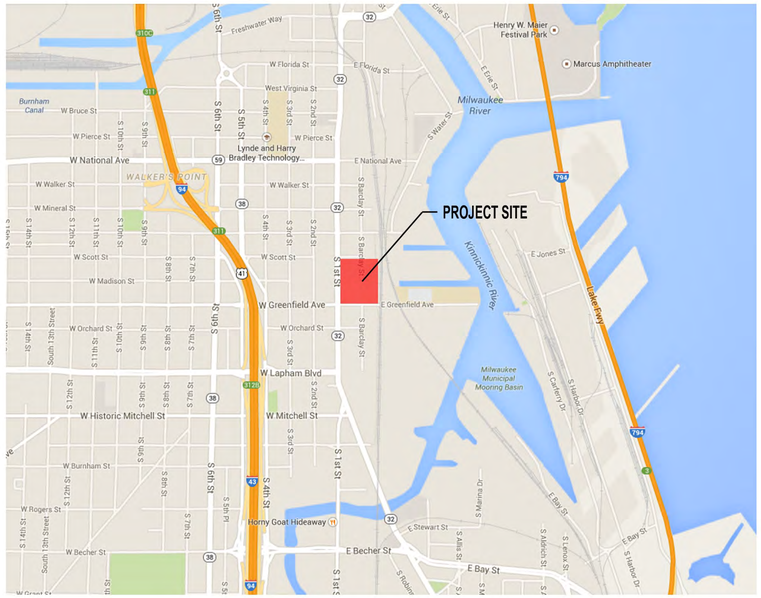
INDEX


| | |
|---|---|
| A001 | Location Map |
| C001 | Site Survey |
| C002 | Site Preperation and Erosion Control |
| C100 | Site Plan |
| C101 | Site Plan-Bike Racks |
| C200 | Overall Grading Plan |
| C201 | Grading Plan |
| C202 | Grading Plan |
| C300 | Utility Plan |
| C400 | Erosion Control Details |
| C401 | Details |
| C402 | Details |
| C403 | Details |
| C500 | Photometrics |
| L100 | Landscape Plan |
| L101 | Landscape Plan |
| L200 | Landscape Details |
| A002 | Architectural Site Plan Phase I |
| A003 | Phase I Parking Diagram |
| A004 | Exterior Images |
| A100 | Mixed-Use Building - Floor Plans |
| A200 | Mixed-Use Building - Elevations |
| A201 | Mixed-Use Building - Exterior Images |
| A-1.0 | Grocery Store - Floor Plan |
| A-1.1 | Grocery Store - 2nd Floor Plan |
| DE-1 | Grocery Store - Elevations |
| DE-2.0 | Grocery Store - Front View SW |
| DE-2.1 | Grocery Store - Front View NW |
| A400 | Site Photos |


WangardPartners INC

# FRESHWATER PLAZA
# 1ST & GREENFIELD

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Stō ARCHITECTURE, LLC

KEN SAIKI DESIGN INC
LANDSCAPE ARCHITECTS

**DPD SUBMITTAL FILE NUMBER: 141113**

**AMENDMENT DATED: 7/8/2015**

12/2/2014

PROJECT NUMBER: 113247-01

WangardPartners INC

# FRESHWATER PLAZA

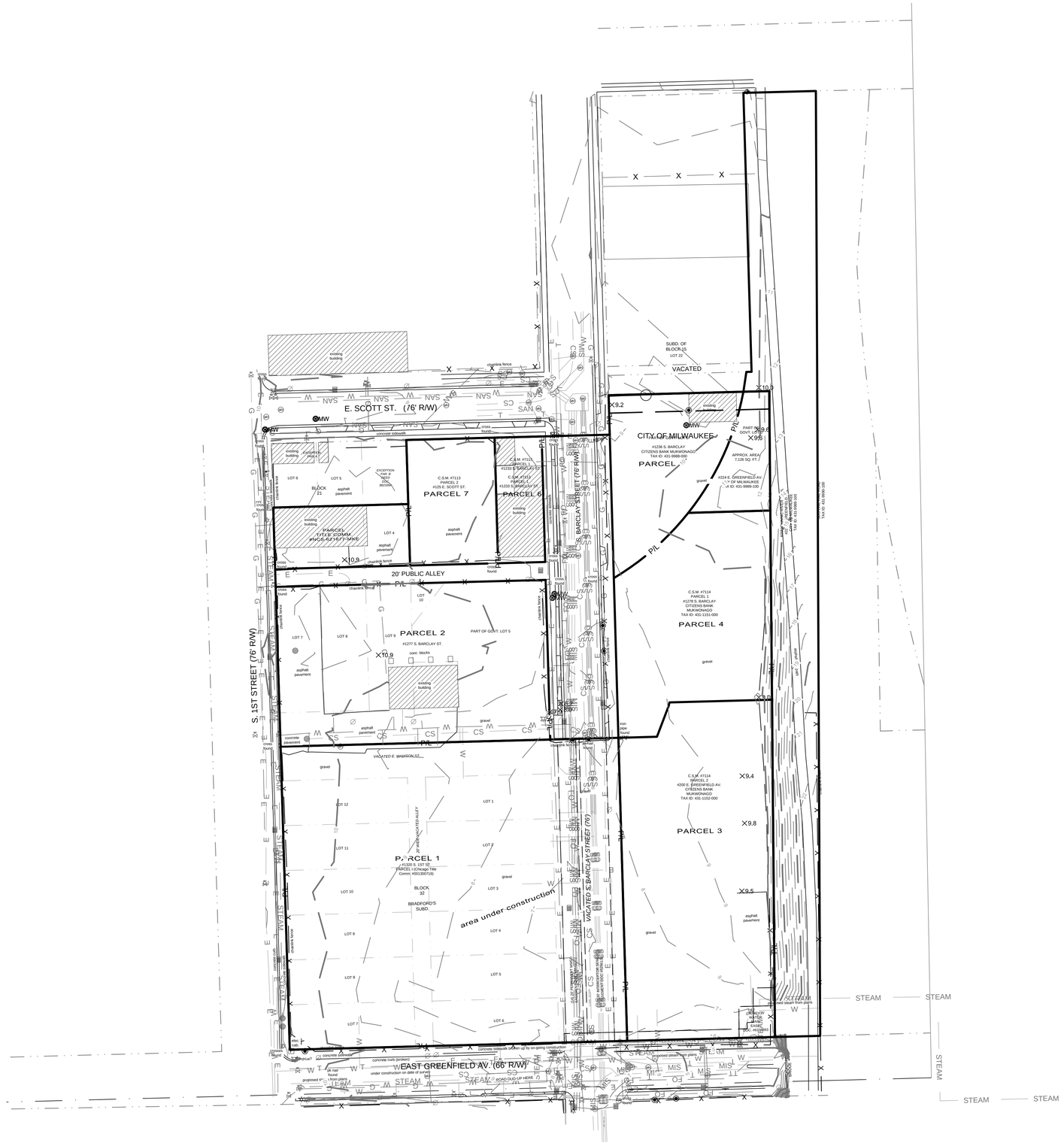
eu:a
eppstein uhen : architects

A001 FILE NUMBER: 141113

LOCATION MAP

11/2/2014 113247-01

© Eppstein Uhen Architects, Inc.


E. SCOTT ST. (76' R/W)
S. 1ST STREET (76' R/W)
S. BARCLAY STREET (76' R/W)
EAST GREENFIELD AV. (66' R/W)
20' PUBLIC ALLEY
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 6
PARCEL 7
CITY OF MILWAUKEE
PARCEL
VACATED
area under construction
VACATED E. MADISON ST.
VACATED S. BARCLAY STREET (76')
BRADFORD'S SUBD.
BLOCK 32
BLOCK 21
SUBD. OF BLOCK 15
LOT 22
PART OF GOVT. LOT 5
C.S.M. #7113
PARCEL 2
#125 E. SCOTT ST.
C.S.M. #7114
PARCEL 1
#1278 S. BARCLAY
CITIZENS BANK
MUKWONAGO
TAX ID: 431-1151-000
C.S.M. #7114
PARCEL 2
#200 E. GREENFIELD AV.
CITIZENS BANK
MUKWONAGO
TAX ID: 431-1152-000
#1236 S. BARCLAY
CITIZENS BANK MUKWONAGO
TAX ID: 431-9988-000
#224 E. GREENFIELD AV.
CITY OF MILWAUKEE
TAX ID: 431-9989-100
TAX ID: 431-9989-200
TAX ID: 431-9990-100
#1320 S. 1ST ST.
PARCEL 1 (Chicago Title
Comm: #001300719)
#1277 S. BARCLAY ST.
PARCEL 7 (CITY OF MILWAUKEE)
PARCEL 6 (CITY OF MILWAUKEE)
PARCEL 2 (CITY OF MILWAUKEE)
PARCEL 1 (CITY OF MILWAUKEE)
PARCEL 3 (CITY OF MILWAUKEE)
PARCEL 4 (CITY OF MILWAUKEE)
PARCEL 6 (CITY OF MILWAUKEE)
PARCEL 7 (CITY OF MILWAUKEE)
PARCEL 1 (CITY OF MILWAUKEE)
PARCEL 2 (CITY OF MILWAUKEE)
PARCEL 3 (CITY OF MILWAUKEE)
PARCEL 4 (CITY OF MILWAUKEE)
PARCEL 6 (CITY OF MILWAUKEE)
PARCEL 7 (CITY OF MILWAUKEE)
P/L
SAN
STEAM
MIS
CS
FO
W
G
E
T
X9.2
X10.3
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X9.5
X10.9
X9.4
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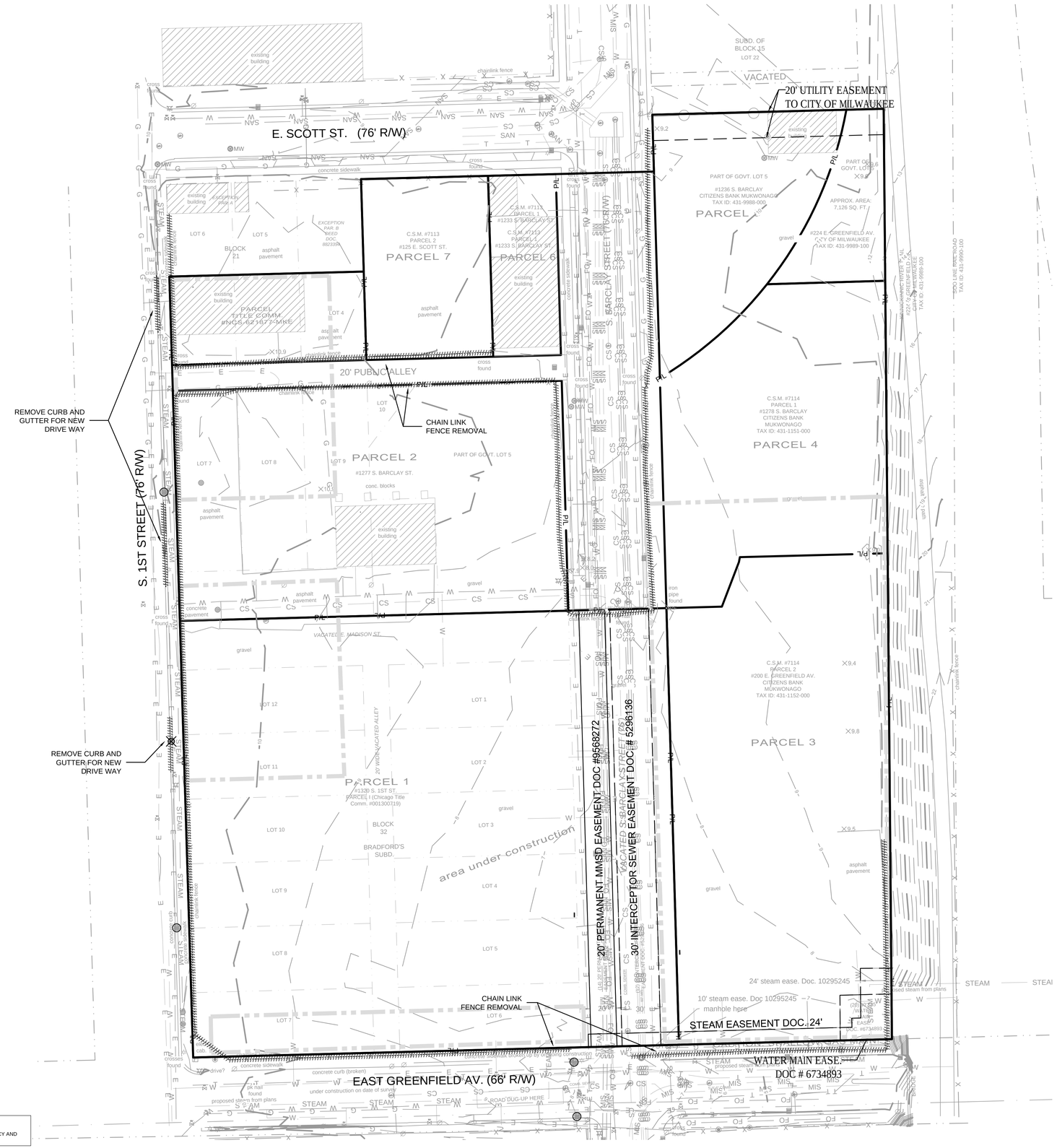
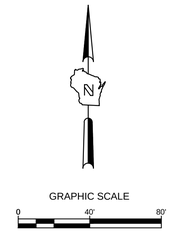
X10.9
X9.0
X9.0




**LEGEND:**

- PROPOSED SILT FENCE (A / C400)
- PROPOSED INLET PROTECTION (B / C400)
- PROPOSED TRACKING PAD (C / C400)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OBJECT REMOVAL
- STRUCTURE REMOVAL
- PAVEMENT REMOVAL

**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.
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5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

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

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

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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1ST & GREENFIELD
MILWAUKEE, WISCONSIN

# SITE PREPARATION AND EROSION CONTROL PLAN

FILE NUMBER: 141113

| NO. | REVISION | DATE | BY |
|---|---|---|---|

DRAWING NO. C002-EROSION.dwg
DRAWN BY: VMS/TPM
DATE: 12/2/2014
PROJECT NO: 14160
CHECKED BY:
APPROVED BY:
SHEET NO.:

**C 002**

File: I:\Wangard Partners\14160 1st & Greenfield\060 CADIC - Civil\500 Production - Civil Plans\501-Site Preparation & Erosion Control\C002-EROSION.dwg

