

1 SITE DEMOLITION PLAN
1" = 20'-0"



**STOWELL
RESIDENTIAL
PROPERTIES, LLC**

PRELIMINARY - NOT FOR CONSTRUCTION

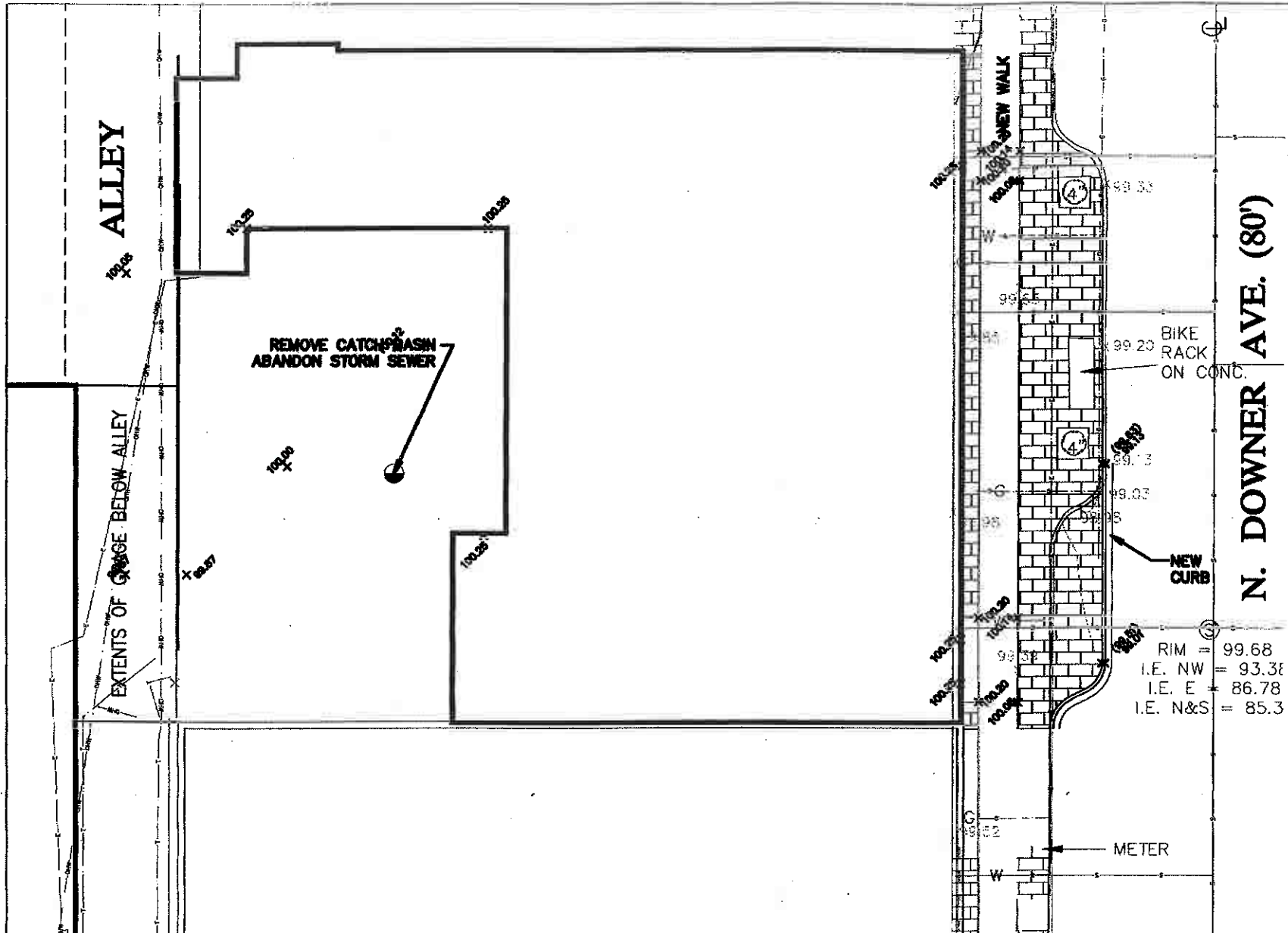
PROJECT:
**DOWNER AVENUE
DEVELOPMENT
DPD SUBMITTAL**

**HOTEL
2575 N. DOWNER
MILWAUKEE,
WISCONSIN
53211**

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO.	08-105
SCALE	
PHASE	
DATE	1.25.08

