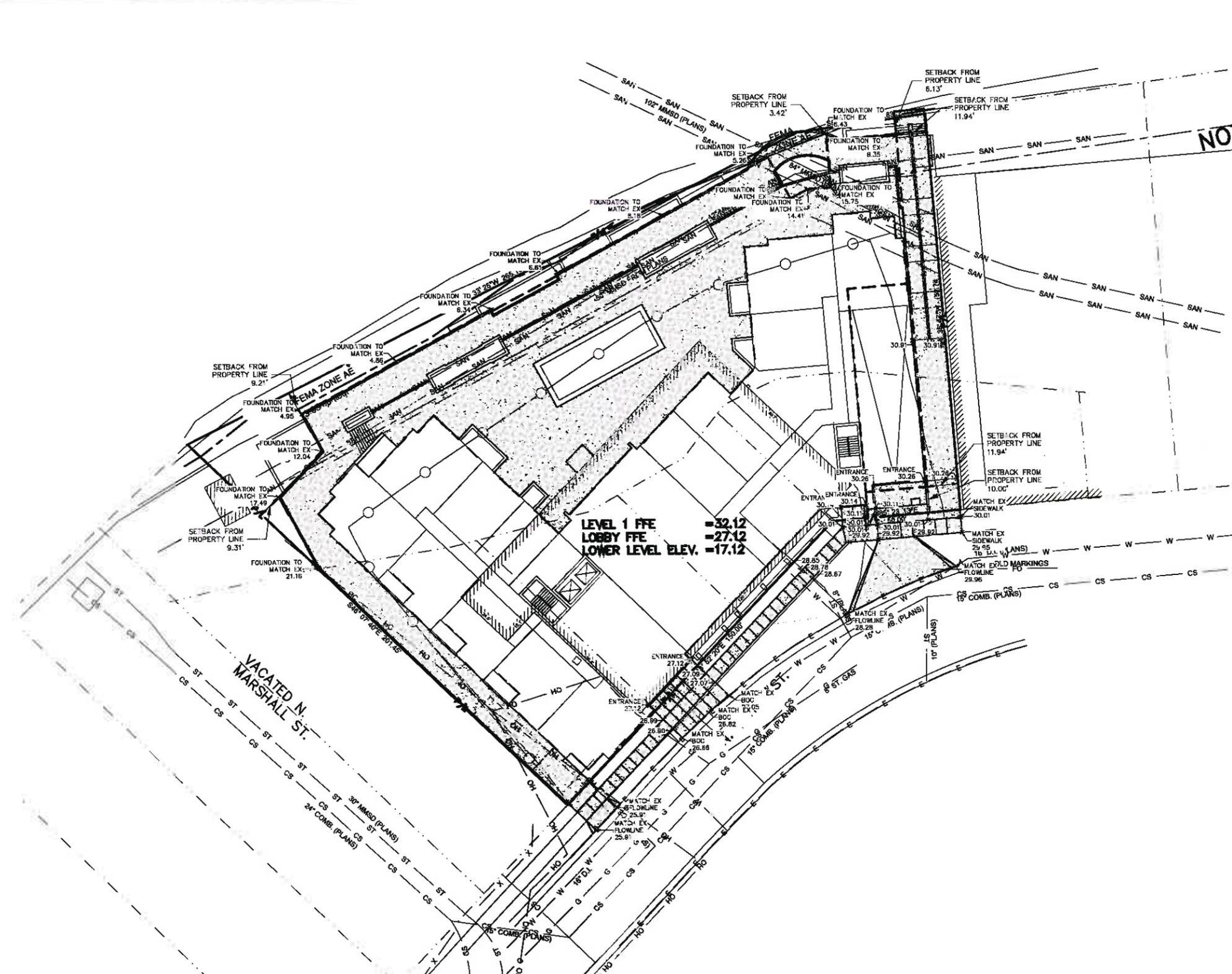


LEGEND

- 5" THICK CONCRETE WALK
- ASPHALT SURFACE

GENERAL NOTES:

- WORK TO BE COMPLETED BY CONTRACTOR IS INDICATED IN BOLD LINE TYPE. EXISTING CONDITIONS ARE INDICATED BY LIGHT LINE TYPE.
- CALL DIGGER'S HOTLINE PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY UTILITIES.
- INSTALL EROSION CONTROL MEASURES PRIOR TO INITIATION OF ANY SITE WORK.
- BASE SURVEY PLAN IS BASED ON SURVEY BY SIGMA DEVELOPMENT, DATED SEPTEMBER 2012.
- BEARINGS, DIMENSIONS, AND EASEMENTS SHOWN ARE FOR REFERENCE ONLY. REFER TO ALTA/ASCM LAND TITLE SURVEY TO VERIFY INFORMATION.
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD DATA AS MARKED BY DIGGERS HOTLINE AND OBTAINED DURING THIS SURVEY, INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, AND AS-BUILT INFORMATION. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.
- ELECTRONIC FILES ARE AVAILABLE UPON REQUEST. CIVIL SHEETS AND FILES ARE NOT TO BE USED FOR BUILDING LAYOUT.
- THE PLACEMENT OF PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH S.D.D 15 C 8-9A OR LATEST VERSION.
- PROPOSED ADA RAMP SHALL CONFORM TO CITY OF MILWAUKEE STANDARDS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT



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TO OBTAIN LOCATIONS OF PROTECTED UNDERGROUND UTILITIES CALL THE DIGGER'S HOTLINE



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
SEE STANDARD AND APPROVED CONTRACTORS FOR A LIST OF OFFICE HOURS AND COVERAGE
MILWAUKEE AREA 260-1161

File: (X:\MSI Development\Partners\13461\Toonish_1007\13461-Site Dimension Plan\13461-200-A.dwg



ppstein uhen : architects

Milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
Tel 414 271 5350 Fax 414 271 7794
Madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
Tel 608 442 5350 Fax 608 442 6880

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

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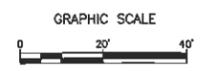
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GRADING PLAN