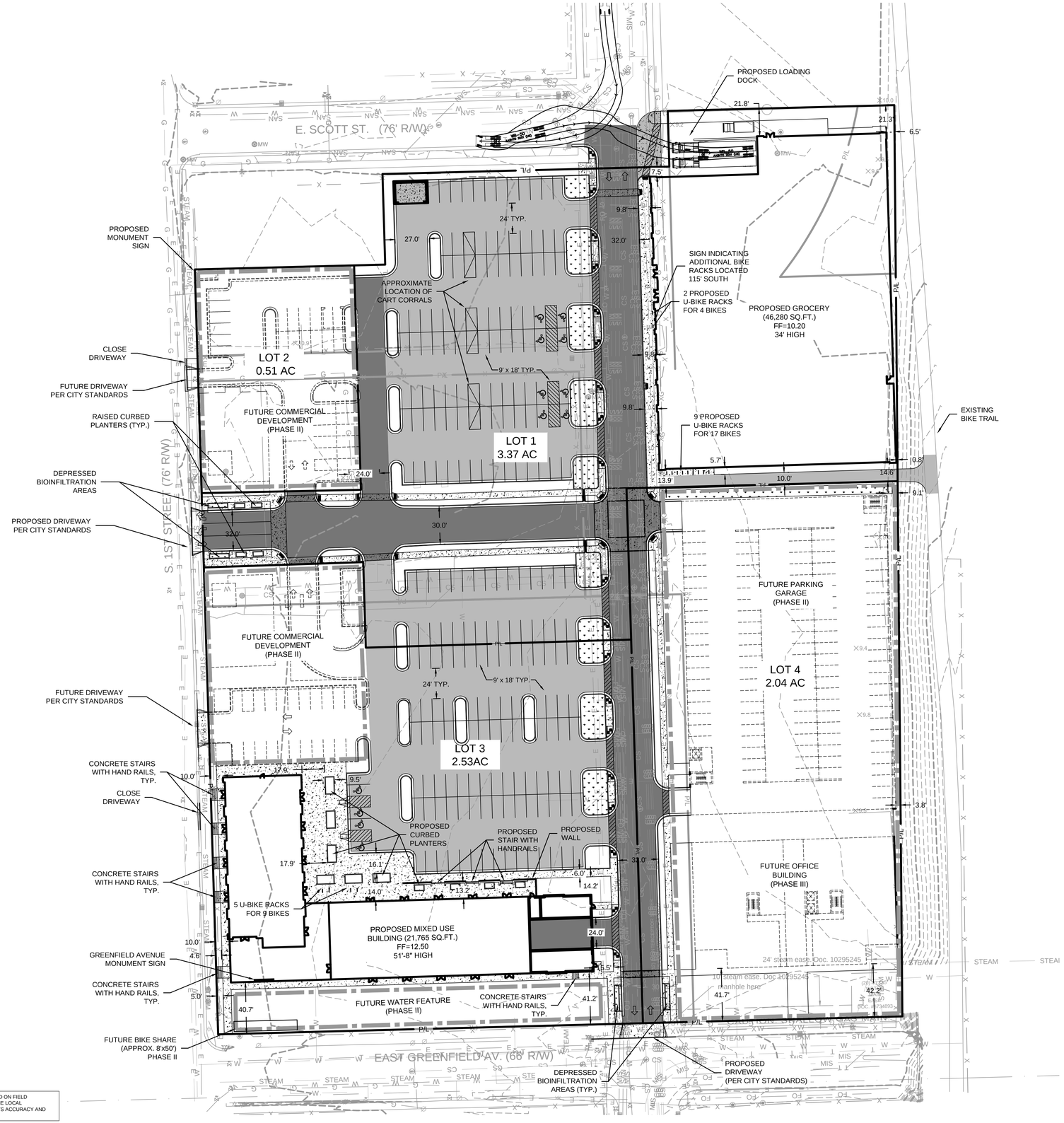
**SITE INFORMATION:**

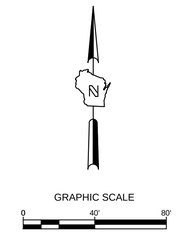
TOTAL SITE = 8.46 ACRES

TOTAL DISTURBED AREA = 8.46 ACRES

EXISTING IMPERVIOUS AREA = 8.32 ACRES

PROPOSED IMPERVIOUS AREA = 6.96 ACRES




**LEGEND:**

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

**GENERAL NOTES:**

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MILW. AREA 259-1181

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File: I:\Wangard Partners\14160 1st & Greenfield\060 CADIC - Civil\500 Production - Civil Plans\503-Site Dimension Plan\C100-SITE.dwg


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1ST & GREENFIELD
MILWAUKEE, WISCONSIN

# SITE PLAN

FILE NUMBER: 141113

| NO. | REVISION | DATE | BY |
|---|---|---|---|

DRAWING NO. C100-SITE.dwg

DRAWN BY: VMS

DATE: 12/2/2014

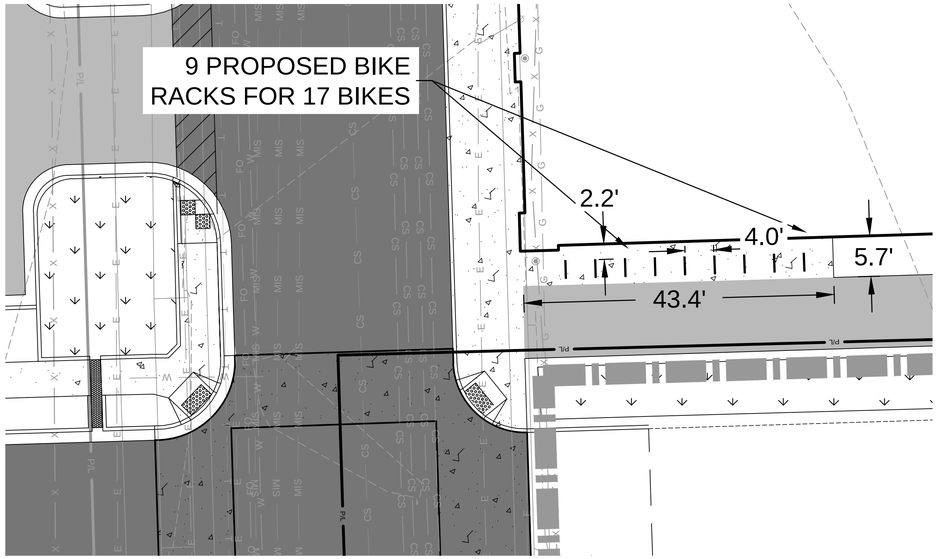
PROJECT NO: 14160

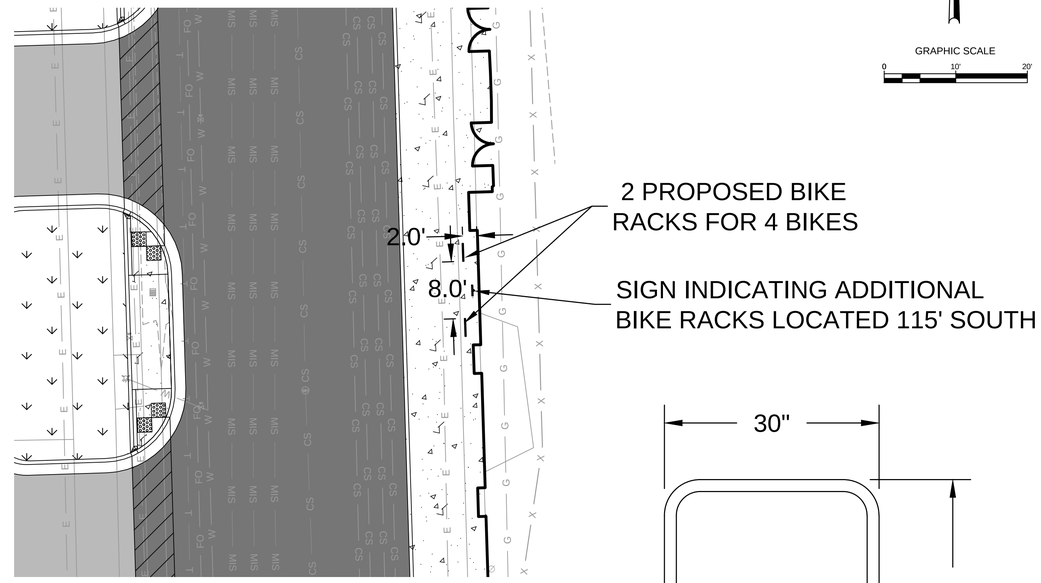
CHECKED BY:

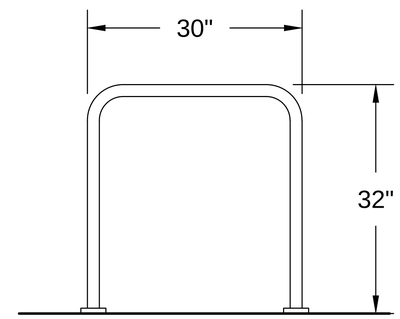
APPROVED BY:

SHEET NO.:

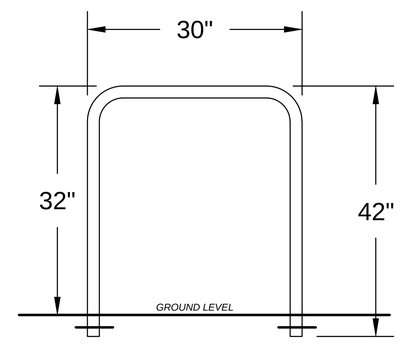
**C 100**



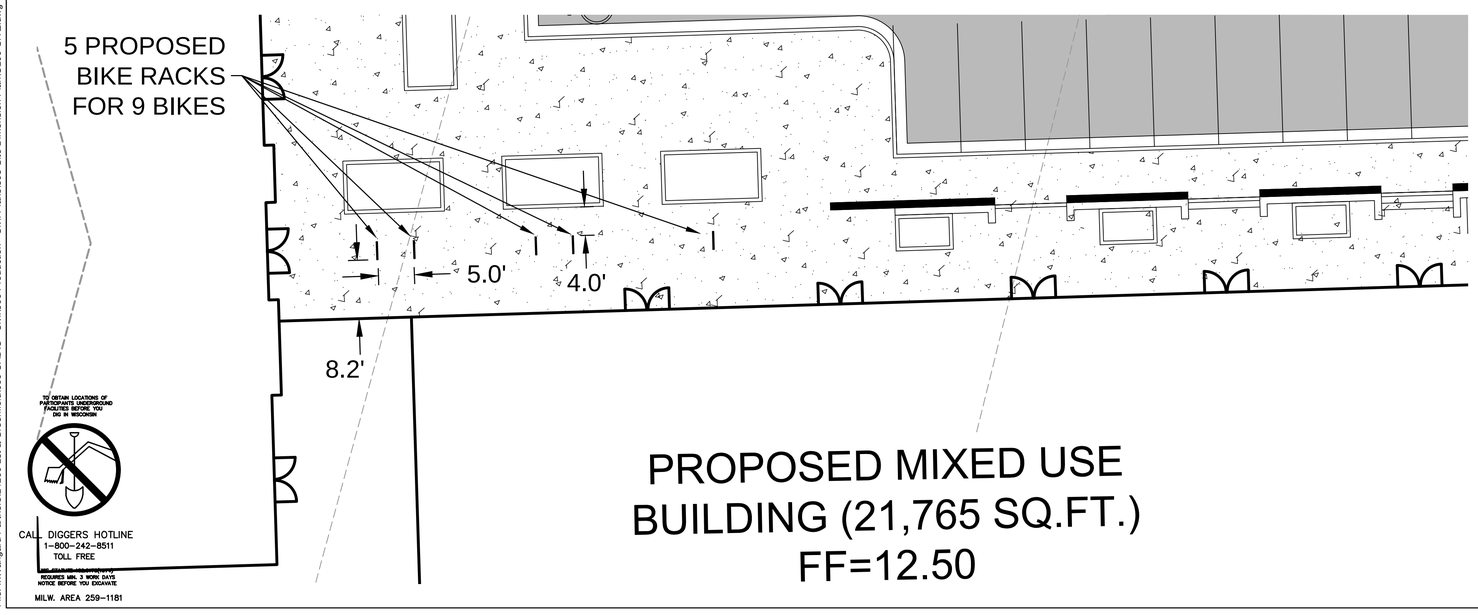




A SURFACE MOUNTED SINGLE INVERTED U
NOT TO SCALE




B SUB-SURFACE MOUNTED SINGLE INVERTED U
NOT TO SCALE

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1ST & GREENFIELD
MILWAUKEE, WISCONSIN

# SITE PLAN-BIKE RACKS

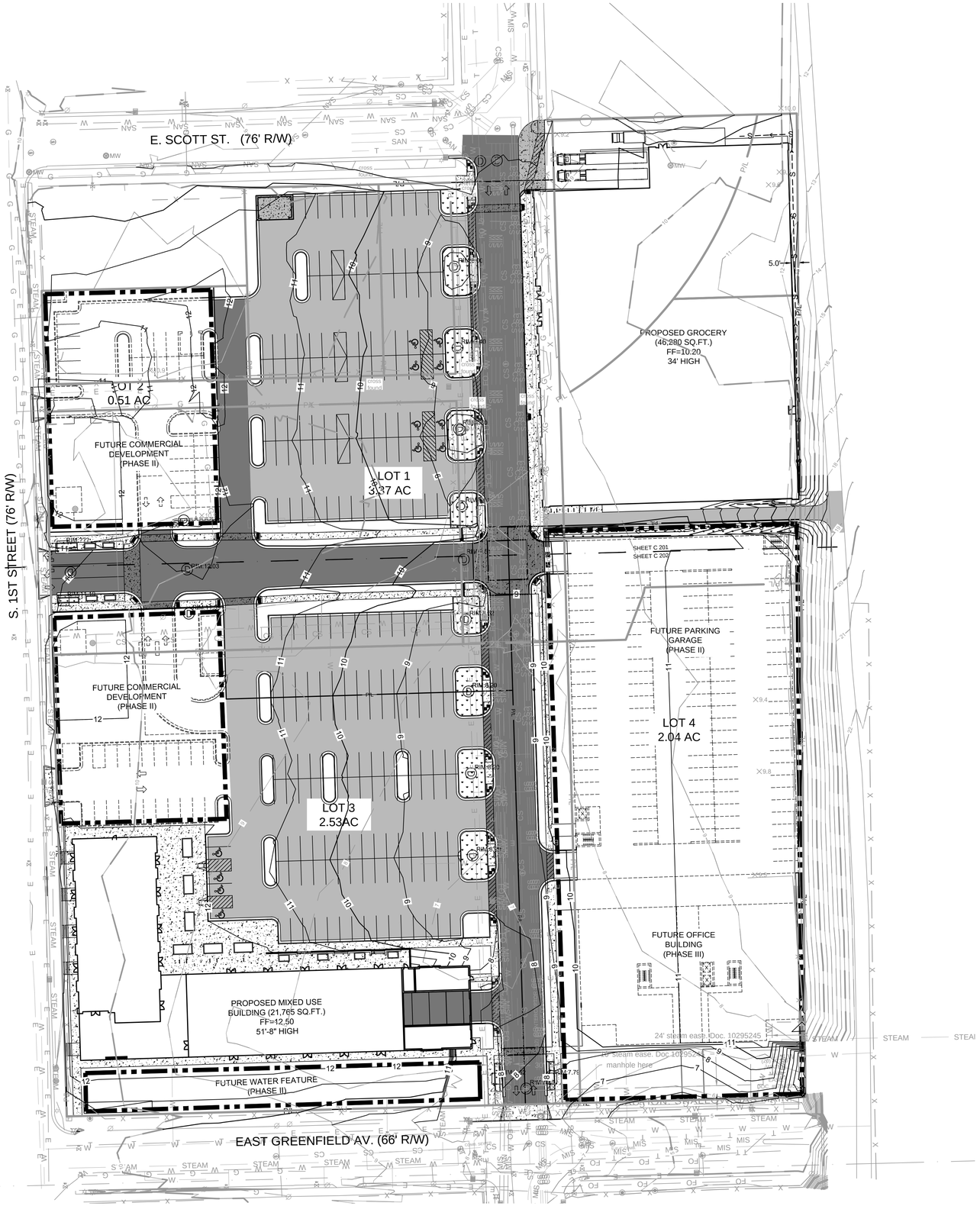
FILE NUMBER: 141113

| NO. | REVISION | DATE | BY |
|---|---|---|---|

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

**C 101**

File: I:\Wangard Partners\14160 1st & Greenfield\060 CADIC - Civil\500 Production - Civil Plans\503-Site Dimension Plan\C100-SITE.dwg





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1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210


GRAPHIC SCALE

0 40' 80'

**LEGEND:**

- 5" THICK CONCRETE WALK (X / C400)
- ASPHALT SURFACE (X / C400)
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- 100.50 T/C 100.00 BTC — PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE BTC: BOTTOM OF CURB GRADE
- 100.00 — PROPOSED ASPHALT SPOT GRADE