A1



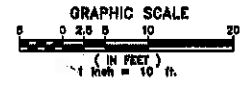
LEGEND

- BOLLARD
- △ SIGN
- ▲ BILLBOARD
- CONTROL BOX
- ⊕ TRAFFIC SIGNAL
- ⊞ CABLE PEDESTAL
- ⊗ POWER POLE
- ⋈ GUY POLE
- ⋆ GUY WIRE
- ⊠ LIGHT POLE
- ▶ SPOT/YARD/PEDESTAL LIGHT
- ⊞ HANDICAPPED PARKING
- ⊙ ELECTRIC MANHOLE
- ⊞ ELECTRIC PEDESTAL
- ⊞ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ MARKED FIBER OPTIC
- ⊞ GAS VALVE
- ⊙ GAS METER
- ⊙ GAS WARNING SIGN
- ⊙ STORM MANHOLE
- ⊙ ROUND INLET
- ⊞ SQUARE INLET
- ⋈ STORM SEWER END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT OR SEPTIC VENT
- ⊙ SANITARY INTERCEPTOR MANHOLE
- ⊙ MISCELLANEOUS MANHOLE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER SERVICE CURB STOP
- ⊙ WATER MANHOLE
- ★ CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S — SANITARY SEWER
- STO — STORM SEWER
- W — WATERMAIN
- G — MARKED GAS MAIN
- E — MARKED ELECTRIC
- OHW — OVERHEAD WIRES
- B — BUREAU ELEC. SERV.
- T — MARKED TELEPHONE
- TV — MARKED CABLE TV LINE
- FO — MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- x 790.55 INDICATES EXISTING SPOT ELEVATION
- ▨ GRASS TERRACE
- ▨ PAVEMENT TERRACE

RIM = 99.68
 I.E. NW = 93.38
 I.E. E = 86.78
 I.E. N&S = 85.3

FOR MUNICIPAL REVIEW
 NOT FOR CONSTRUCTION

DIGGERS HOTLINE
 CALL 811
 Toll Free (800) 848-6811
 Milwaukee Area (414) 288-1181
 Hearing Impaired TDD (800) 848-6228
 www.DiggersHotline.com



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

NATIONAL SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

EXISTING TOPOGRAPHY OBTAINED BY NATIONAL SURVEY & ENGINEERING. DATED: 06-20-2007

NOTE:
 ALL STAIRS AND RETAINING WALLS SHOWN ON THESE PLANS ARE FOR LOCATION AND MATERIAL REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH A GEOTECHNICAL ENGINEER AND/OR STRUCTURAL ENGINEER FOR APPROPRIATE DESIGN CERTIFICATION PRIOR TO CONSTRUCTION, DEPENDING ON THE TYPE OF STAIRS AND WALL. FOR ALL CONCRETE BLOCK MODULAR SYSTEMS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL NECESSARY GEGRID, REINFORCEMENT, BACKFILL, COMPACTION AND DRAIN TILE ARE TO BE COORDINATED BETWEEN THE CONTRACTOR, GEOTECHNICAL ENGINEER, AND SUPPLIER. FOR ALL NATURAL STONE WALLS, CONTRACTOR IS RESPONSIBLE FOR INSTALLATION USING ALL NECESSARY MEANS TO INSURE PROPER SUB-BASE, BACKFILL, DRAIN TILE AND STABILITY. NSE ASSUMES NO RESPONSIBILITY FOR THE INSTALLATION, GEOTECHNICAL INTEGRITY, OR STABILITY OF THESE STAIRS AND RETAINING WALLS.

WORKSHOP

PRELIMINARY - NOT FOR CONSTRUCTION

PLAN PREPARED BY
 National Survey & Engineering
 12527 200th St.
 Wauwatosa, WI 53226
 Phone: (414) 288-1181
 Fax: (414) 288-1181

PROJECT:
DOWNER AVENUE DEVELOPMENT
DPD SUBMITTAL

HOTEL
2575 N. DOWNER
MILWAUKEE, WISCONSIN
53211

REVISIONS		
TAG	DATE	BY

NS&E PROJECT NO. 06-108
 SCALE
 PHASE
 DATE 1.26.08

GRADING PLAN
FOR DPD SUBMITTAL

A2

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PRELIMINARY - NOT FOR CONSTRUCTION

PLAN PREPARED BY
National Survey & Engineering
Date: 08/2008
Project: 06-108

PROJECT:
DOWNER AVENUE DEVELOPMENT
DPD SUBMITTAL

HOTEL
2575 N. DOWNER
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53211

REVISIONS		
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WSA PROJECT NO.	06-108
SCALE	
PHASE	
DATE	1.25.08

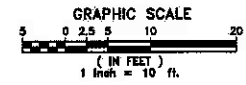
UTILITY PLAN FOR DPD SUBMITTAL

A3

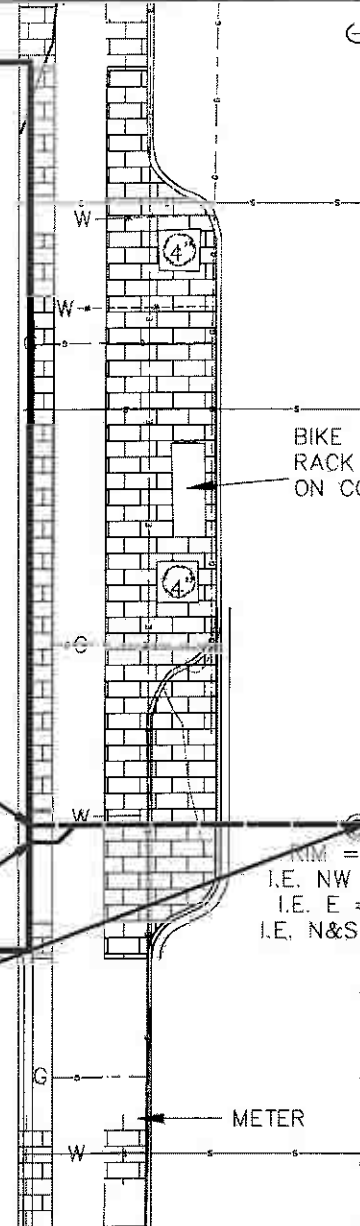
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LEGEND