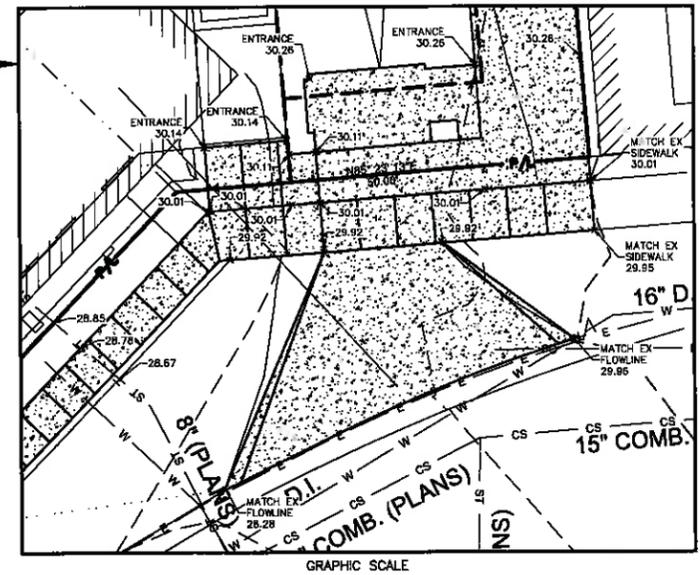
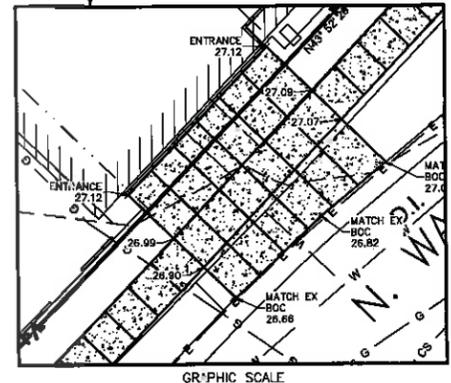
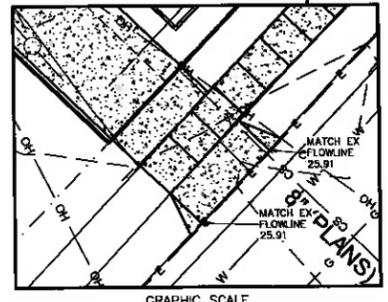
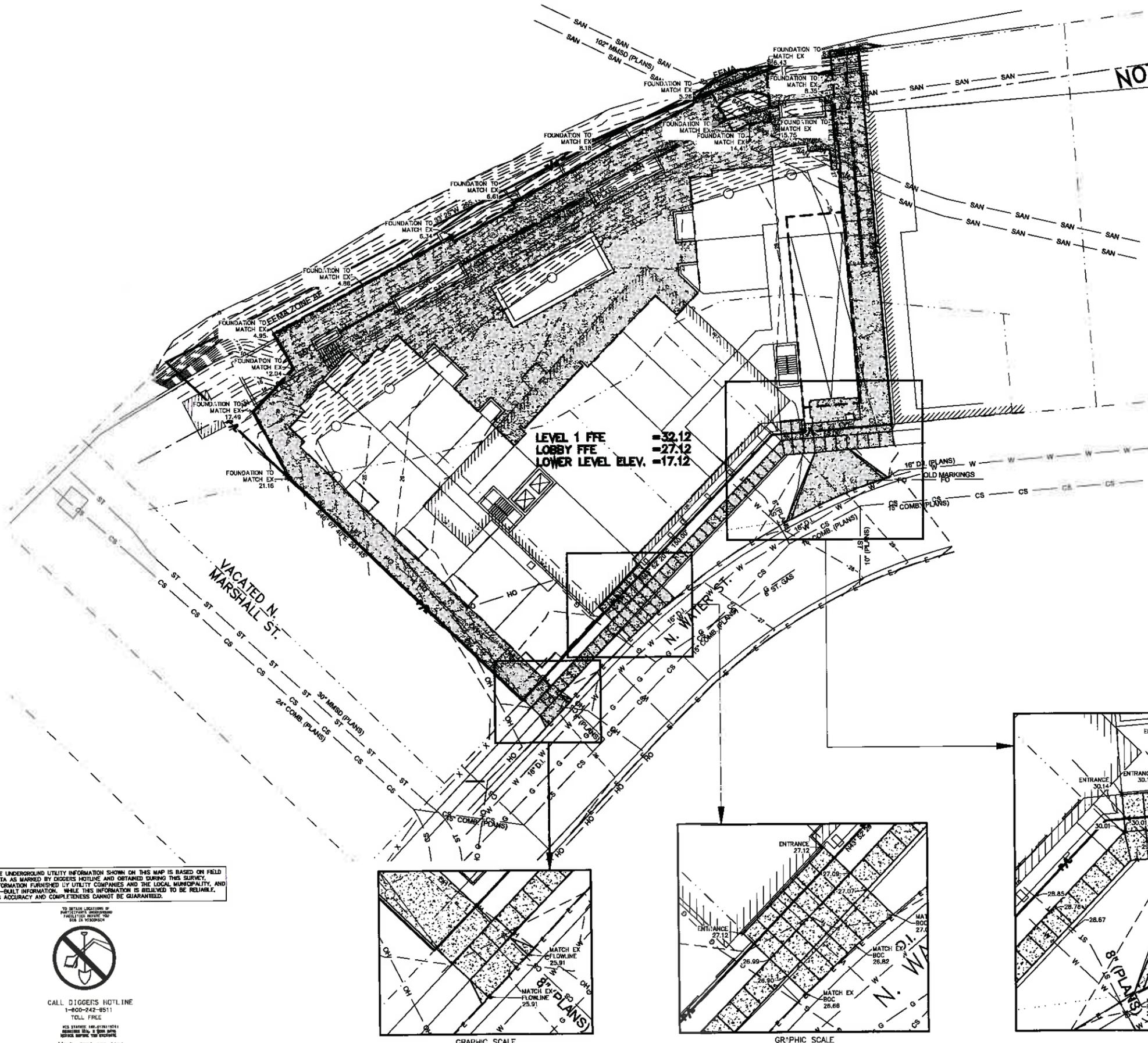
C200

PRELIMINARY
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- LEGEND**
- CONCRETE WALKING SURFACE
 - PROPOSED BUILDING
 - PROPOSED CONTOUR
 - EXISTING CONTOUR

- GENERAL NOTES:**
1. WORK TO BE COMPLETED BY CONTRACTOR IS INDICATED IN BOLD LINE TYPE. EXISTING CONDITIONS ARE INDICATED BY LIGHT LINE TYPE.
 2. CALL DIGGER'S HOTLINE PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY UTILITIES.
 3. INSTALL EROSION CONTROL MEASURES PRIOR TO INITIATION OF ANY SITE WORK.
 4. BASE SURVEY PLAN IS BASED ON SURVEY BY SIGMA DEVELOPMENT, DATED JULY 2012.
 5. BEARINGS, DIMENSIONS, AND EASEMENTS SHOWN ARE FOR REFERENCE ONLY. REFER TO ALTA/ASCM LAND TITLE SURVEY TO VERIFY INFORMATION.