**GENERAL NOTES:**

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MILW. AREA 259-1181

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**1ST & GREENFIELD**
**MILWAUKEE, WISCONSIN**

# OVERALL GRADING PLAN

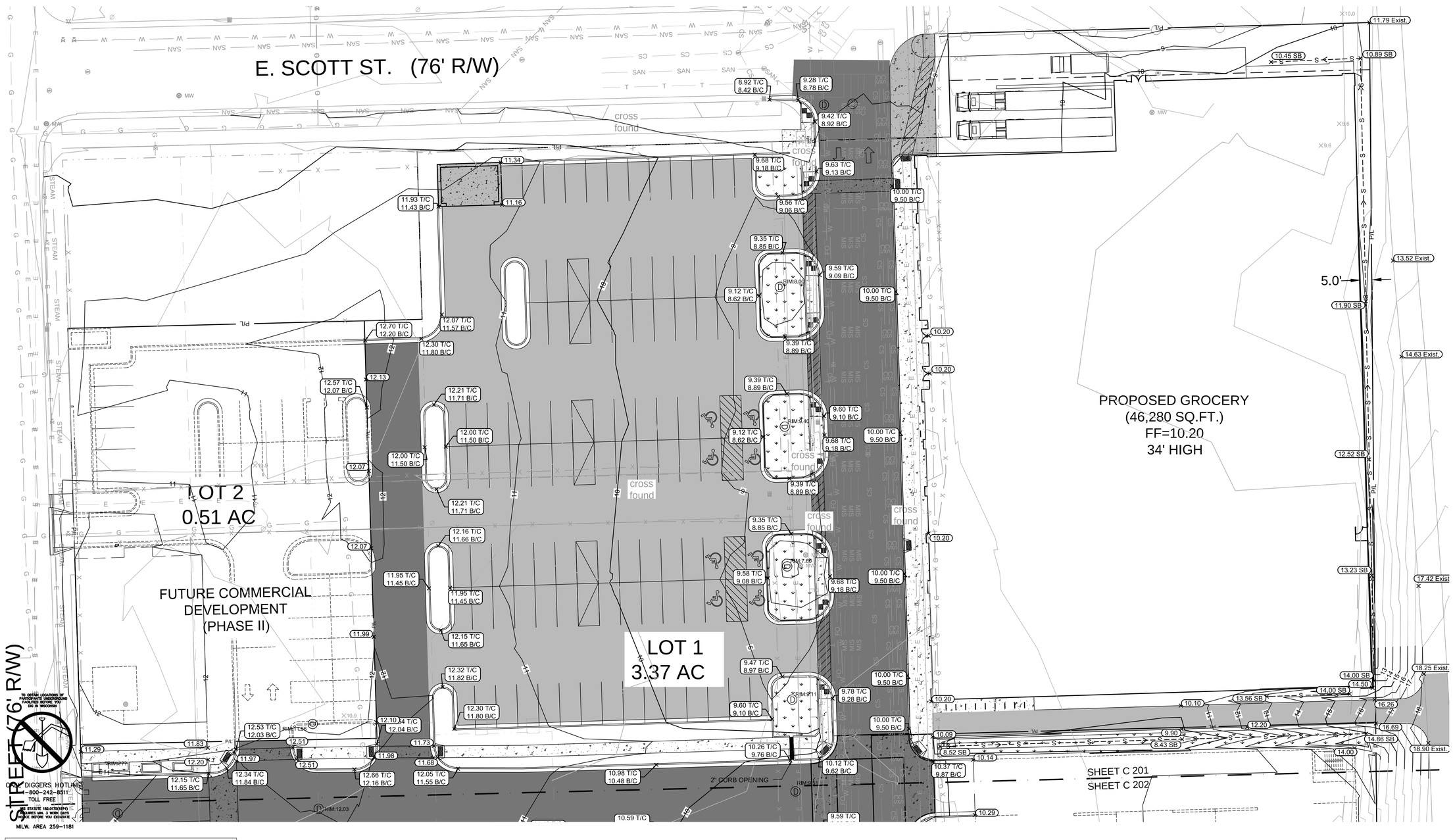
FILE NUMBER: 141113

| NO. | REVISION | DATE | BY |
|---|---|---|---|

DRAWING NO. C200-GRADING.dwg
DRAWN BY: VMS
DATE: 12/2/2014
PROJECT NO: 14160
CHECKED BY:
APPROVED BY:
SHEET NO.:

**C 200**

File: I:\Wangard Partners\14160 1st & Greenfield\060 CADIC - Civil\500 Production - Civil Plans\505-Grading Plan\C200-GRADING.dwg

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**LEGEND:**

- CONCRETE WALK (X C401)
- HEAVY DUTY CONCRETE SURFACE (X C401)
- ASPHALT SURFACE (X C401)
- HEAVY DUTY ASPHALT SURFACE (X C401)
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- 100.50 T/C 100.00 BTC — PROPOSED CURB & GUTTER SPOT GRADE; T/C: TOP OF CURB GRADE; BTC: BOTTOM CURB GRADE
- 100.00 — PROPOSED ASPHALT SPOT GRADE
- 100.00 SB — PROPOSED SWALE BOTTOM SPOT GRADE

GRAPHIC SCALE 0 20' 40'

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1ST & GREENFIELD
MILWAUKEE, WISCONSIN

# GRADING PLAN

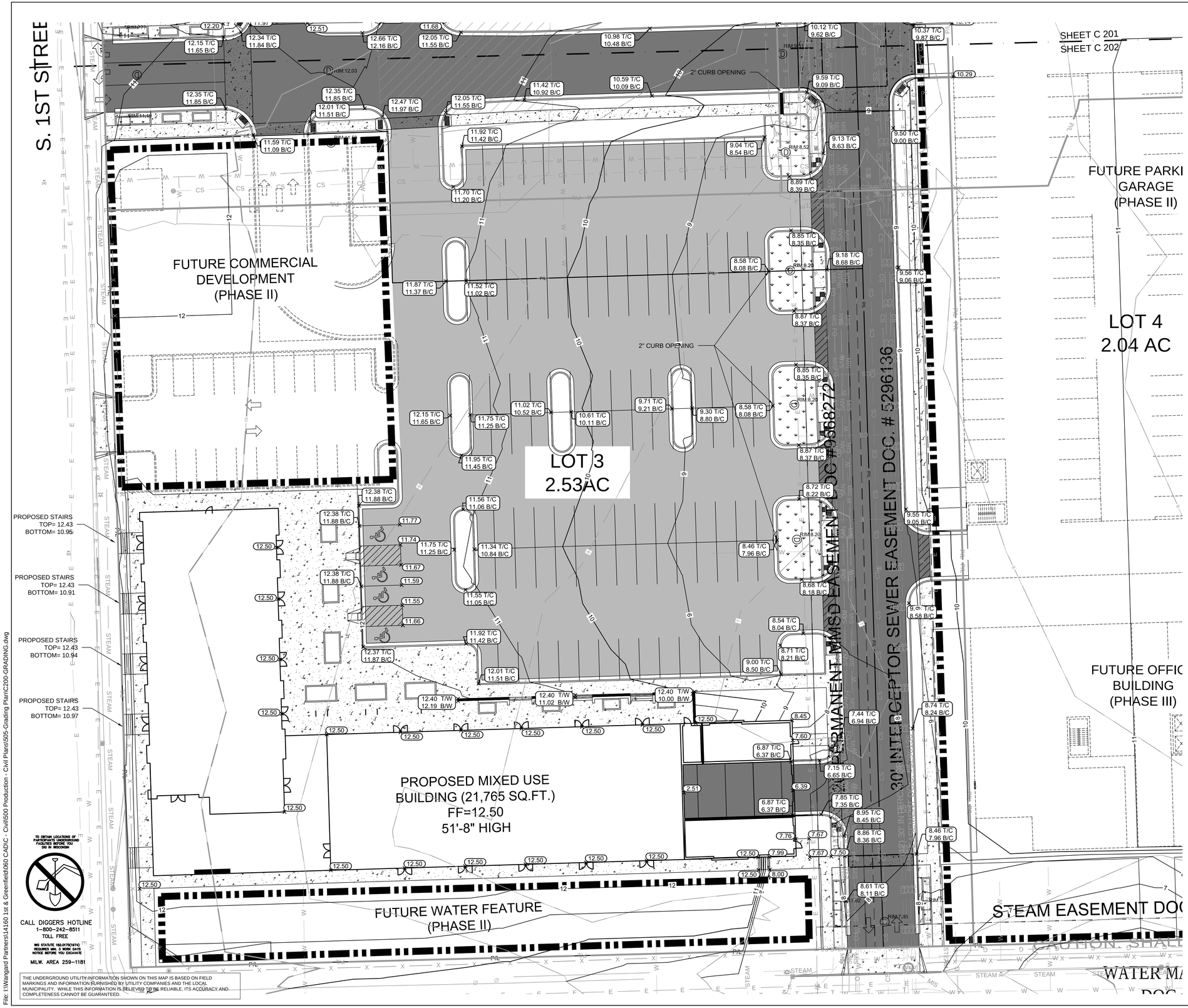
FILE NUMBER: 141113

| NO. | REVISION | DATE | BY |
|---|---|---|---|

DRAWING NO. C200-GRADING.dwg
DRAWN BY: VMS
DATE: 12/2/2014
PROJECT NO: 14160
CHECKED BY:
APPROVED BY:
SHEET NO.:

**C 201**

File: I:\Wangard Partners\14160 1st & Greenfield\060 CADIC - Civil\500 Production - Civil Plans\505-Grading Plan\C200-GRADING.dwg




File: I:\Wangard Partners\14160 1st & Greenfield\060 CADIC - Civil\500 Production - Civil Plans\505-Grading Plan\C200-GRADING.dwg

GRAPHIC SCALE
0 20' 40'

**LEGEND:**

- CONCRETE WALK (X / C401)
- HEAVY DUTY CONCRETE SURFACE (X / C401)
- ASPHALT SURFACE (X / C401)
- HEAVY DUTY ASPHALT SURFACE (X / C401)
- 5 EXISTING CONTOUR
- 5 PROPOSED CONTOUR
- 100.50 T/C 100.00 BTC — PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE BTC: BOTTOM OF CURB GRADE
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1ST & GREENFIELD
MILWAUKEE, WISCONSIN

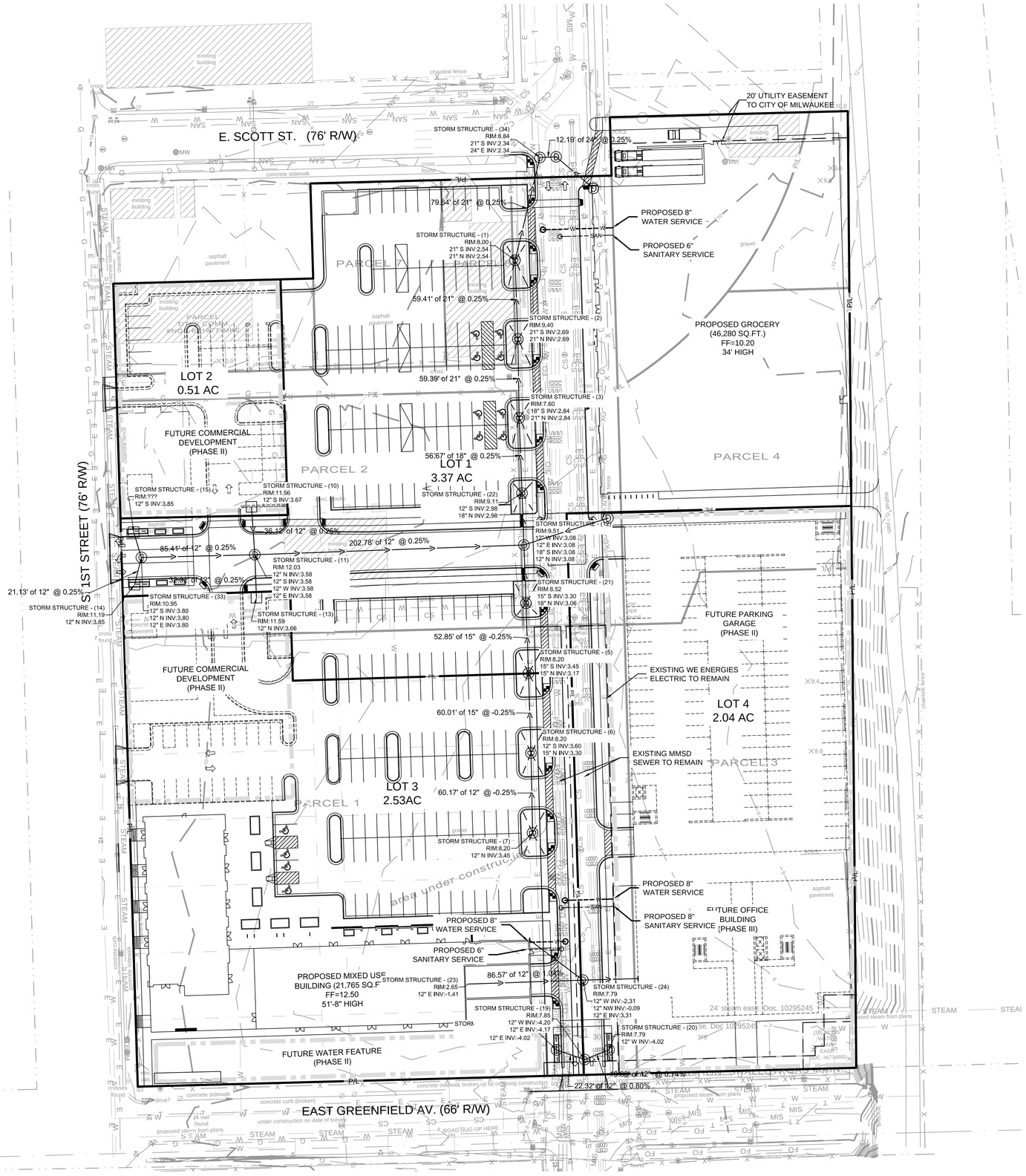
# GRADING PLAN

FILE NUMBER: 141113

| NO. | REVISION | DATE | BY |
|---|---|---|---|

DRAWING NO. C200-GRADING.dwg
DRAWN BY: VMS
DATE: 12/2/2014
PROJECT NO: 14160
CHECKED BY:
APPROVED BY:
SHEET NO.:

**C 202**




**LEGEND:**

- PROPOSED WATER SERVICE
- VALVE
- MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- PROPOSED UNDER DRAIN

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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. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.