- BOLLARD
- SIGN
- BILLBOARD
- CONTROL BOX
- ⊕ TRAFFIC SIGNAL
- CABLE PEDESTAL
- ⊕ POWER POLE
- ↑ GUY POLE
- ↑ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ SPOT/YARD/PEDESTAL LIGHT
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- ⊕ ELECTRIC METER
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- OHW --- OVERHEAD WIRES
- B --- BUREAU ELEC. SERV.
- T --- MARKED TELEPHONE
- TV --- MARKED CABLE TV LINE
- FO --- MARKED FIBER OPTIC
- 780 INDICATES EXISTING CONTOUR ELEVATION
- x 780.55 INDICATES EXISTING SPOT ELEVATION
- GRASS TERRACE
- PAVEMENT TERRACE



N. DOWNER AVE. (80')

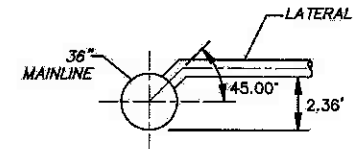


12" STM IE 88.10
8" SAN IE 88.10

PRIM = 99.68
I.E. NW = 93.38
I.E. E = 86.78
I.E. N&S = 85.33

CONNECT 36"x12" TEE
36" IE 85.33±
12" IE 87.89
38.7"x12" PVC SAN W/ 12"x8" WYE @ 33.7' FROM MAIN

FOR MUNICIPAL REVIEW
NOT FOR CONSTRUCTION



STANDARD WYE CONNECTION DETAIL
NOT TO SCALE

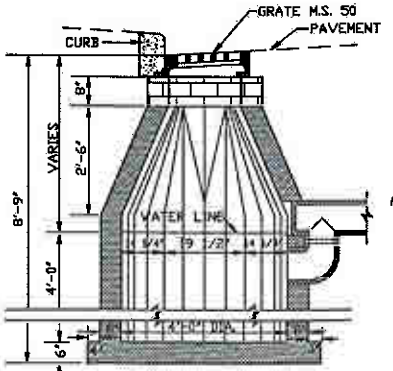
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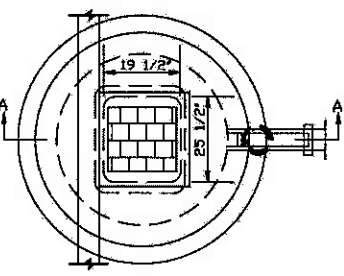
TRACER WIRE SHALL BE INSTALLED ON ALL NON-METALLIC SANITARY, STORM AND WATER MAINS AND LATERALS IN ACCORDANCE WITH SECTIONS 4.3.14, 8.3.3.4 AND FILE NUMBERS 244 AND 248 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, LATEST EDITION, AND ANY ADDITIONAL LOCAL REQUIREMENTS AS APPLICABLE. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE SINGLE CONDUCTOR COPPER WIRE, AND PVC-COATED TRACER WIRE COLOR SHALL BE BLUE FOR WATER, RED FOR SANITARY, AND GREEN FOR STORM SEWER. A ONE-POUND MAGNESIUM ANODE SHALL BE ATTACHED TO EACH END OF THE TRACER WIRE BY SOLDERING.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION DATED: DECEMBER 22, 2003, AND ADDENDUM NO.1 DATED DECEMBER 22, 2004, AND THE WISCONSIN ADMINISTRATIVE CODE, LATEST EDITION.

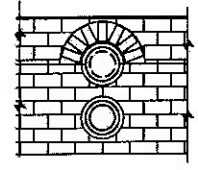
PIPE LENGTH DISTANCES & ELEVATIONS ARE GIVEN TO THE CENTER OF MANHOLES & INLETS AND THE PIPE END OF OUTFALL STRUCTURES. OUTFALL STRUCTURES SHALL BE PLACED TO BLEND WITH EXISTING OR PROPOSED TOPOGRAPHY.



SEC. A-A CURB CATCH BASIN



PLAN



DETAIL OF INSIDE FACE OF TRAP

IN THE CASE OF CONTRACT WORK THE NECESSARY DISTANCES WILL BE FURNISHED BY THE CITY AND MUST BE PLACED BY THE CONTRACTOR.

A GEMENT MORTAR JOBS SHALL BE GEMENTED INTO THE OPENING AT THE INNER FACE OF THE TRAP.

PLACE A 1/2" GEMENT MORTAR COAT ON THE ENTIRE INTERIOR SURFACE BEHIND THE CORBELLED SECTION AND ON THE OUTSIDE SURFACE OF THE CORBELLED SECTION WHEN BRICK OR CONC. BLOCK IS USED.

3" x 6" FOR BRICK
3" x 6" FOR CONCRETE BLOCK
3" x 6" FOR MONOLITHIC CONC.
3" x 6" FOR PRECAST CONC.

FOR PRECAST C.B.'S THE STEEL REINFORCEMENT SHALL MEET THE REQUIREMENTS OF ASTM DESIGNATION C478 AND THE MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE 3300 PSI.

USE FRAME M.S. 30 FOR CURB CATCH BASINS AND FRAME M.S. 30 FOR ALLEY CATCH BASINS.

SPECIAL 3" BY 3" TEE BRANCHES HAVING A SPRIG END SHALL BE USED FOR THE CURB CATCH BASIN. SPECIAL STANDARD 3" BY 3" BRANCHES SHALL BE USED WITH THE TEE BRANCH AS SHOWN.