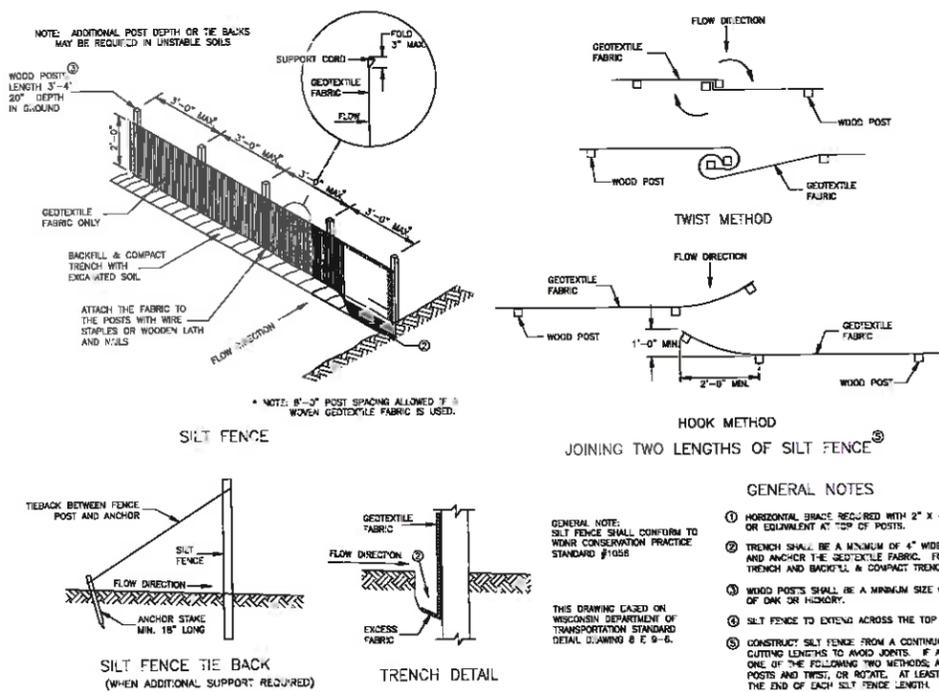


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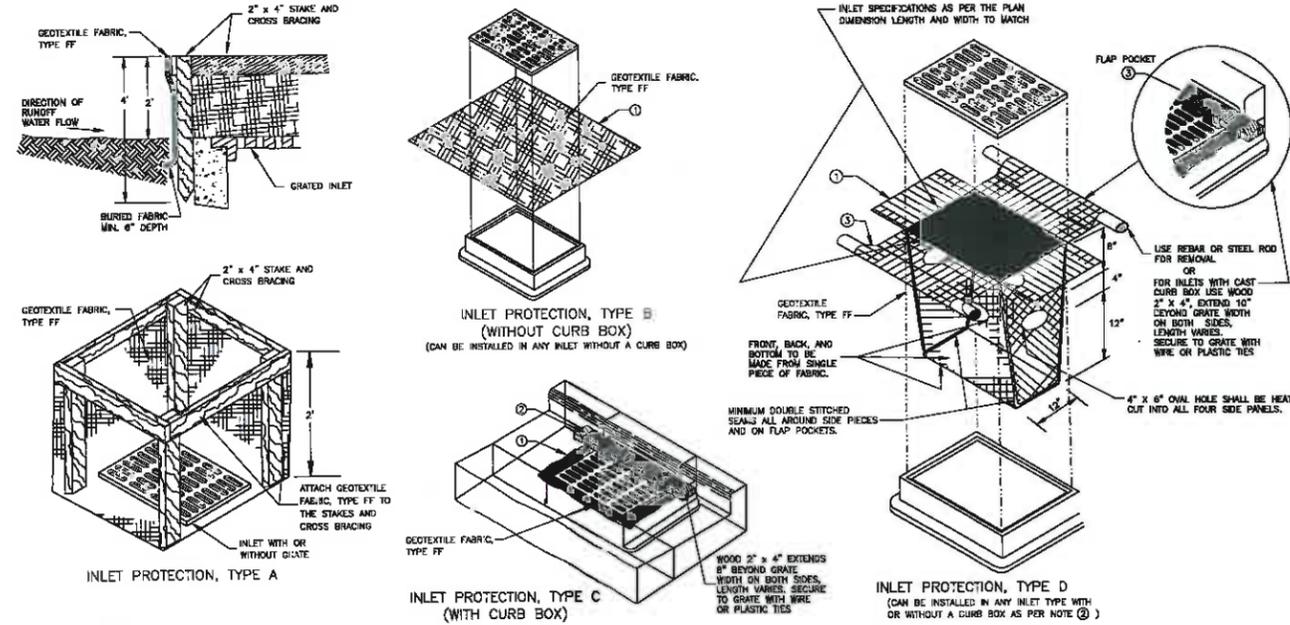


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File: I:\GIS Development\Partners\3461_Tamara_1807_H Water\060 CAD\C - Civil Plans\505-Grading_Plan\12411-505-A.dwg



A SILT FENCE: WDR TS-1056
NOT TO SCALE



B INLET PROTECTION TYPE A, B, C, AND D: WDR TS-1060
NOT TO SCALE

EROSION CONTROL NOTES:

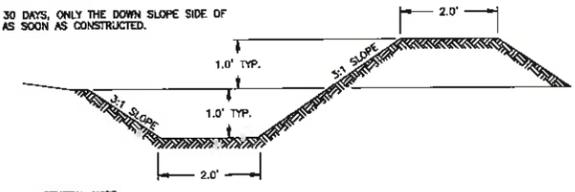
- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDR NR216 REQUIREMENTS.
- SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
- SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
- SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
- NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.

NOTE: MATCH EXISTING TO EXISTING GROUND AND GRADE SWALES TO DRAIN TO BASIN.