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

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

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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


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1ST & GREENFIELD
MILWAUKEE, WISCONSIN

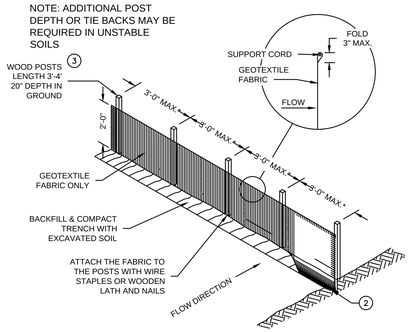
# UTILITY PLAN

FILE NUMBER: 141113

| NO. | REVISION | DATE | BY |
|---|---|---|---|

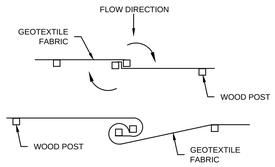
DRAWING NO. C300-UTILITY.dwg
DRAWN BY: VMS/TPM
DATE: 12/2/2014
PROJECT NO: 14160
CHECKED BY:
APPROVED BY:
SHEET NO.: **C 300**

File: I:\Wangard Partners\14160 1st & Greenfield\060 CADIC - Civil\500 Production - Civil Plans\506-Utility Plan\C300-UTILITY.dwg

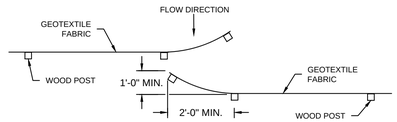



* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE

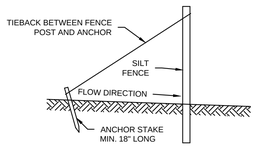



TWIST METHOD

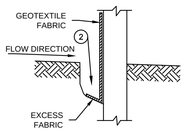



HOOK METHOD

JOINGING TWO LENGTHS OF SILT FENCE (5)




SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



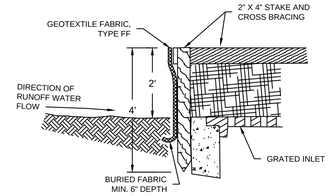

TRENCH DETAIL

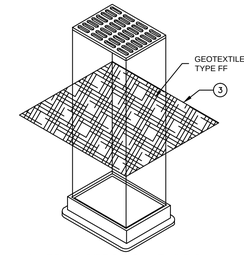
GENERAL NOTES
SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056

THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6

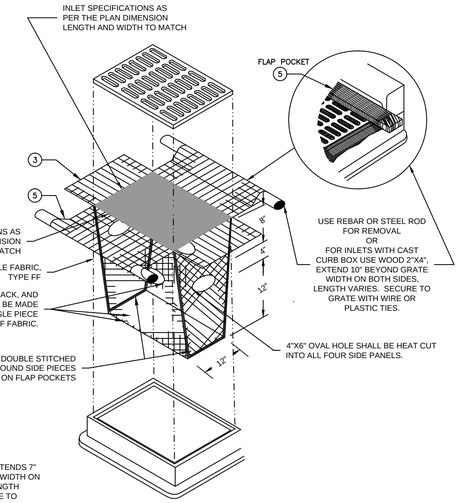
GENERAL NOTES
1. HORIZONTAL BRACE REQUIRED WITH 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/32" X 1-1/32" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.

## A SILT FENCE: WDNR TS-1056
NOT TO SCALE

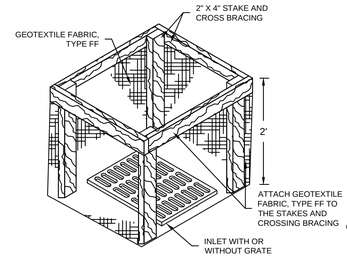


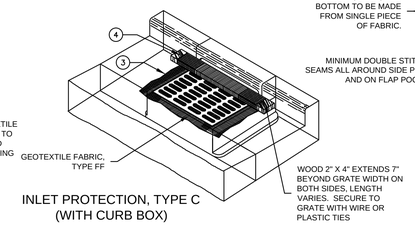

INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)




INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX AS PER NOTE) (4)




INLET PROTECTION, TYPE A




INLET PROTECTION, TYPE C
(WITH CURB BOX)

GENERAL NOTES
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES
TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

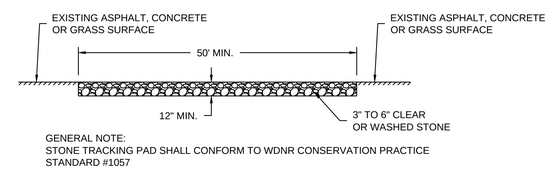
GENERAL NOTE:
INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060

THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

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

EROSION CONTROL NOTES:

1. 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.
2. 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.
3. 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 WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. 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.
10. 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.
11. 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 VILLAGE, 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.




GENERAL NOTE:
STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057

## C CONSTRUCTION ENTRANCE/ EXIT DETAIL: WDNR TS-1057
NOT TO SCALE

**CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:**

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. STRIP TOPSOIL FROM STORM WATER BASIN LOCATION AND STOCKPILE.
5. CONSTRUCT STORM WATER BASIN AND INSTALL TEMPORARY OUTLET AND EMERGENCY OVERFLOW. BASIN IS TO BE USED AS A SEDIMENTATION BASIN DURING THE COURSE OF CONSTRUCTION.
6. CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO STORM BASIN. INSTALL ASSOCIATED DITCH CHECKS.
7. INSTALL RIP-RAP AT STORM WATER BASIN AS SHOWN ON THE PLANS.
8. STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
9. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR 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.
10. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
11. INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
12. REMOVE TEMPORARY OUTLET CONTROL STRUCTURE ON BASIN AND INSTALL PAVEMENTS.
13. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
14. REMOVE EXCESS SEDIMENT FROM STORMWATER BASINS AND RETURN BASINS TO THEIR DESIGN DIMENSIONS AND VOLUMES.
15. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

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MILWAUKEE, WISCONSIN

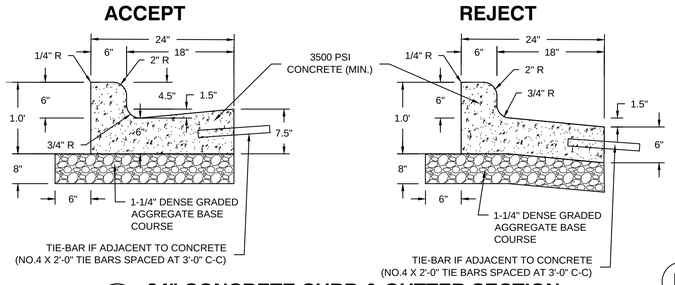
# EROSION CONTROL DETAILS

FILE NUMBER: 141113

| NO. | REVISION | DATE | BY |
|---|---|---|---|

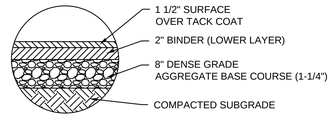
DRAWING NO. DETAILS.dwg
DRAWN BY: VMS/TPM
DATE: 12/2/2014
PROJECT NO: 14160
CHECKED BY:
APPROVED BY:
SHEET NO.:
C 400

File: I:\Wangard Partners\14160 1st & Greenfield\060 CAD\C - Civil\500 Production - Civil Plans\507-Details\DETAILS.dwg



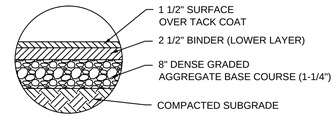

## I 24" CONCRETE CURB & GUTTER SECTION

NOT TO SCALE



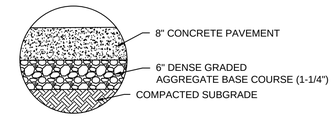

## D ASPHALT PAVEMENT SECTION

NOT TO SCALE



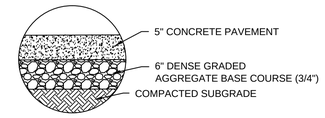

## E ASPHALT PAVEMENT SECTION (HEAVY DUTY)

NOT TO SCALE



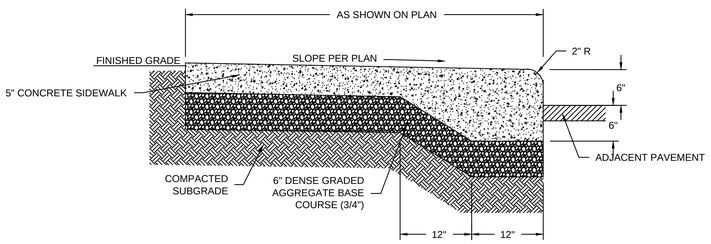

## C CONCRETE PAVEMENT SECTION

NOT TO SCALE



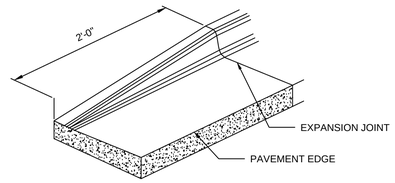

## A CONCRETE SIDEWALK SECTION

NOT TO SCALE



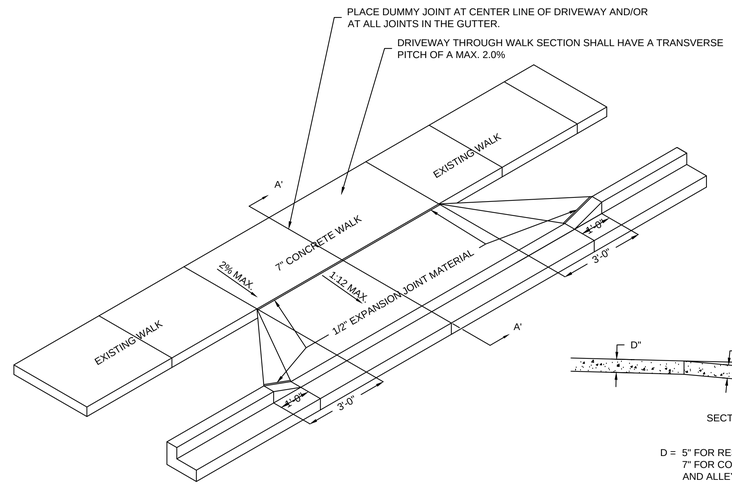

## F CONCRETE PAVEMENT WITH INTEGRAL CURB

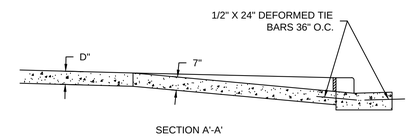
NOT TO SCALE




## E 2' CURB TAPER

NOT TO SCALE

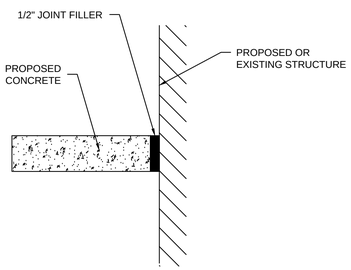



D = 5" FOR RESIDENTIAL DRIVEWAYS
7" FOR COMMERCIAL DRIVEWAYS
AND ALLEY CROSSINGS

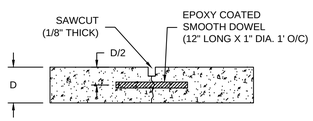
## C CONCRETE DRIVEWAY (WITH CONCRETE WALK)

NOT TO SCALE



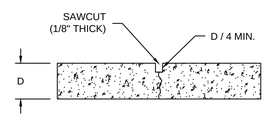

## I CONCRETE JOINT-INSOLATION

NOT TO SCALE



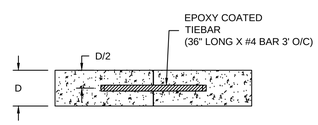

## I CONCRETE JOINT-DOWEL

NOT TO SCALE



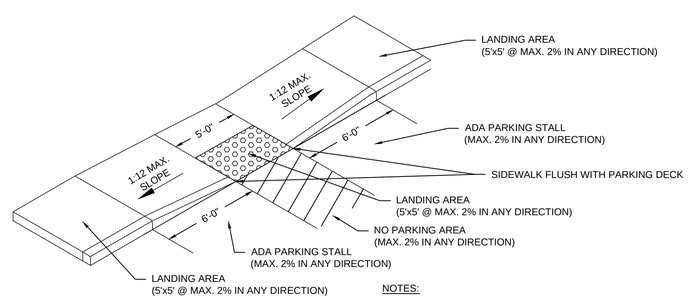

## I CONCRETE JOINT-SAWCUT

NOT TO SCALE




## I CONCRETE JOINT-TIEBAR

NOT TO SCALE

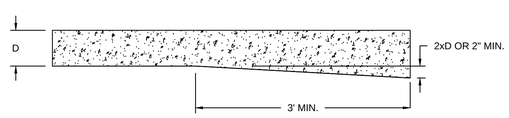



NOTES:

PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.

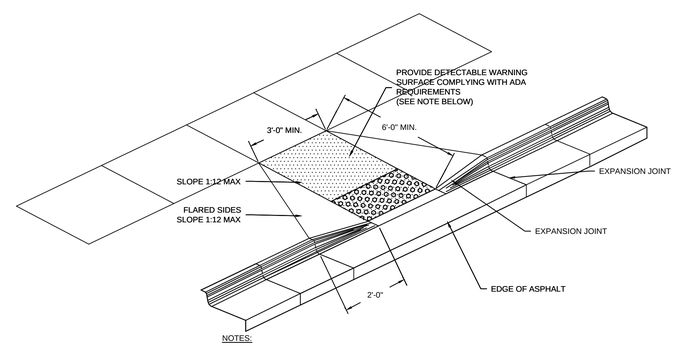
## A ADA RAMP DETAIL (TYPE 1)

NOT TO SCALE




## I CONCRETE JOINT-THICKENED EDGE

NOT TO SCALE




NOTES:

1. PUBLIC ADA RAMP SHALL BE CONSTRUCTED PER CITY OF MILWAUKEE STANDARDS.
2. CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
3. PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
4. DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

## A ADA CONCRETE RAMP (TYPE 2)

NOT TO SCALE


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


1ST & GREENFIELD
MILWAUKEE, WISCONSIN

# DETAILS

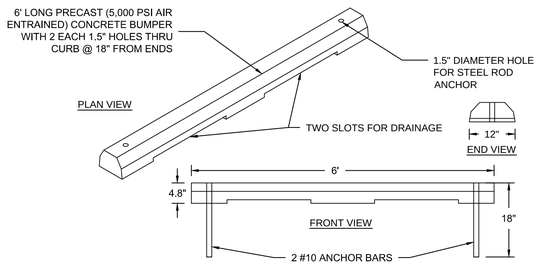
FILE NUMBER: 141113

| NO. | REVISION | DATE | BY |
|---|---|---|---|

DRAWING NO. DETAILS.dwg
DRAWN BY: VMS/TPM
DATE: 12/2/2014
PROJECT NO: 14160
CHECKED BY:
APPROVED BY:
SHEET NO.:

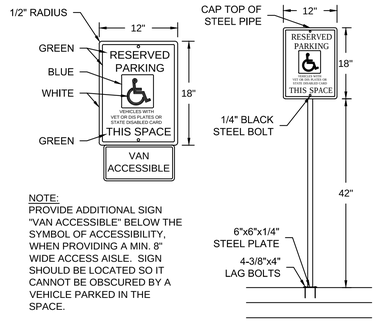
**C 401**


File: I:\Wangard Partners\14160 1st & Greenfield\060 CADC - Civil\500 Production - Civil Plans\507-Details\DETAILS.dwg




## K PRECAST CONCRETE PARKING BUMPER

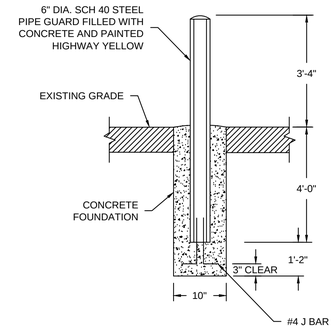
NOT TO SCALE




NOTE:
PROVIDE ADDITIONAL SIGN "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY, WHEN PROVIDING A MIN. 8" WIDE ACCESS AISLE. SIGN SHOULD BE LOCATED SO IT CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