DIGGERS & HOTLINE

CALL 611
Toll Free (800) 343-8811
Milwaukee Area (414) 260-1191
Hearing Impaired TDD (800) 542-2289
www.Diggersto11.com

EXISTING TOPOGRAPHY OBTAINED BY NATIONAL SURVEY & ENGINEERING. DATED: 06-20-2007



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:
DOWNER AVENUE DEVELOPMENT
DPD SUBMITTAL

HOTEL
2575 N. DOWNER
MILWAUKEE,
WISCONSIN
53211

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO.	06-188
SCALE	
PHASE	
DATE	1.25.08

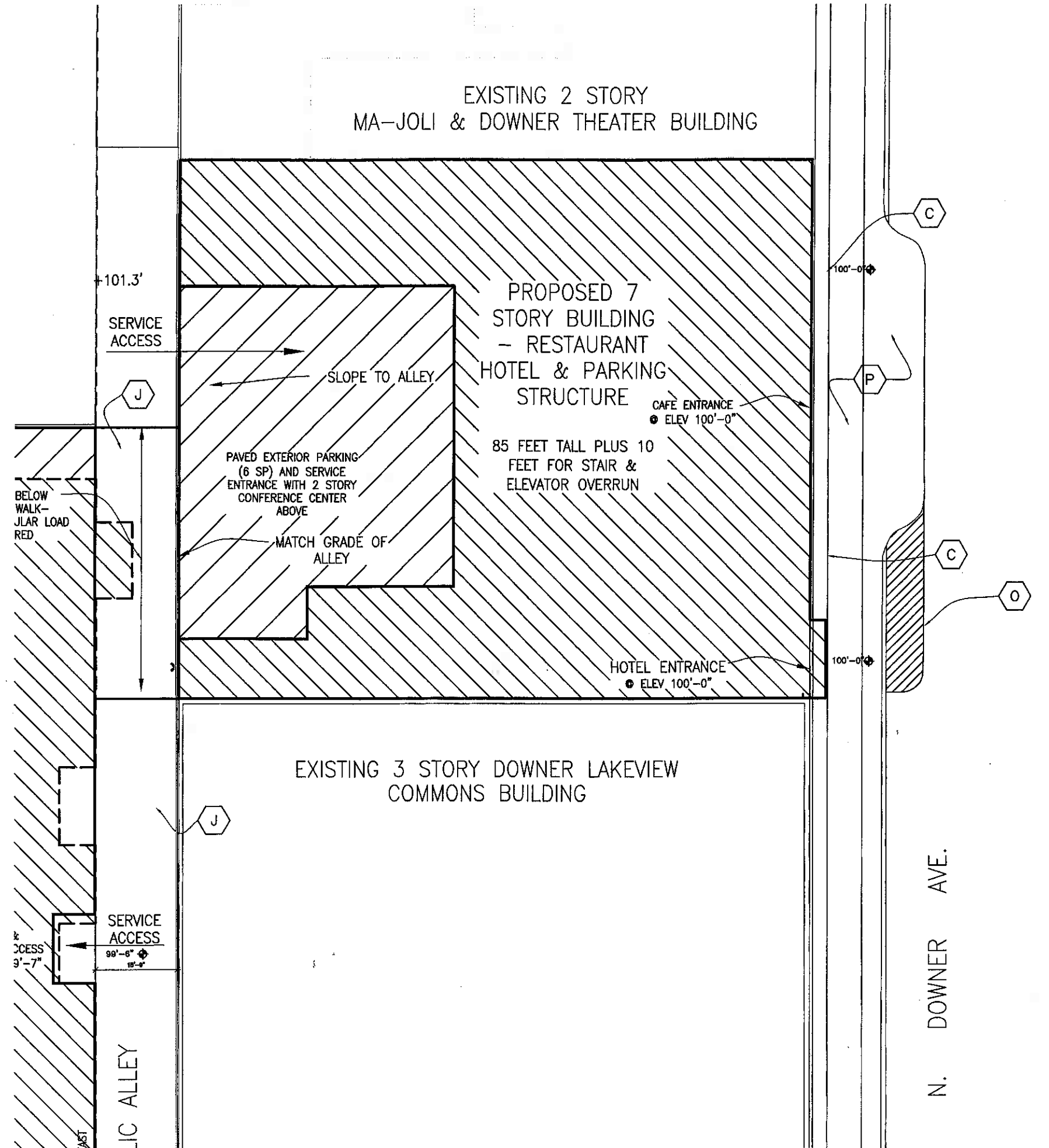
A4

EXISTING 2 STORY
MA-JOLI & DOWNER THEATER BUILDING

PROPOSED 7
STORY BUILDING
- RESTAURANT
HOTEL & PARKING
STRUCTURE

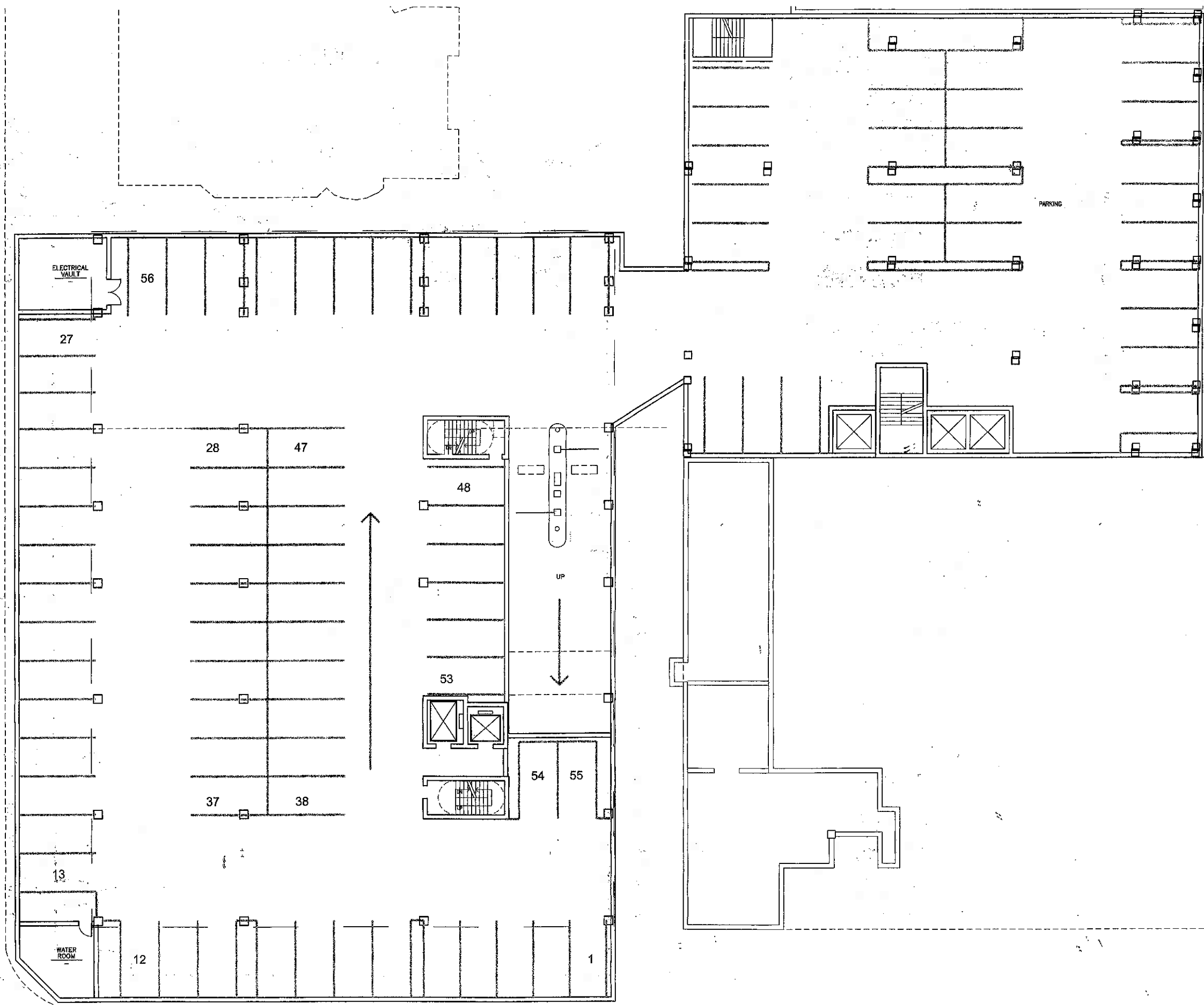
85 FEET TALL PLUS 10
FEET FOR STAIR &
ELEVATOR OVERRUN

EXISTING 3 STORY DOWNER LAKEVIEW
COMMONS BUILDING



SITEPLAN KEY NOTES:

- A REPLACE SIDEWALK PER CITY OF MILWAUKEE GUIDELINES
- B NEW TURF
- C COLORED IMPRINTED CONCRETE PAVEMENT, INTEGRAL COLOR AND STAMPED COLOR WITH DENSIFIER
- D HEDGE LANDSCAPING
- E PLANTING BED
- F NEW 4" CALIPER ORNAMENTAL TREE II ELEVATED PLANTER
- G EXIST FIRE HYDRANT MAINTAIN FOR TEMPORARY SERVICE
- H HANDICAP RAMP CURB CUT
- I EXIST SQUARE INLET MAINTAIN FOR TEMPORARY SERVICE
- J NEW CONCRETE PAVED ALLEY
- K NEW CONCRETE CURB CUT
- L NEW CONCRETE CURB
- M EXIST LIGHT POLE - REINSTALL
- N CANOPY FOR CONDO ENTRANCE
- O VALET PARKING DROP OFF
- P MAINTAIN ACCESS AT SIDEWALK DURING CONSTRUCTION
- Q PLANTERS



1 OVERALL BASEMENT PLAN

WORKSHOP ARCHITECTS

1750 N SECOND ST MILWAUKEE, WI 53212
 VOICE: 414.272.8622 FACSIMILE: 414.272.2622



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:
DOWNER AVENUE DEVELOPMENT
DPD SUBMITTAL