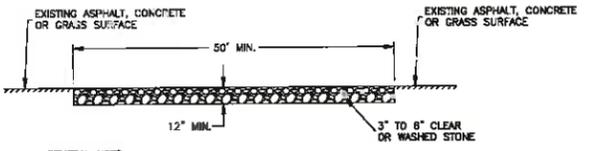
FOR SWALES THAT ARE TO SERVE LONGER THAN 30 DAYS, THE SIDE SLOPES, INCLUDING THE RIDGE AND DOWN SLOPE SIDE, SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.

TEMPORARY TOP SOILING AND SEEDING WITH CLASS 1 TYPE B EROSION MATTING SHALL BE USED FOR STABILIZATION. WATER-SOLUBLE ANIONIC POLYACRYLAMIDE (PAM) SHALL NOT BE USED IN DIVERSION SWALES.

FOR SWALES SERVING LESS THAN 30 DAYS, ONLY THE DOWN SLOPE SIDE OF THE SWALE SHALL BE STABILIZED AS SOON AS CONSTRUCTED.



C CONSTRUCTION SITE DIVERSION: WDR TS-1066
NOT TO SCALE



D CONSTRUCTION ENTRANCE/EXIT DETAIL: WDR TS-1057
NOT TO SCALE

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCING AND INLET PROTECTION.
- INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
- CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO EXISTING STORM SWALE. INSTALL ASSOCIATED DITCH CHECKS.
- PERFORM CLEARING AND GRUBBING AS REQUIRED.
- PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
- INSTALL PAVEMENTS.
- STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
- REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

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EROSION CONTROL DETAILS

C400

eua

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Milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
Tel: 414.271.6350 Fax: 414.271.7724

Madison 222 West Washington Ave. Suite 500
Madison, Wisconsin 53703
Tel: 608.442.6350 Fax: 608.442.6680

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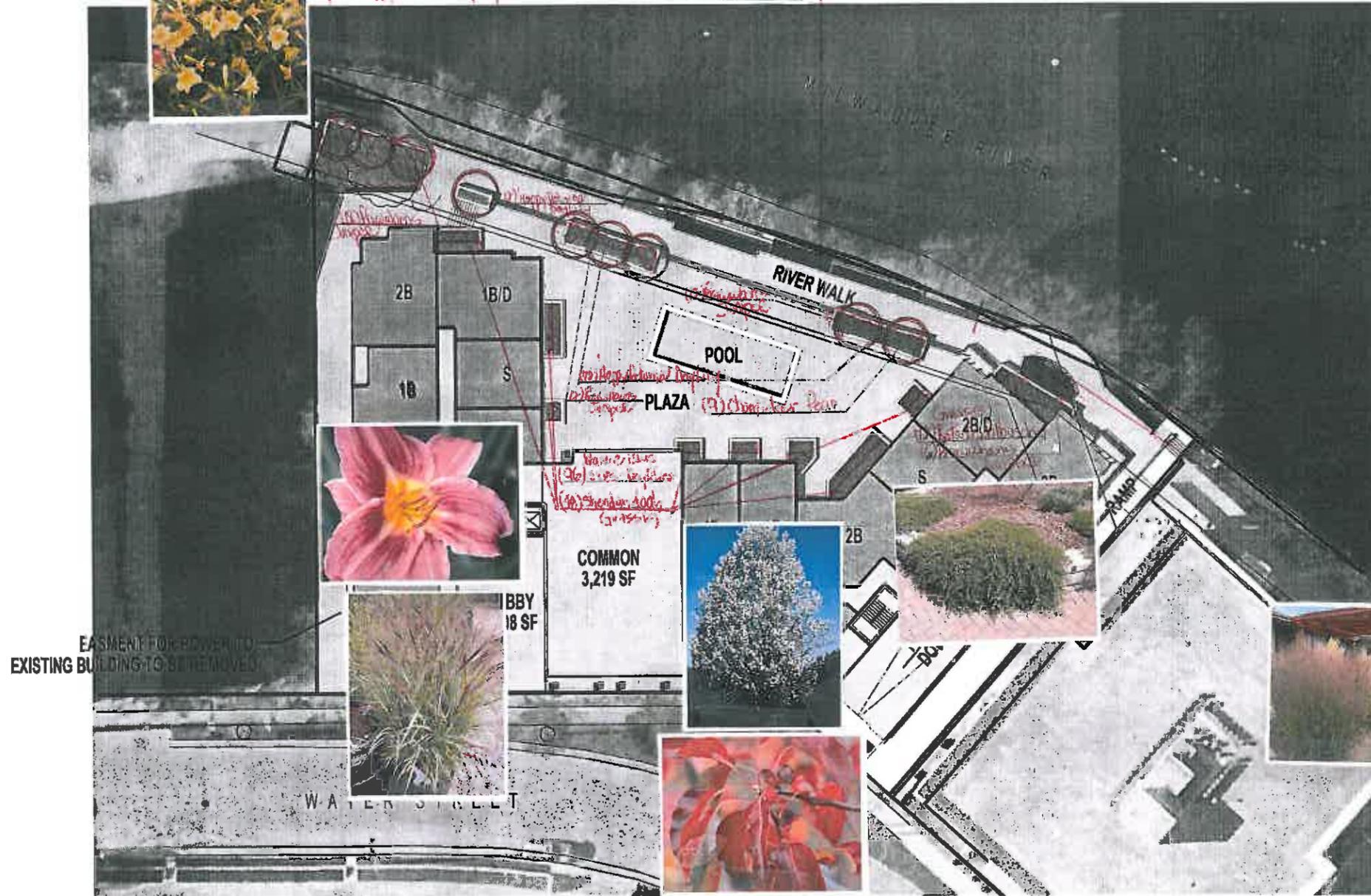
PROJECT INFORMATION



(17) Karl Foerster's Grasses (s)
 (2) Pardon Me (s)
 (2) Happy Returns Daylily

(10) Stella de Oro Daylily
 (36) Champlain Rose Shrub
 (6) Thomdale English Ivy (s)
 (1) Felice