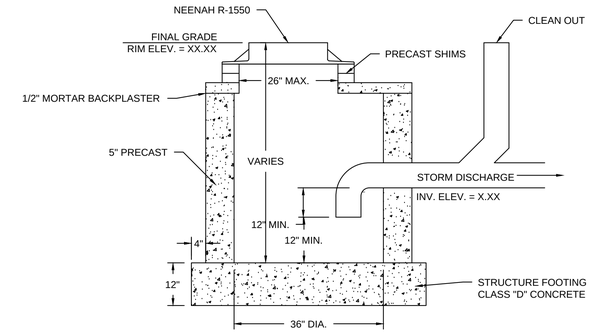
## E HANDICAP SIGN & POST

NOT TO SCALE



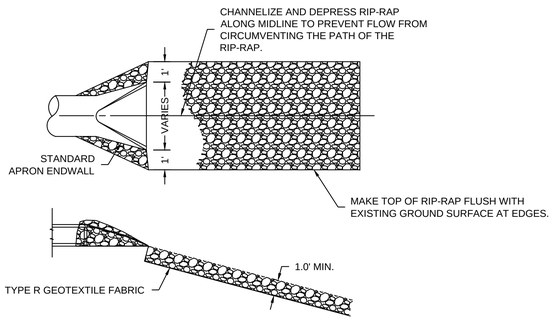

## V BOLLARD

NOT TO SCALE




## M TRAPPED MANHOLE WITH SUMP

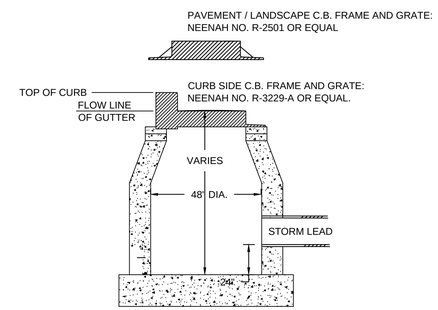
NOT TO SCALE

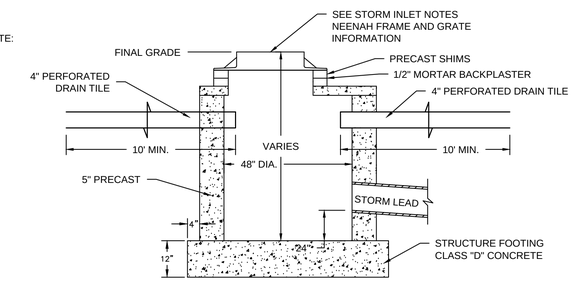



NOTES:
1. INSTALL RIPRAP WHERE SHOWN ON PLANS.
2. FOR PERMANENT POOL (WET) DETENTION BASINS: EXTEND RIP-RAP FROM OUTFALL TO AT LEAST 5 FEET BEYOND THE NORMAL WATER LEVEL.
3. INSTALL MEDIUM RIPRAP PER DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
4. INSTALL TYPE R GEOTEXTILE FABRIC PER DOT STANDARD SPECIFICATIONS PER HIGHWAY AND STRUCTURE CONSTRUCTION.
5. WHERE RIP-RAP IS REQUIRED AT AN AREA PER PLAN, AND THERE IS NO OUTFALL PIPE, THE RIP RAP SHALL BE PLACED A MINIMUM 6 FEET WIDE.

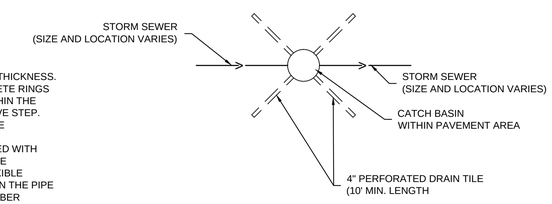
## X RIP-RAP DISCHARGE APRON

NOT TO SCALE



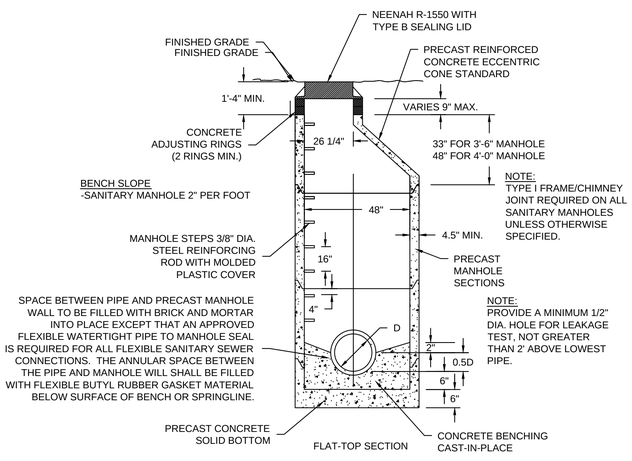




**STORM INLET NOTES:**
1. PROPOSED STORM CURB INLET SHALL BE NEENAH R-3229-A, R-3015, OR R-3228-H.
2. PROPOSED STORM AREA INLET SHALL BE NEENAH R-2502-D, R-2501.




CATCH BASIN
WITHIN PAVEMENT AREA

NOTES:
1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
3. SPACE BETWEEN PIPE AND PRECAST MANHOLE WALL TO BE FILLED WITH BRICK MORTARED IN PLACE EXCEPT THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE.
4. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ INCH PER LINEAR FOOT MIN.
5. 3" BEDDING OF STONE UNDER BASE REQUIRED ON WET SUB-GRADE.




NOTE:
TYPE I FRAME/CHIMNEY JOINT REQUIRED ON ALL SANITARY MANHOLES UNLESS OTHERWISE SPECIFIED.

NOTE:
PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2' ABOVE LOWEST PIPE.

NOTES:

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, FLEXIBLE PLASTIC GASKETS OR RUBBER TYPE GASKETS FOR STORM MANHOLES.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" OF BEDDING STONE UNDER BASE REQUIRED ON WET SUB-GRADE.
7. ALL SANITARY MANHOLES SHALL BE PROVIDED WITH EXTERNAL CHIMNEY SEALS AND SELF-SEALING LIDS WITH CONCEALED PICK HOLES.

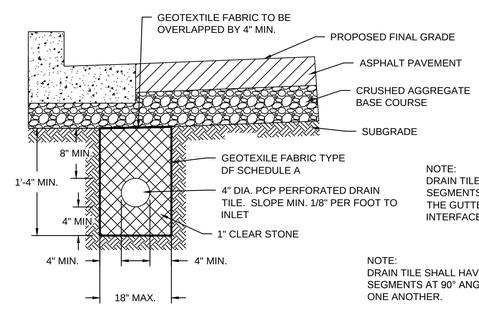
MANHOLE SIZES (UNLESS OTHERWISE NOTED)

| PIPE DIA. [D] | MANHOLE DIA. | WALL THICKNESS |
|---|---|---|
| 8" THRU 27" | 3'-6" | 4 1/2" |
| 30" | 4'-0" | 5" |
| 36" | 5'-0" | 6" |
| 42" | 6'-0" | 7" |

* ALL PUBLIC MANHOLES SHALL BE A MINIMUM OF 48" IN DIAMETER.

## F PRECAST SANITARY MANHOLE

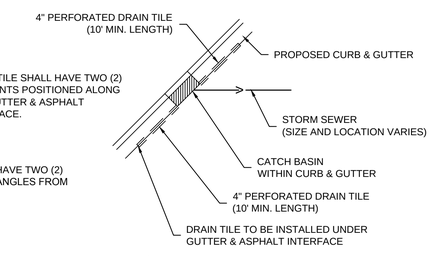
NOT TO SCALE




CURB INLET LOCATION
SECTION

NOTE:
DRAIN TILE SHALL HAVE TWO (2) SEGMENTS POSITIONED ALONG THE GUTTER & ASPHALT INTERFACE.

NOTE:
DRAIN TILE SHALL HAVE TWO (2) SEGMENTS AT 90° ANGLES FROM ONE ANOTHER.




CURB INLET
WITHIN CURB & GUTTER

## M CATCH BASIN

NOT TO SCALE


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


1ST & GREENFIELD
MILWAUKEE, WISCONSIN

# DETAILS

FILE NUMBER: 141113

| NO. | REVISION | DATE | BY |
|---|---|---|---|

DRAWING NO. DETAILS.dwg
DRAWN BY: VMS/TPM
DATE: 12/2/2014
PROJECT NO: 14160
CHECKED BY:
APPROVED BY:
SHEET NO.:

**C 402**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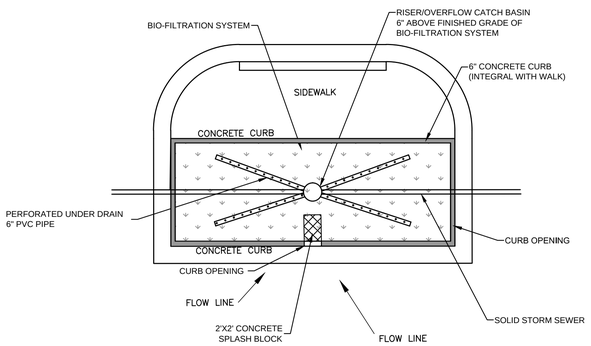
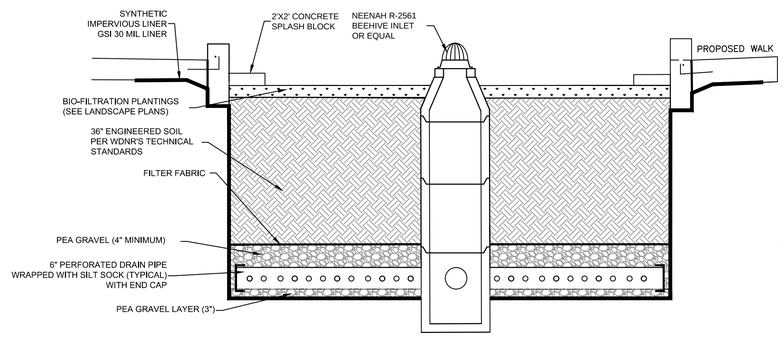
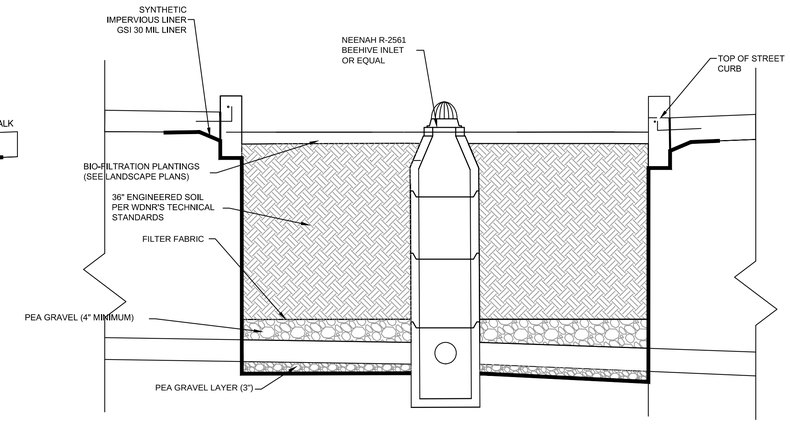



PLAN VIEW




SECTION 3-3




SECTION 4-4

TYPICAL BIO-FILTRATION DETAILS

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

1ST & GREENFIELD
MILWAUKEE, WISCONSIN

DETAILS

FILE NUMBER: 141113

| NO. | REVISION | DATE | BY |
|---|---|---|---|

DRAWING NO. DETAILS.dwg
DRAWN BY: VMS/TPM
DATE: 12/2/2014
PROJECT NO: 14160
CHECKED BY:
APPROVED BY:
SHEET NO.:

C 403

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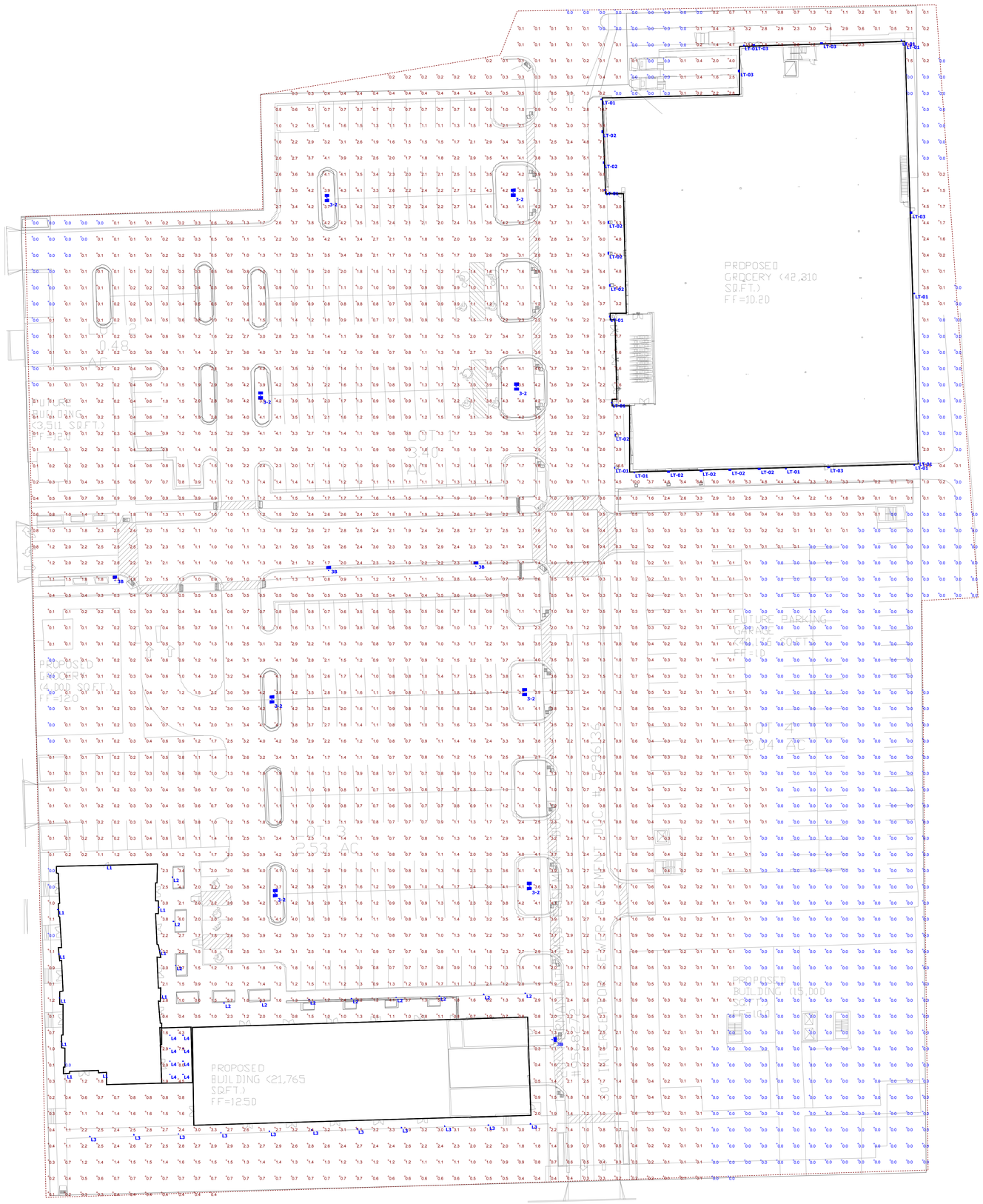