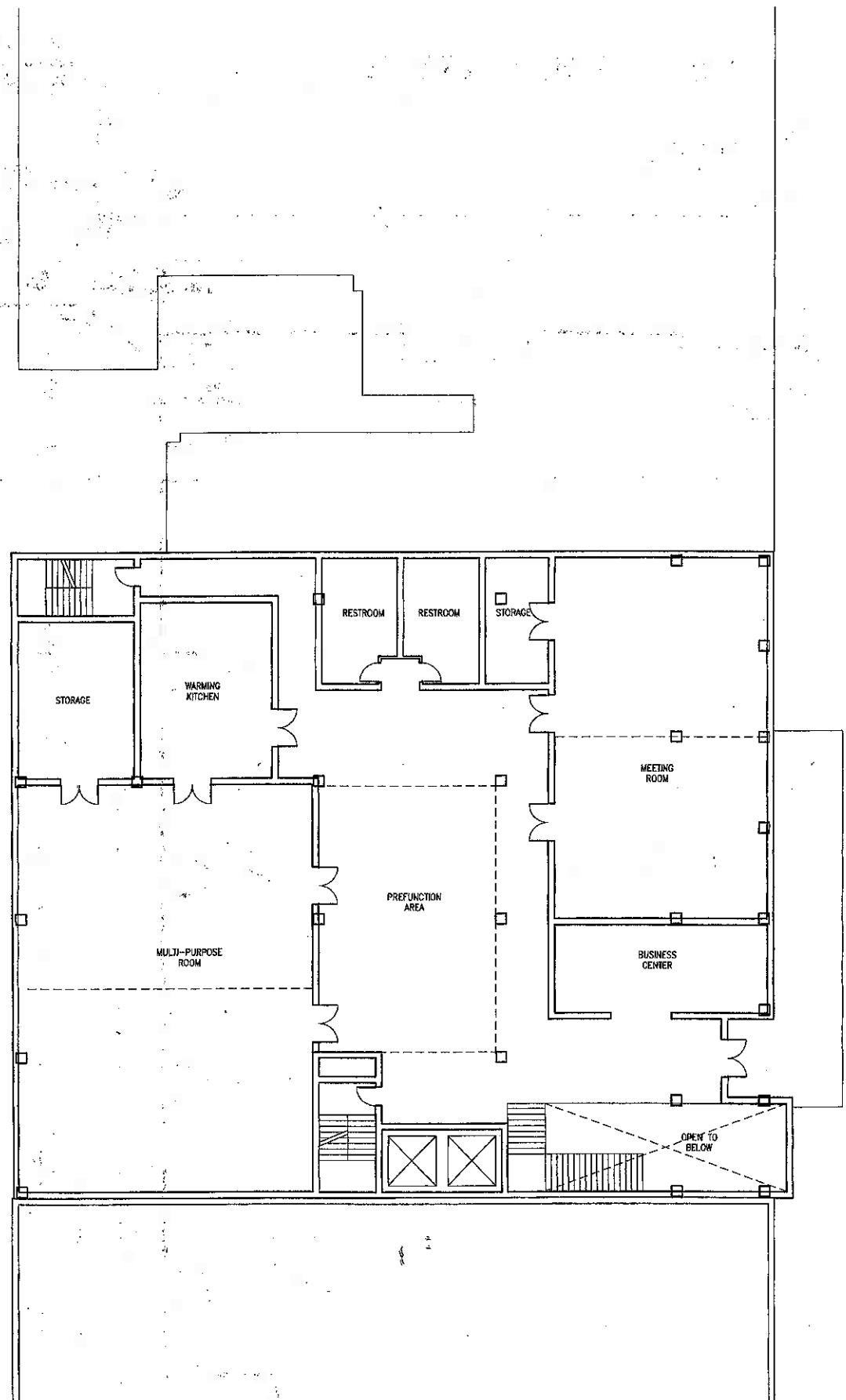
HOTEL
2575 N. DOWNER
MILWAUKEE,
WISCONSIN
53211