Common Name	Botanical Name	Size	Quan.	Root Condition
Thomdale English Ivy	Hedera Helix 'Thomdale'	1 gal	70	Cont
Chanticleer Flowering Pear	Pyrus c. 'Chanticleer'	2-2.5"	9	B&B
Dwarf Japanese Garden Jun.	Juniperus procumbens 'Nana'	18-24"	48	B&B
Prairie Blue Eyes Daylilies	Hemerocallis 'Prairie Blue Eyes'	1 gal	96	Cont
Happy Returns Daylilies	Hemerocallis 'Happy Returns'	1 gal	144	Cont
Purple Flame Grasses	Miscanthus s. purpurascens	1 gal	12	Cont
Stella de Oro Daylilies	Hemerocallis 'Stella de Oro'	1 gal	120	Cont
Champlain Rose Shrub	Rosa 'Champlain'	3 gal	41	Cont
Pardon Me Daylilies	Hemerocallis 'Pardon Me'	1 gal	24	Cont
'Shenandoah' Grasses	Panicum 'Shenandoah'	1 gal	60	Cont
'Rotstrahlbusch' Grasses	Panicum 'Rotstrahlbusch'	1 gal	24	Cont
'Karl Foerster' Grasses	Clamagrosties 'Karl Foerster'	1 gal	12	Cont



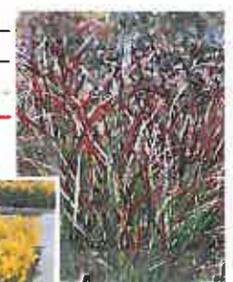
GROUND FLOOR (WATER STREET)



(24) Pardon Me Daylily
 (5) Champlain Rose Shrub
 (1) Thomdale English Ivy
 (1) Felice



(6) Procumbens Juniper
 (2) Happy Returns Daylilies
 (1) Shenandoah Grass (s)
 (1) Rotstrahlbusch Grass (s)



Patrick J. Zupinski
 1/22/2012





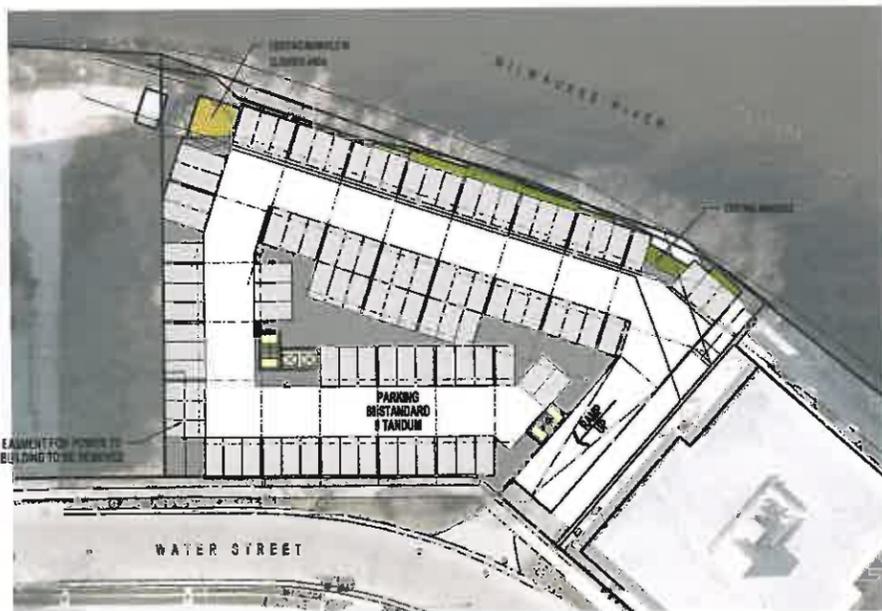
1887 WATER STREET

LOCATION PLAN



Floor	Height	Apartments				Retail		Parking (etc.)		TOTALS
		apartment GSF	apartment NSF	commons & circulation	efficiency	ave. unit	# of units	retail GSF	parking GSF	
parking level (lower)								35,759	97	35,759
parking level (upper)										
ground floor parking										
ground floor (water street)		19,423	12,094	7,379		15		1,876		21,299
Floor 2		21,265	18,494	2,831		24				21,265
Floor 3		21,265	18,494	2,831		24				21,265
Floor 4		21,265	18,494	2,831		24				21,265
Floor 5										
Floor 6										
Floor 7										
TOTALS		89,218	67,396	15,822	81.0%	775	97	37,635	97	120,853
ave GSF per unit										1,389
PARKING										
total parking									97	
standard parking									83	
tandem parking									9	
parking ratio per unit									1.01	
parking ratio per bedroom									0.52	
ave GSF per parking space										388

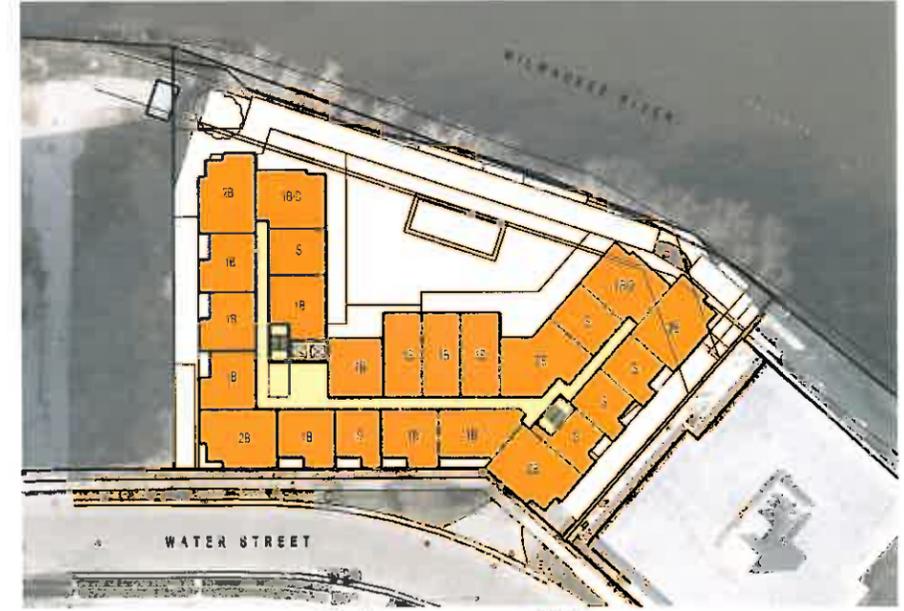
Unit Type	FLOORS							Apartment Data			
	G	2	3	4	5	6	7	total	net sf	ave. size	unit mix
500	1	1	1	1				4	2,000		
548	0	3	3	3				9	4,532		
616	2	2	2	2				8	4,928		
STUDIO subtotal								21	11,460	546	34.5%
717	3	5	5	5				18	12,906		
746	2	4	4	4				14	10,444		
788	0	1	1	1				3	2,364		
819	0	1	1	1				3	2,457		
1BR subtotal								38	28,172	741	43.7%
855	1	0	0	0				1	855		
909	2	2	2	2				8	7,272		
971	1	0	0	0				1	971		
1BR/D subtotal								10	9,999	915	11.5%
997	2	4	4	4				14	13,958		
1072	1	1	1	1				4	4,263		
2BR subtotal								18	18,240	1014	20.7%
0	0	0	0	0				0	0		
2 BR/D subtotal								0	0	0	0.0%
TOTALS	15	24	24	24				87	67,375	774	100%