**Plan View**
Scale - 1" = 28'

## Luminaire Schedule

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Lumens Per Lamp | Wattage |
|---|---|---|---|---|---|---|---|---|---|
| | 3-2 | 8 | CREE INC. | ARE-EDG-3M-**-12-E-UL-525-40K (525mA) CONFIGURED FROM ARE-EDG-3M-xx-06-E-UL-xx-700-40K-xxxx (BXALx30E-UD7) | CONFIGURED FROM Cree Edge Area, Type III Medium, 60 LEDs, 700mA, 4000K | CONFIGURED FROM Sixty White LEDs, Vertical Base-Up Position | 120 | 139.9106 | 404 |
| | 3B | 4 | CREE, INC. | ARE-EDG-3MB-**-12-E-UL-525-40K (525mA) CONFIGURED FROM STR-LWY-3MB-xx-06-E-UL-700-40K or BXSLxH06E-UD7 (700mA) | CONFIGURED FROM 60 LED Type III Medium Optic w/ Full Backlight 700mA 4000K LEDway Streetlight | CONFIGURED FROM SIXTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP | 120 | 103.4628 | 202 |
| | L1 | 10 | Delta Light NV | 223 11 4102 | MONO LED WW | LED ARRAY | 1 | 525 | 9 |
| | L2 | 11 | FORMS & SURFACES | BOLLARD | LB600 | IES File - FS2FTLED | 4 | 1000 | 40 |
| | L3 | 11 | FORMS & SURFACES | PED POLE | LP600 | IES File - FS4FTLED | 4 | 2400 | 112 |
| | L4 | 8 | Delta Light NV | 2022028122 | CARREE X LED 3033 | LED ARRAY | 1 | 660 | 9 |
| | LT-01 | 13 | PHILIPS GARDCO | 300-D-L-100PSMH | CYLINDERS | CLEAR VERTICAL 100PSMH/MED RATED FOR 8400 LUMENS | 1 | 3400 | 129 |
| | LT-02 | 10 | COOPER LIGHTING - INVUE | ENC-70-MP-XX-MB-3S | ARCHITECTURAL WALL LUMINAIRE - TYPE 3 DISTRIBUTION | 70 WATT MP CLEAR T-6 | 1 | 6600 | 86 |
| | LT-03 | 5 | PHILIPS STONCO | WTM60WLU-MC3 | PHILIPS WTM/WRM/WBM LED MEDIUM FULL CUTOFF WALL LIGHT WITH MEDIUM OPTICS AND CLEAR GLASS LENS | 60WLED | 1 | 2575.487 | 62 |

## Statistics

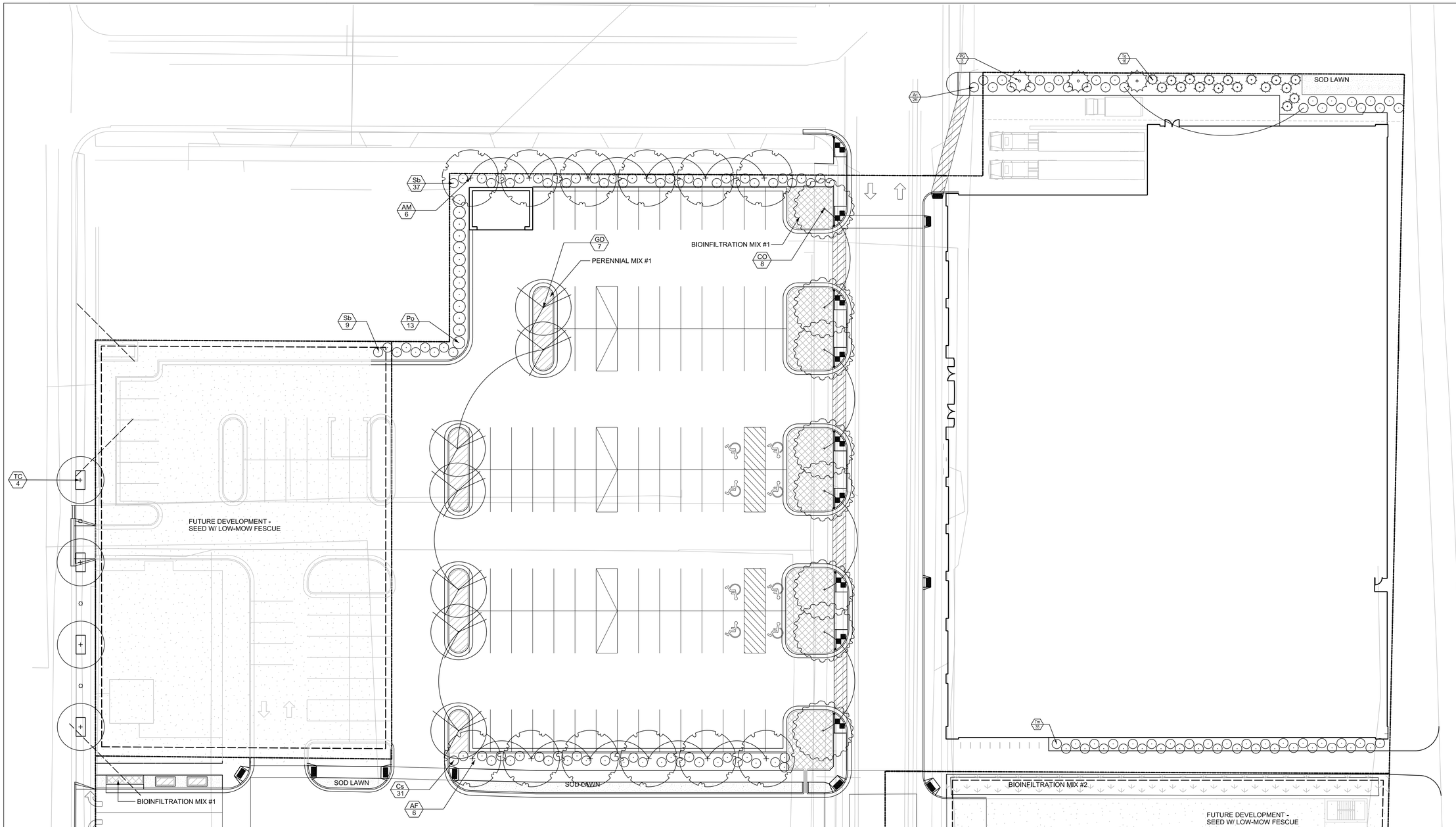
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
|---|---|---|---|---|---|---|---|
| site all | + | 1.3 fc | 20.7 fc | 0.0 fc | N/A | N/A | 0.1:1 |

VISUAL

**First & Greenfield Photometrics**

**Designer**
IBC Engineering
**Date**
10/28/2014
**Scale**
Not to Scale
**Drawing No.**
**C500**

FILE NUMBER: 141113




1 PLANTING PLAN

LEGEND:

BIOINFILTRATION MIX #1

LOW-MOW FESCUE SEED

BIOINFILTRATION MIX #2

PERENNIAL MIX #1

NOTE:

See L200 for plant schedule, planting details, general notes, and city landscape requirements.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY ALSO BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF EXISTING UTILITIES BELOW GROUND PRIOR TO BEGINNING DIGGING

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

FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289

WIS. STATUTE 182.0175 (1974) REQUIRES NINE (9) WORK DAYS NOTICE BEFORE YOU EXCAVATE.

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

# FRESHWATER PLAZA

1st & Greenfield
Milwaukee, WI

FILE NUMBER: 141113

NORTH

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

| Issuance/Revision | Date |
|---|---|
| | |
| | |
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| | |
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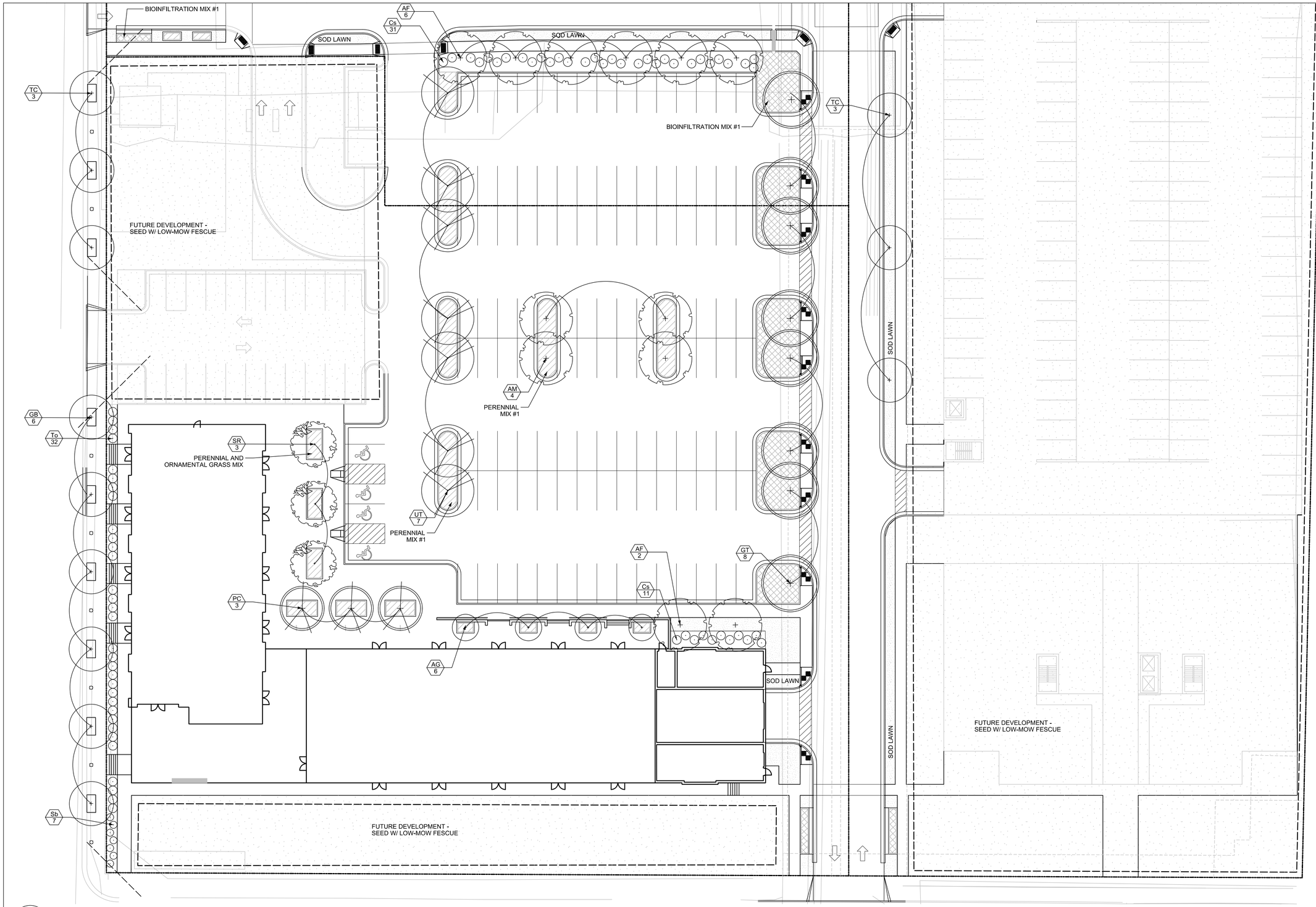
| | |
|---|---|
| KSD Project No. | 2014-054 |
| Drawn By | SRK |
| Checked By | ARM |
| Date | 12-02-2014 |

Sheet Title

LANDSCAPE PLAN

Sheet No.

L100




1 PLANTING PLAN

LEGEND:

- BIOINFILTRATION MIX #1
- LOW-MOW FESCUE SEED
- BIOINFILTRATION MIX #2
- PERENNIAL MIX #1

NOTE:

See L200 for plant schedule, planting details, general notes, and city landscape requirements.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE AND THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

JIGGER
JIG-DIGGER LOCATION OF FACILITIES BELOW GROUND
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289
WI. STATUTE 182.0175 (1974)
REQUIRES NOT LESS THAN 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

# FRESHWATER PLAZA

1st & Greenfield
Milwaukee, WI

FILE NUMBER: 141113

NORTH

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

| Issuance/Revision | Date |
|---|---|
| | |
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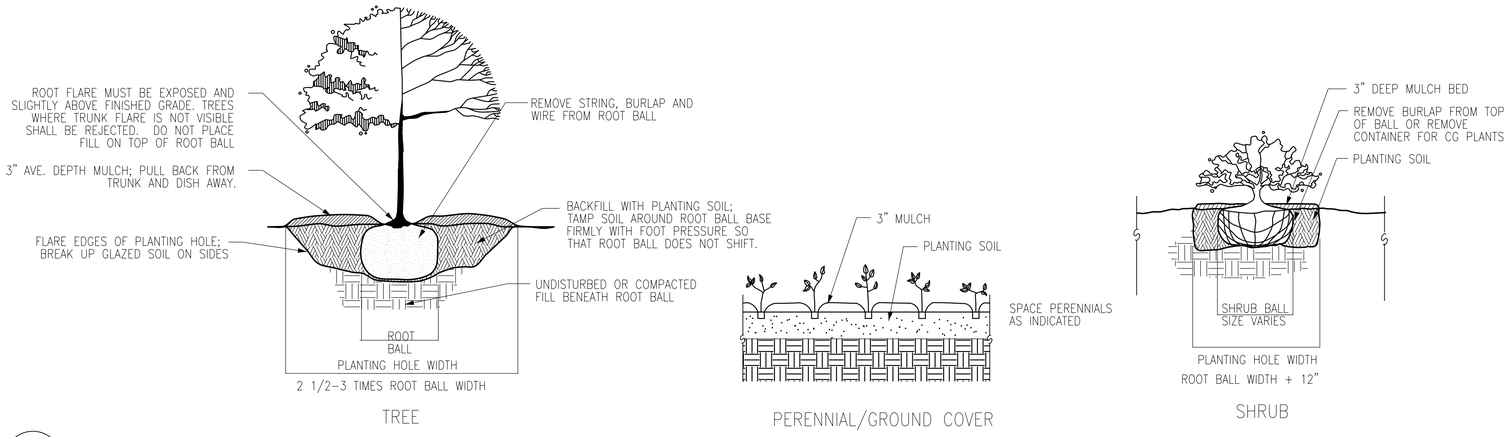
|---|---|
| KSD Project No. | 2014-054 |
| Drawn By | SRK |
| Checked By | ARM |
| Date | 12-02-2014 |

Sheet Title

LANDSCAPE PLAN

Sheet No.