REVISIONS		
TAG	DATE	BY

W/S/A PROJECT NO. 06-108
 SCALE
 PHASE
 DATE 1-25-08

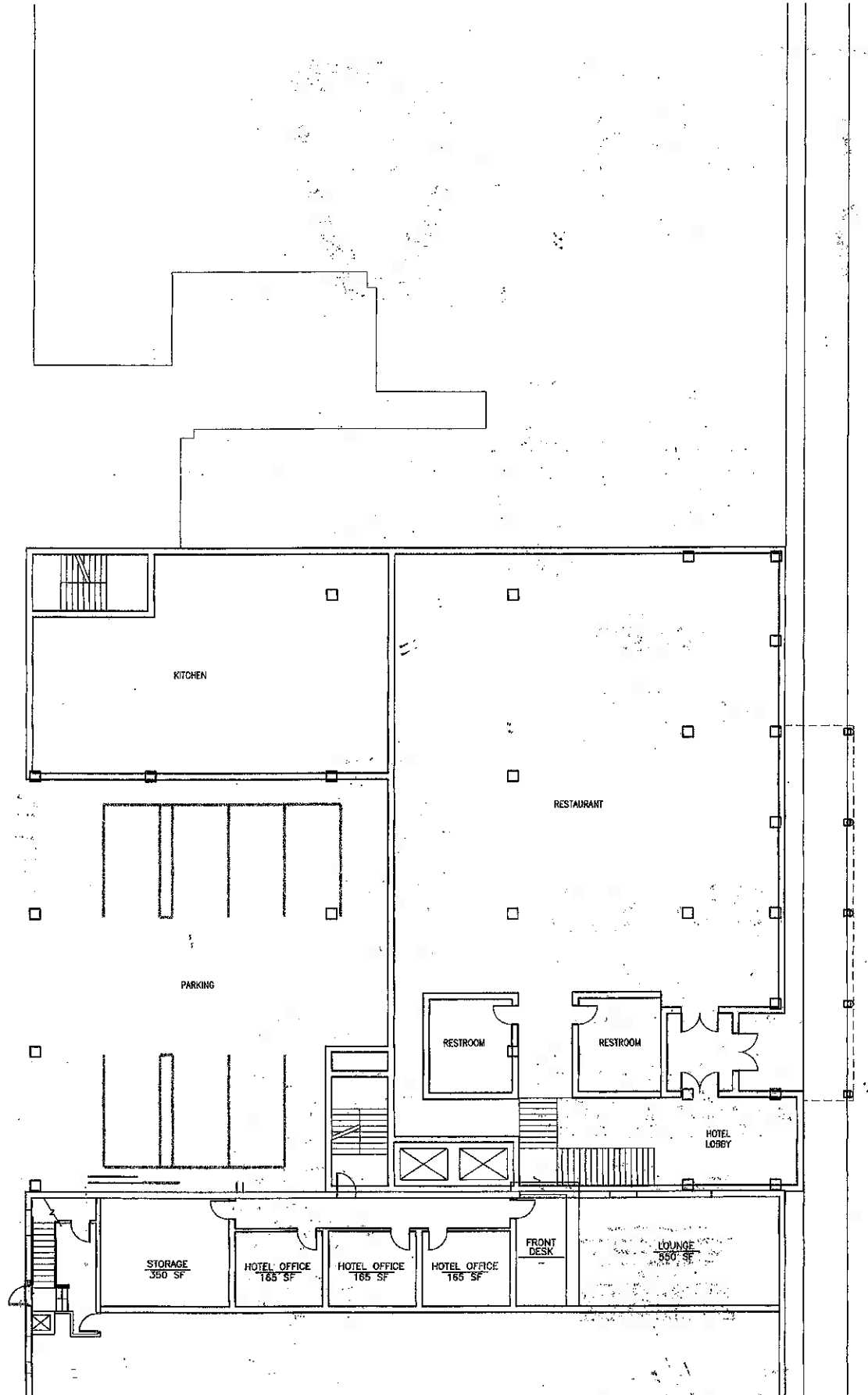
OVERALL FLOORPLANS

A5
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2 SECOND FLOOR PLAN

332'-11"



1 FIRST FLOOR PLAN

332'-11"



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:
DOWNER AVENUE DEVELOPMENT
DPD SUBMITTAL

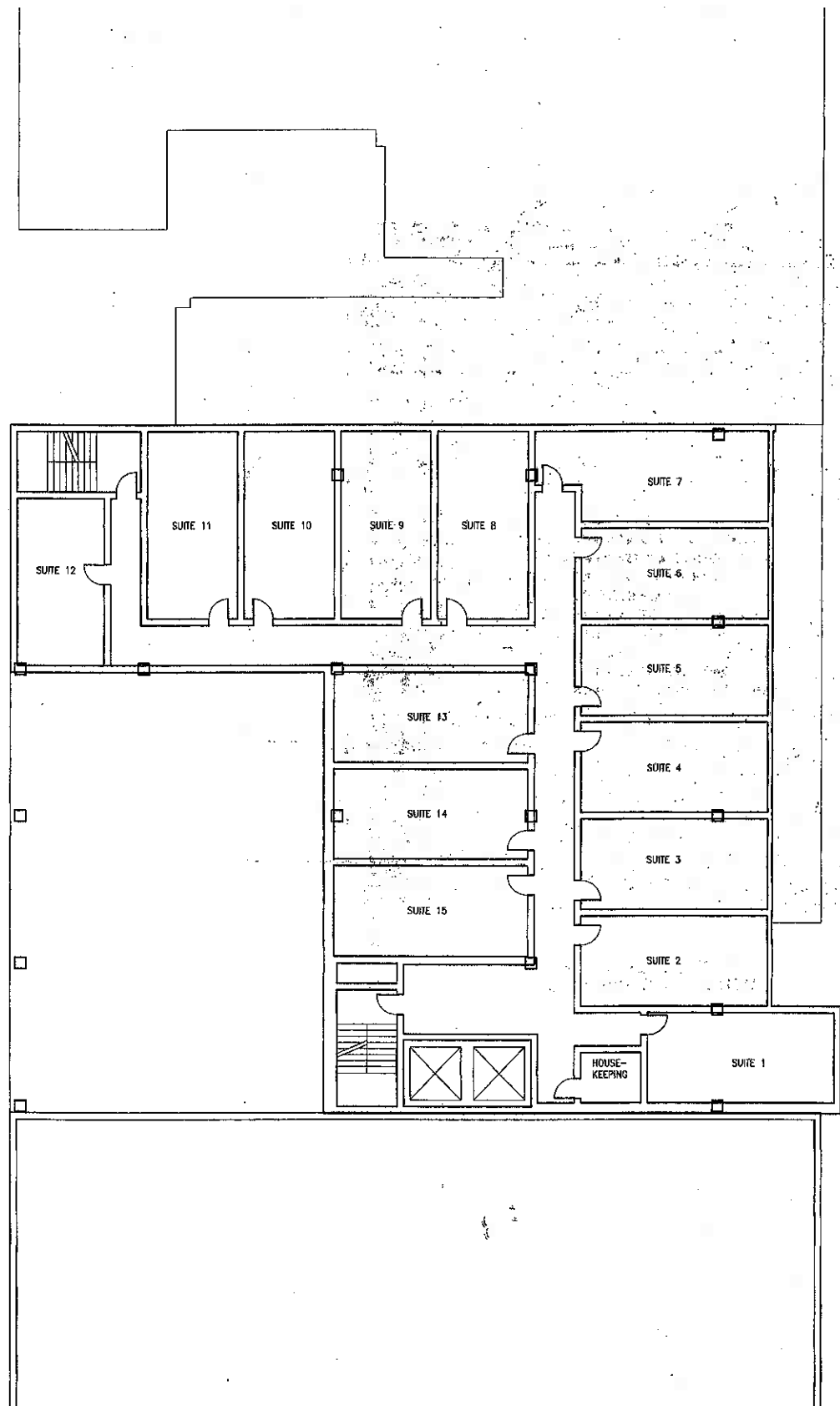
HOTEL
2575 N. DOWNER
MILWAUKEE,
WISCONSIN
53211