PARKING LEVEL

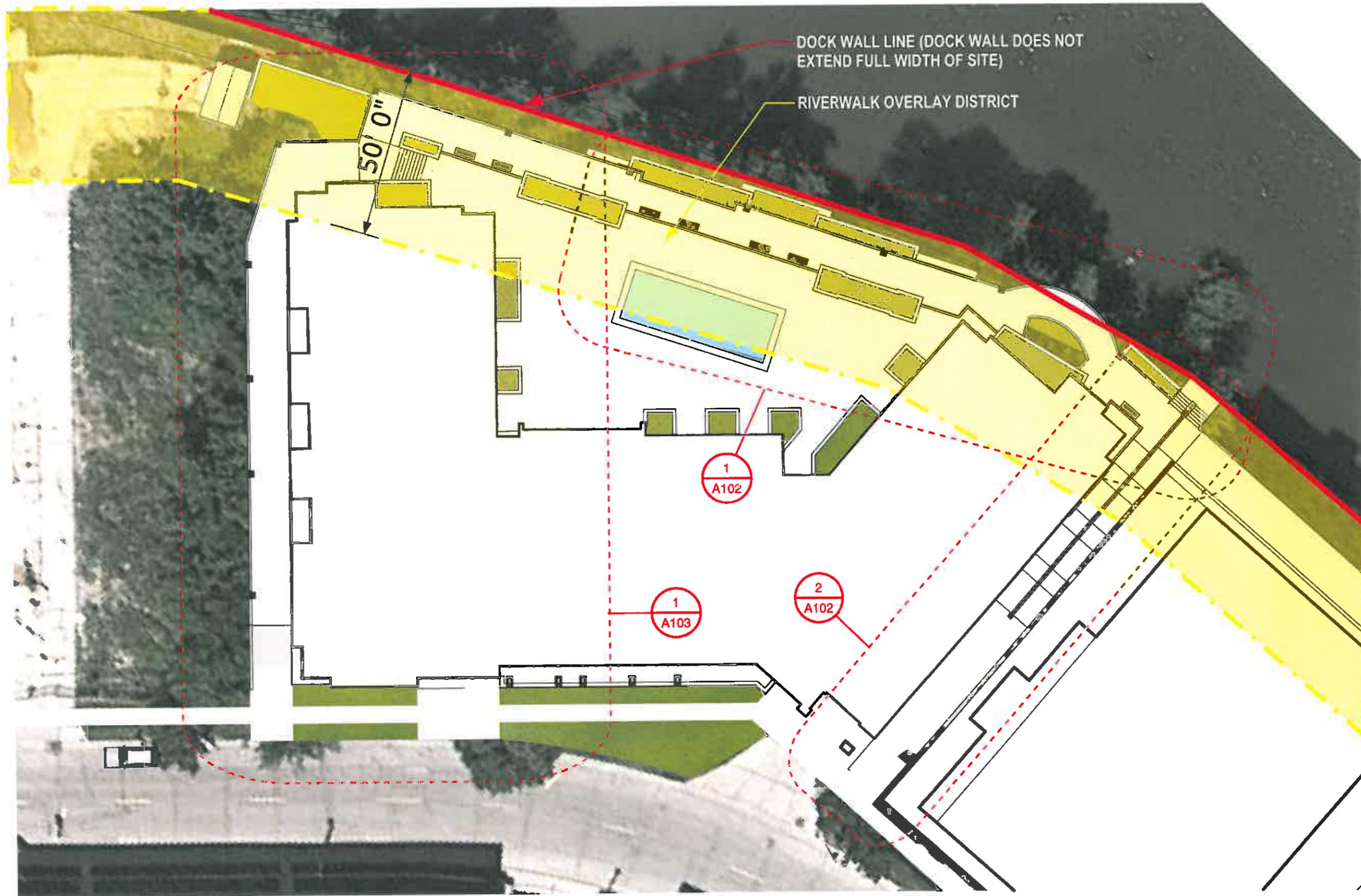


GROUND FLOOR (WATER STREET)