L101




1 PLANTING DETAILS

| PLANT SCHEDULE | | 12/1/2014 | | | | | |
|---|---|---|---|---|---|---|---|
| **Key** | **Botanical Name** | **Common Name** | **Quantity** | **Size** | **Spec** | **Comments** | **Mature Size** |
| | **Canopy Trees** | | | | | | |
| AM | *Acer miyabei 'Morton'* | State Street Maple | | 3" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 25-40' ht x 20-40' sp |
| AF | *Acer x freemanii 'Sienna Glen'* | Sienna Glen Maple | | 3" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 60' ht x 40' sp |
| CO | *Celtis occidentalis* | Hackberry | | 3" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 40-60' ht x 40-60' sp |
| GB | *Ginkgo biloba 'Autumn Gold'* | Autumn Gold Ginkgo | | 3" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 50' ht x 30' sp |
| GT | *Gleditsia triacanthos var. inermis 'Skycole'* | Skyline Honeylocust | | 3" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 50-60' ht x 35-45' sp |
| GD | *Gymnocladus dioicus* | Kentucky Coffeetree | | 3" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 60' ht x 50' sp |
| TC | *Tilia cordata 'Greenspire'* | Greenspire Littleleaf Linden | | 3" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 50' ht x 35' sp |
| UT | *Ulmus 'Morton Glossy'* | Triumph Elm | | 3" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 55' ht x 45' sp |
| | **Ornamental Trees** | | | | | | |
| AG | *Amelanchier x grandiflora 'Autumn Brilliance'* | Autumn Brillance Serviceberry | | 8' Ht. | B&B | Multistem, min. 3 leaders; well-developed crown; no overlapping leaders | 20-25' ht x 20-25' sp |
| PC | *Pyrus calleryana 'Cleveland Select'* | Cleveland Select Pear | | 3" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 35' ht x 15' sp |
| SR | *Syringa reticulata 'Ivory Silk'* | Ivory Silk Japanese Tree Lilac | | 3" Cal. | B&B | Single, straight leader; match specimens; branching shall start at 5'-0" min. | 25' ht x 15-20' sp |
| | **Evergreen Trees** | | | | | | |
| PG | *Picea glauca var. densata* | Black Hills Spruce | | 6' Ht. | B&B | Single, straight leader; match specimens | 20-45' ht x 15-30' sp |
| | **Evergreen Shrubs** | | | | | | |
| Jk | *Juniperus chinensis 'Pfitzeriana Kallay'* | Kallay's Compact Juniper | | 5 gal. | Cont. | Space 4'-0" o.c. | 2-3' ht x 3-6' sp |
| Tm | *Taxus x media 'Taunton'* | Taunton Yew | | 5 gal. | Cont. | Space 4'-6" o.c. | 3-5' ht x 3-6' sp |
| To | *Thuja occidentalis 'Holmstrup'* | Holmstrup Arborvitae | | 5' ht. | Cont. | Space 4'-0" o.c. | 7-15' ht x 3-5' sp |
| | **Deciduous Shrubs & Vines** | | | | | | |
| Ar | *Aronia melanocarpa 'Morton'* | Iroquois Beauty Black Chokeberry | | 3 gal. | Cont. | Space 3'-0" o.c. | 2-3' ht x 3-4' sp |
| Cs | *Cornus sericea 'Alleman's Comact'* | Alleman's Compact Dogwood | | 5 gal. | Cont. | Space 4'-0" o.c. | 4-5' ht x 4-5' sp |
| Po | *Physocarpus opulifolius 'Seward'* | Summerwine Ninebark | | 5 gal. | Cont. | Space 5'-0" o.c. | 5-6' ht x 5-6' sp |
| Sp | *Salix purpurea 'Nana'* | Arctic Willow | | 5 gal. | Cont. | Space 5'-0" o.c. | 3-6' ht x 3-6' sp |
| Sb | *Spiraea betulifolia 'Tor'* | Tor Spirea | | 3 gal. | Cont. | Space 3'-0" o.c. | 2-3' ht x 2-3' sp |
| | **Perennial Mix #1** | | | | | | |
| | *Asclepias tuberosa* | Butterfly Weed | | 2 1/2" x 5" | Plug | | 2-3' ht x 1.5-2' sp |
| | *Aster novae-angliae 'Purple Dome'* | Purple Dome New England Aster | | 2 1/2" x 5" | Plug | | 1.5-2' ht x 2-3' sp |
| | *Bouteloua curtipendula* | Side Oats Grama | | 2 1/2" x 5" | Plug | | 2-3' ht x 1.5-2' sp |
| | *Dalea purpurea* | Purple Prairie Clover | | 2 1/2" x 5" | Plug | | 2-3' ht x 8-12" sp |
| | *Echinacea pallida* | Pale Purple Coneflower | | 2 1/2" x 5" | Plug | | 2-3' ht x 1-1.5' sp |
| | *Schizachyrium scoparium* | Little Bluestem | | 2 1/2" x 5" | Plug | Mix species randomly & space 12" o.c. | 3-4' ht x 1.5-2' sp |
| | *Sporobolus heterolepis* | Prairie Dropseed | | 2 1/2" x 5" | Plug | Note: alternate 2-year equivalent bare root plants are also acceptable | 1.5-2' ht x 1.5' sp |
| | **Bioinfiltration Mix #1** | | | | | | |
| | *Carex bebbii* | Bebb's Oval Sedge | | 2 1/2" x 5" | Plug | | 1.5-2' ht x 2-3' sp |
| | *Carex bicknellii* | Prairie Sedge | | 2 1/2" x 5" | Plug | | 3-4' ht x 2' sp |
| | *Carex vulpinoidea* | Brown Fox Sedge | | 2 1/2" x 5" | Plug | | 2-3' ht x 1.5-2' sp |
| | *Iris sibirica 'Caesar's Brother'* | Caesar's Brother Siberian Iris | | 2 1/2" x 5" | Plug | | 2.5-3' ht x 1-1.5' sp |
| | *Liatris spicata 'Kobold'* | Kobold Spike Blazingstar | | 2 1/2" x 5" | Plug | Mix species randomly & space 12" o.c. | 2-4' ht x 1-2' sp |
| | *Sesleria autumnalis* | Autumn Moor Grass | | 2 1/2" x 5" | Plug | Note: alternate 2-year equivalent bare root plants are also acceptable | 1.5-2' ht x 1.5-2' sp |
| | **Bioinfiltration Mix #2** | | | | | | |
| | *Asclepias incarnata* | Swamp Milkweed | | 2 1/2" x 5" | Plug | | 3-5' ht x 1.5-2' sp |
| | *Carex bicknellii* | Prairie Sedge | | 2 1/2" x 5" | Plug | | 3-4' ht x 2' sp |
| | *Carex vulpinoidea* | Brown Fox Sedge | | 2 1/2" x 5" | Plug | | 2-3' ht x 1.5-2' sp |
| | *Eupatorium rugosum 'Chocolate'* | Chocolate Joe Pye Weed | | 2 1/2" x 5" | Plug | | 2.5-3' ht x |
| | *Iris virginica shrevei* | Blue Flag Iris | | 2 1/2" x 5" | Plug | | 2-3' ht x 1.5-2' sp |
| | *Panicum virgatum 'Shenandoah'* | Shenandoah Switch Grass | | 2 1/2" x 5" | Plug | Mix species randomly & space 12" o.c. | 3-5' ht x 2-3' sp |
| | *Rudbeckia fulgida 'Goldsturm'* | Goldsturm Showy Coneflower | | 2 1/2" x 5" | Plug | Note: alternate 2-year equivalent bare root plants are also acceptable | 2-3' ht x 1.5-2' sp |

## ZONING CODE LANDSCAPE REQUIREMENTS (295-405)

12/1/2014

| REQUIREMENT | STATUS |
|---|---|
| 1a. PERIMETER LANDSCAPING AND EDGE TREATMENTS: 100% opacity fence shall screen residential uses w/ sufficient landscaping | N/A; exempt |
| 1b. PERIMETER LANDSCAPING AND EDGE TREATMENTS: Trees shall be planted 25' o.c. along street frontages of light motor vehicle parking lots | FULFILLED; adequately spaced trees along parking lot edge. |
| 2a. INTERIOR PARKING LOT LANDSCAPING: Two trees and two shrubs shall be planted for every 8 parkings spaces | FULFILLED; 220 spaces, 55 trees req., 67 provided; 55 shrubs req., 215 provided |
| 2b. INTERIOR PARKING LOT LANDSCAPING: Landscape areas shall cover at least 5% of the surface area of the parking lot | FULFILLED; 6333 SF req., 12,022 SF provided |
| 3. VISION TRIANGLE: A 25' vision triangle is required at street and access drive intersections | FULFILLED |
| 4. STORM WATER TREATMENT: Landscaping may be used for storm water treatment purposes | YES |

GENERAL NOTES:

1. Protect all pavements, curbs, utilities and other improvements during planting.

2. All plant beds and mulch rings shall have shredded hardwood bark mulch unless otherwise noted.

3. All plant beds not adjacent to pavement shall have black aluminum edging unless otherwise noted.

4. Contractor shall verify that a minimum of 6" of topsoil has been spread in seeded areas and a minimum of 18" of topsoil has been spread in plant bed areas. See Civil plans for engineered soil details and specifications for the bioretention areas.

5. All disturbed areas shall be repaired as noted.

6. Lawn seed shall be by EarthCarpet and shall be installed per EarthCarpet's specifications.

7 All work in the terrace shall be coordinated with City of Milwaukee Engineering and Forestry departments.

8. See sheets L100 and L101 for planting plans.

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

# FRESHWATER PLAZA

1st & Greenfield
Milwaukee, WI

FILE NUMBER: 141113

| Issuance/Revision | Date |
|---|---|
| | |

| | |
|---|---|
| KSD Project No. | 2014-054 |
| Drawn By | SRK |
| Checked By | ARM |
| Date | 12-02-2014 |

Sheet Title

LANDSCAPE DETAILS

Sheet No.

L200

WangardPartners INC

# FRESHWATER PLAZA

eu:a
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A002 fILE NUMBER: 141113

ARCHITECTURAL SITE PLAN PHASE I

11/2/2014 113247-01

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# FRESHWATER PLAZA

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A003 FILE NUMBER: 141113

## PHASE I PARKING DIAGRAM

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# FRESHWATER PLAZA

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A004 FILE NUMBER: 141113

EXTERIOR IMAGES

7/8/2014 113247-01

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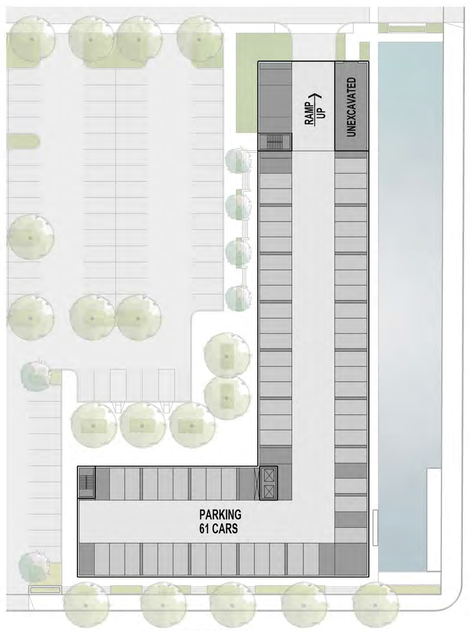


LOWER LEVEL

GROUND FLOOR

LEVEL 2 & 3

LEVEL 4

## UNIT MIX

| Unit Type | FLOORS | | | | | | | | Apartment Data | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| size SF | G | 2 | 3 | 4 | 5 | 6 | 7 | | total | net sf | ave. size | unit mix |
| 513 | 0 | 1 | 1 | 4 | | | | | 6 | 3,078 | | |
| | 0 | 0 | 0 | 0 | | | | | 0 | 0 | | |
| **MICRO subtotal** | | | | | | | | | **6** | **3,078** | **513** | **7.9%** |
| 556 | 0 | 0 | 0 | 1 | | | | | 1 | 556 | | |
| 560 | 0 | 6 | 6 | 2 | | | | | 14 | 7,840 | | |
| | 0 | 0 | 0 | 0 | | | | | 0 | 0 | | |
| **STUDIO subtotal** | | | | | | | | | **15** | **8,396** | **560** | **19.7%** |
| 625 | 0 | 7 | 7 | 7 | | | | | 21 | 13,125 | | |
| 672 | 0 | 9 | 9 | 7 | | | | | 25 | 16,800 | | |
| | 0 | 0 | 0 | 0 | | | | | 0 | 0 | | |
| **1BR subtotal** | | | | | | | | | **46** | **29,925** | **651** | **60.5%** |
| 1171 | 0 | 2 | 2 | 2 | | | | | 6 | 7,026 | | |
| 1281 | 0 | 1 | 1 | 1 | | | | | 3 | 3,843 | | |
| | 0 | 0 | 0 | 0 | | | | | 0 | 0 | | |
| **2BR subtotal** | | | | | | | | | **9** | **10,869** | **1208** | **11.8%** |
| **TOTALS** | **0** | **26** | **26** | **24** | | | | | **76** | **52,268** | **688** | **100%** |

## CONCEPT

| | | Apartments | | | | | | Retail | Parking (etc.) | | TOTALS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **floor** | **height** | **apartment GSF** | **apartment NSF** | **commons & circulation** | **efficiency** | **ave. unit** | **# of units** | **retail GSF** | **parking GSF** | **parking** | **Total GSF** |
| lower level | | | | | | | | | 24,159 | 61 | 24,159 |
| ground floor | | 2,502 | | 2,502 | | | | 16,156 | | | 18,658 |
| | | | | | | | | | | | |
| level 2 | | 21,383 | 17,922 | 3,461 | | | 26 | | | | 21,383 |
| level 3 | | 21,635 | 17,922 | 3,713 | | | 26 | | | | 21,635 |
| level 4 | | 20,716 | 16,433 | 4,283 | | | 24 | | | | 20,716 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| **totals** | **-** | **66,236** | **52,277** | **13,959** | **78.9%** | **688** | **76** | **16,156** | **24,159** | **61** | **106,551** |
| ave GSF per unit | | | | | | | | | | | 1,402 |
| **PARKING** | | | | | | | | | | | |
| **total parking** | | | | | | | | | | **61** | |
| parking ratio per unit | | | | | | | | | | 0.80 | |
| parking ratio per bedroom | | | | | | | | | | 0.58 | |
| ave GSF per parking space | ** includes mech, storage & circulation* | | | | | | | | 396 | | |

WangardPartners INC

# FRESHWATER PLAZA

eppstein uhen : architects

**A100 FILE NUMBER: 141113**

**MIXED USE BUILDING - FLOOR PLANS**

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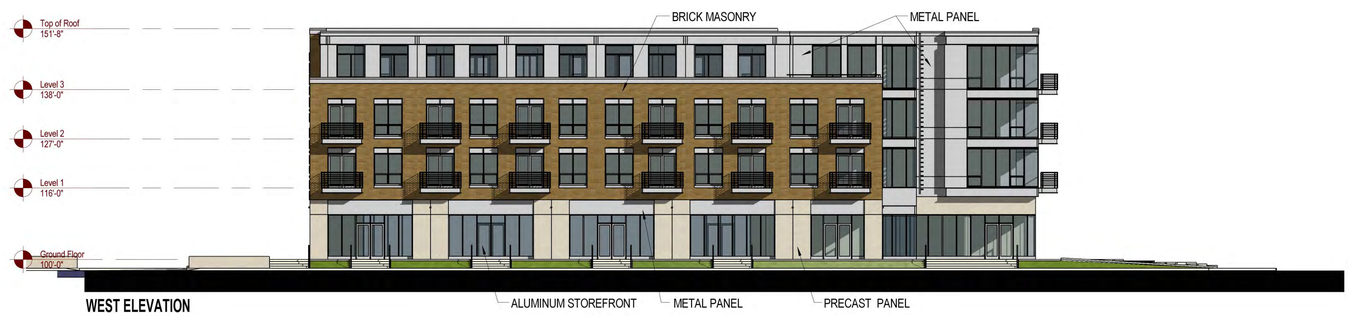
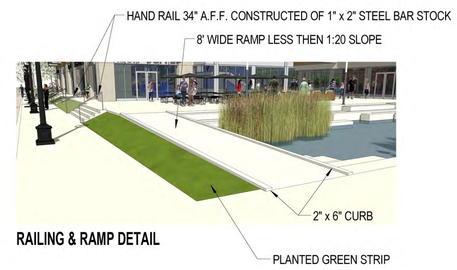
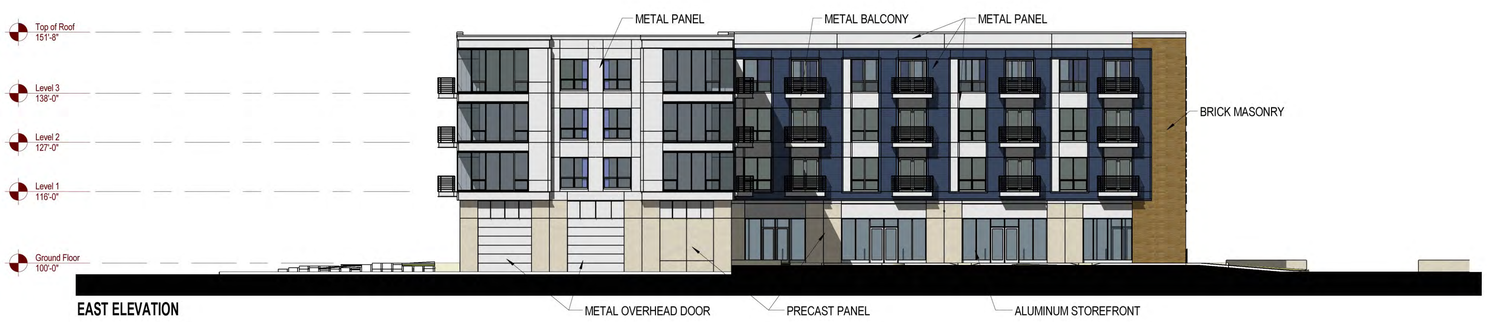