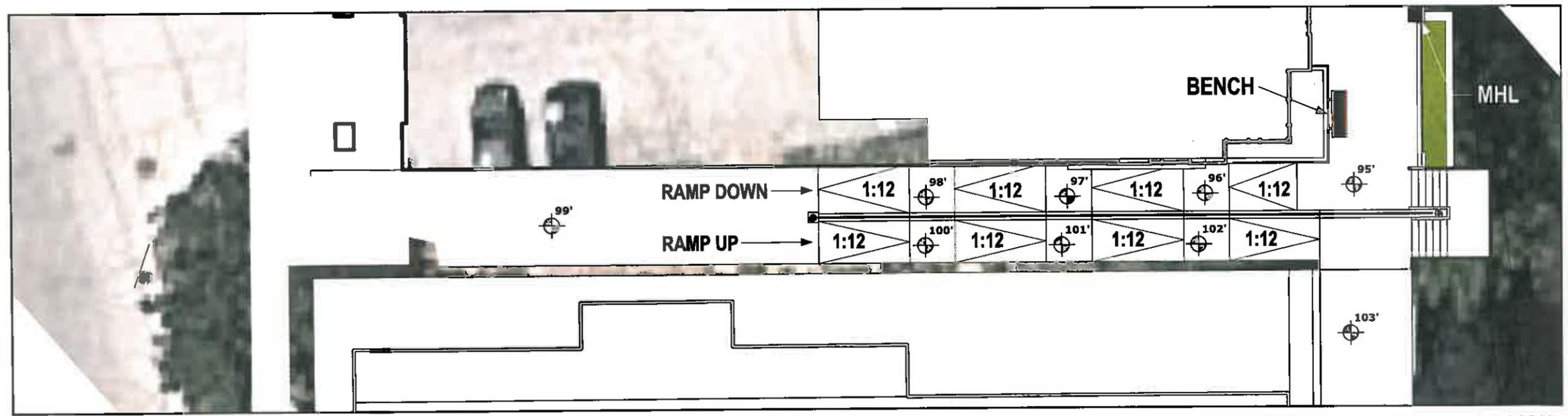
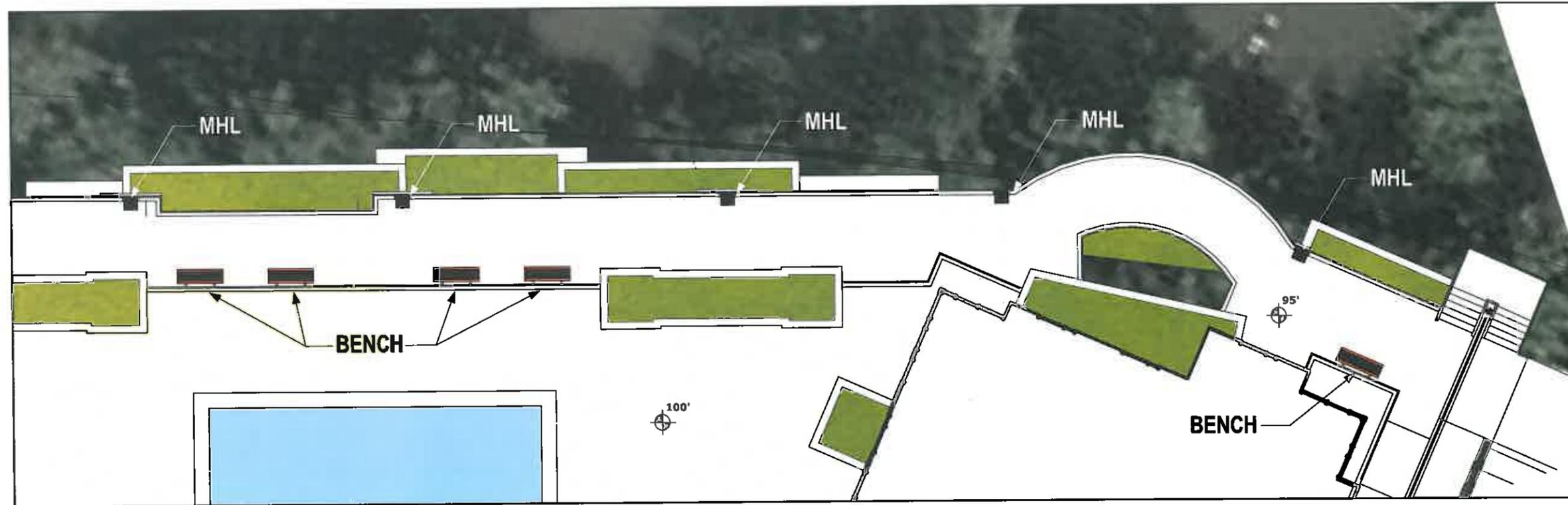
TYPICAL UPPER LEVEL





1887 WATER STREET

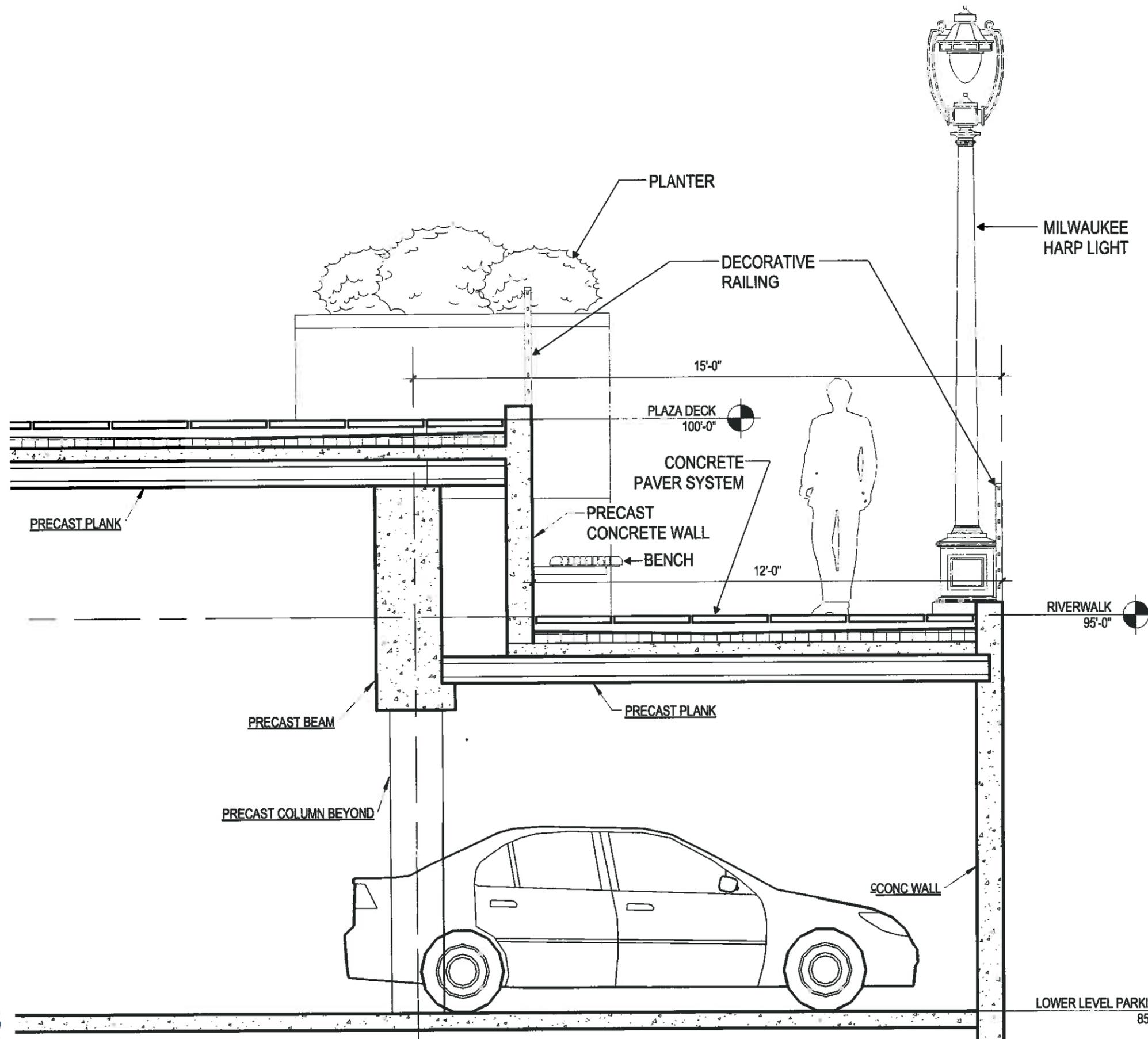
SITE PLAN



MHL = MILWAUKEE HARP LIGHT



MHL = MILWAUKEE HARP LIGHT



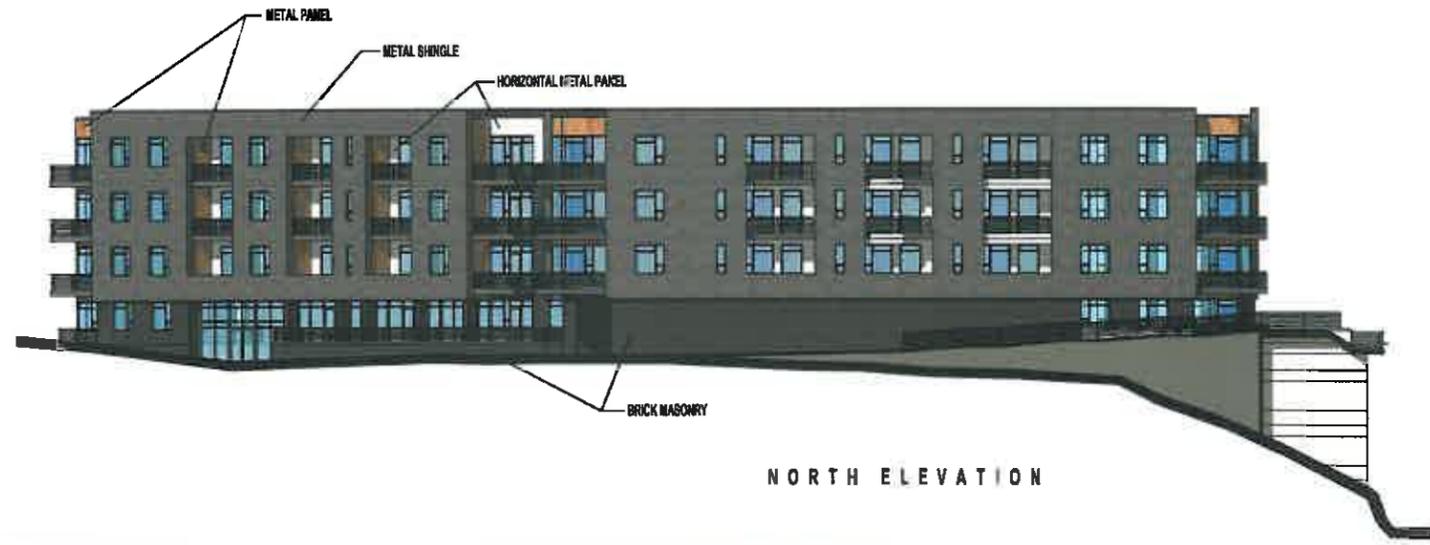
1887 WATER STREET



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



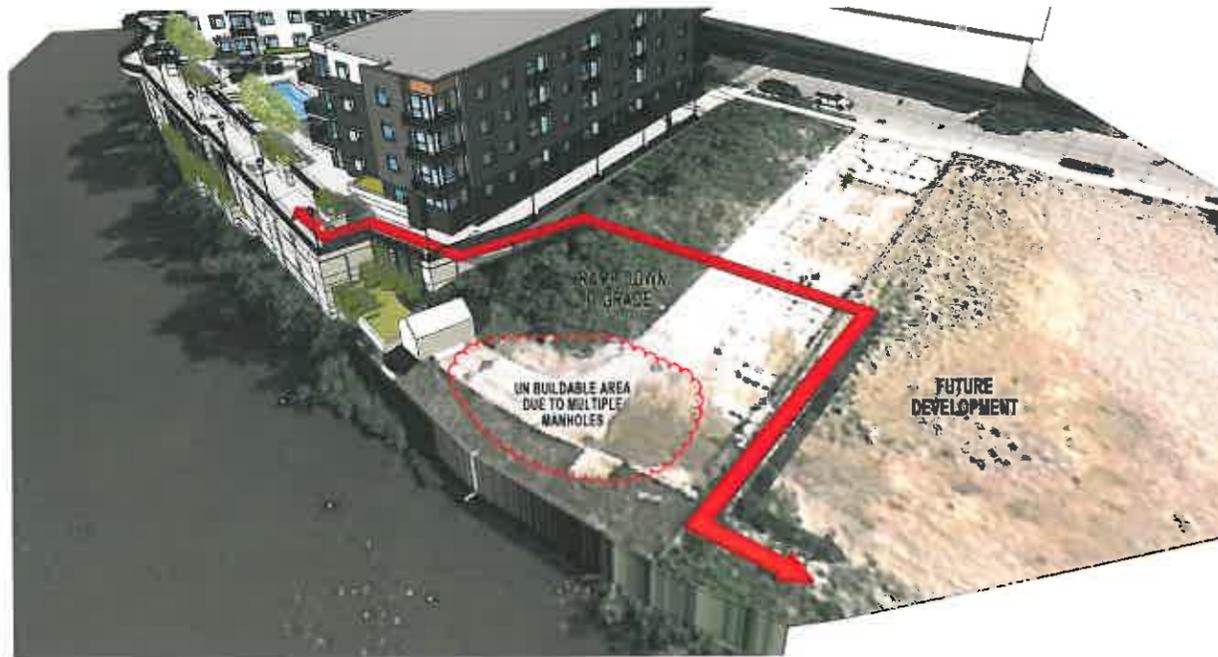
WEST ELEVATION







RIVERWALK EXPANSION DIAGRAM - OPTION A



RIVERWALK EXPANSION DIAGRAM - OPTION B



1887 WATER STREET