RAILING & RAMP DETAIL



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0' 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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# FRESHWATER PLAZA

**A200 FILE NUMBER: 141113**

**MIXED USE BUILDING - ELEVATIONS**

8/6/2014 113247-01

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AERIAL FROM INTERSECTION OF GREENFIELD AVENUE & WATER STREET

VIEW FROM INTERSECTION OF GREENFIELD AVENUE & WATER STREET

VIEW FROM WATER STREET

VIEW FROM NORTHEAST

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# FRESHWATER PLAZA

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A201 FILE NUMBER: 141113

MIXED USE BUILDING - EXTERIOR IMAGES

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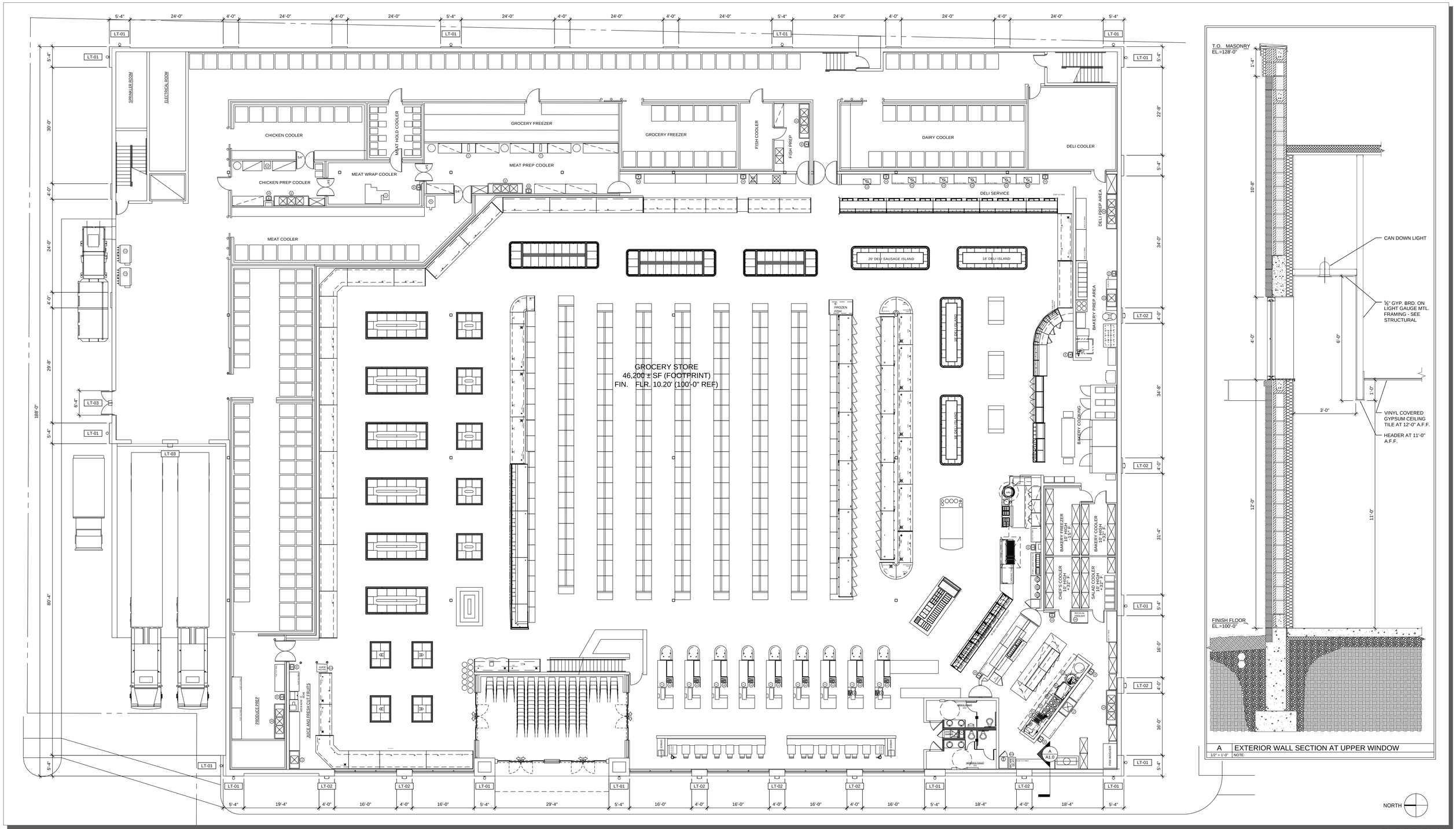



FLOOR PLAN

SCALE: 3/32"= 1'-0"

Stō ARCHITECTURE, LLC

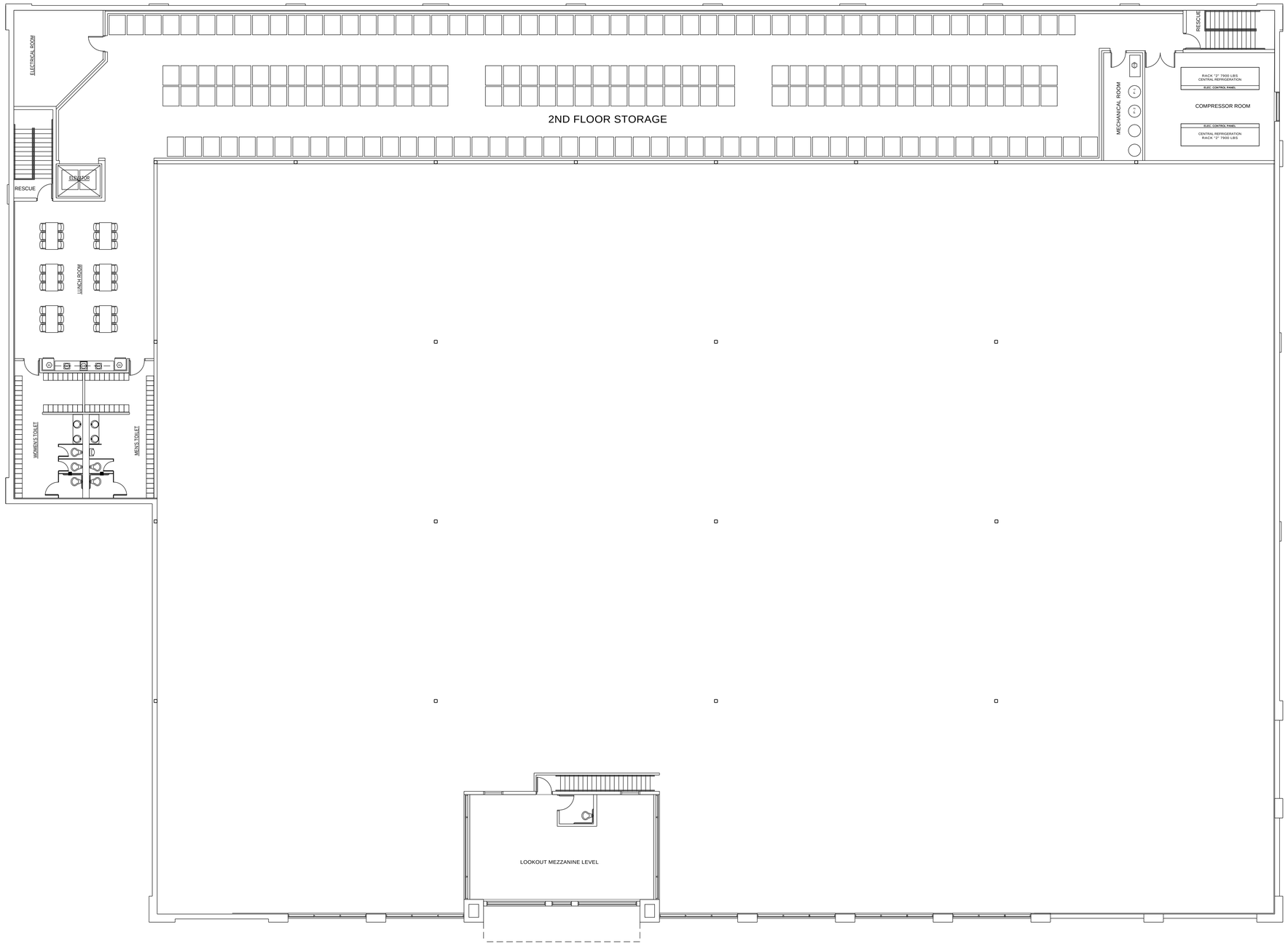
CERMAK AT
FRESHWATER PLAZA

PROJECT NO. 1402

DATE 12-15-14

DRAWING SCALE AS NOTED

SHEET A-1.0




NORTH

2ND FLOOR PLAN

SCALE: 3/32"= 1'-0"

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CERMAK AT
FRESHWATER PLAZA

PROJECT NO. 1402

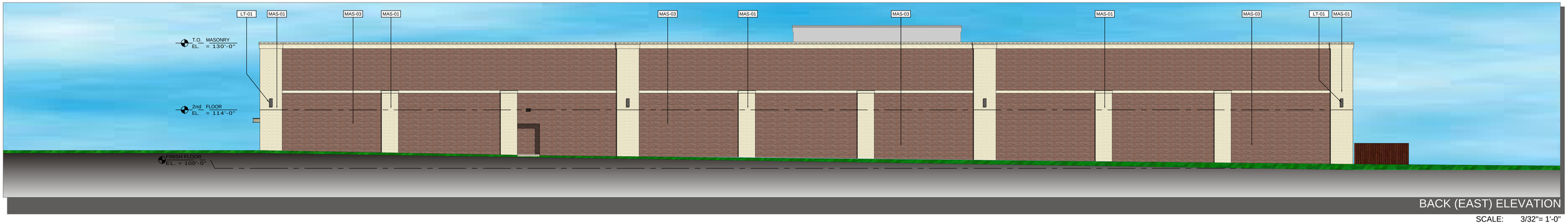
DATE 12-15-14

DRAWING SCALE AS NOTED

SHEET A-1.1

FRONT (WEST) ELEVATION

SCALE: 3/32"= 1'-0"



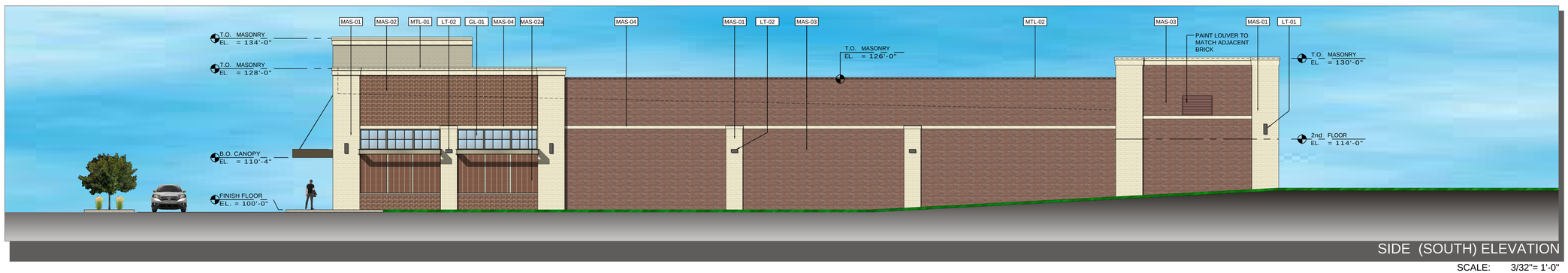

BACK (EAST) ELEVATION

SCALE: 3/32"= 1'-0"

## EXTERIOR FINISH MATERIAL SCHEDULE

| CODE | DESCRIPTION/COLOR |
|---|---|
| MAS-01 | UTILITY SIZE BRICK - COLOR POTOMAC CLEAR BY BELDEN BRICK COMPANY |
| MAS-02 | UTILITY SIZE BRICK - COLOR BRANDYWINE VELOUR BY BELDEN BRICK COMPANY |
| MAS-02A | UTILITY SIZE BRICK - COLOR BRANDYWINE VELOUR BY BELDEN BRICK COMPANY STACK BOND PATTERN |
| MAS-03 | ULTRA BURNISHED MASONRY UNIT, COLOR MORNING DOVE #209 |
| MAS-04 | MASONRY ACCENT BAND - CAST STONE COLOR BUFF |
| AL-01 | ALUMINUM STOREFRONT SYSTEM - KAWNEER 451-T, COLOR KYNAR "CHAMPAGNE METALLIC" |
| MTL-01 | PRE-FINISHED METAL COPING COLOR SANDSTONE |
| MTL-02 | PRE-FINISHED METAL COPING COLOR MEDIUM BRONZE |
| GL-01 | LOW-E, 1", CLEAR INSULATED GLAZING |
| GL-02 | GREY SPANDREL GLAZING |
| LT-01 | EXTERIOR WALL SCONCE - GARDCO 302 UP/DOWN BY PHILIPS |
| LT-02 | EXTERIOR WALL SCONCE - ENTRI SERIES DOWNLIGHT BY COOPER LIGHTING |
| LT-03 | EXTERIOR WALL SCONCE - STONCO DOWNLIGHT BY PHILIPS |
| WD-1 | 8' HIGH COMPOSITE WOOD FENCING |

MATERIAL FINISH SCHEDULE




SIDE (SOUTH) ELEVATION

SCALE: 3/32"= 1'-0"

1. BUILDING SIGNS SHOWN FOR REFERENCE ONLY. SIGNS TO BE SUBMITTED FOR SEPERATE REVIEW AND APPROVAL
2. LANDSCAPING SHOWN FOR SCALE AND GENERAL LOCATION OF BUILDING FOUNDATION PLANTINGS. REFER TO LANDSCAPE PLANS FOR SPECIFIC LOCATIONS AND PLANT SPECIES.
3. COLORS AND MATERIALS SHOWN REPRESENT ARCHITECTS GRAPHIC REPRESENTATION OF FINISHES. REFER TO MATERIAL SAMPLE SUBMITTAL FOR ACTUAL COLORS AND FINISHES.

NOTES

SIDE (NORTH) ELEVATION

SCALE: 3/32"= 1'-0"

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ARCHITECTURE, LLC

CERMAK AT
FRESHWATER PLAZA

PROJECT NO. 1402

DATE 12-15-14

DRAWING SCALE AS NOTED

SHEET DE-1

FRONT VIEW FROM NW

Stō
ARCHITECTURE, LLC

Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

**PROPOSED CERMAK AT FRESHWATER PLAZA**

1st AND GREENFIELD
MILWAUKEE, WI

PROJECT NO. 1402
DATE 12-15-14
SHEET

**DE-2.0**

FRONT VIEW FROM NW

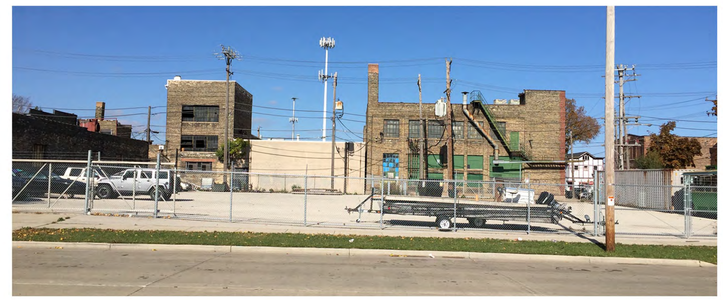
Stō
ARCHITECTURE, LLC

Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

PROPOSED CERMAK
AT FRESHWATER PLAZA

1st AND GREENFIELD
MILWAUKEE, WI

PROJECT NO. 1402
DATE 12-15-14
SHEET
DE-2.1



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# FRESHWATER PLAZA

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SITE PHOTOS

11/2/2014 113247-01

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