REVISIONS		
TAG	DATE	BY

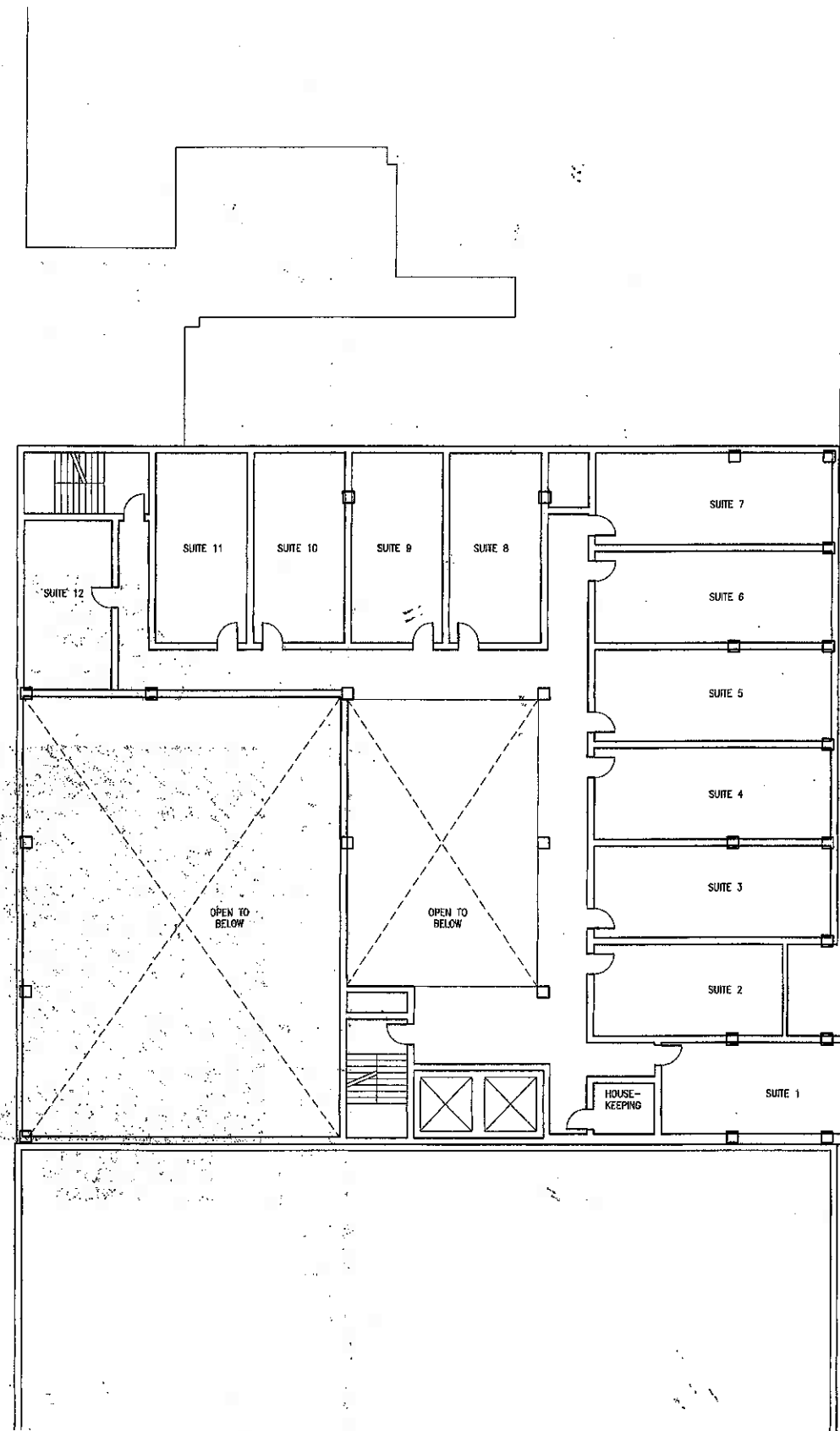
WBA PROJECT NO: 06-108
 SCALE:
 PHASE:
 DATE: 1.25.08

HOTEL FLOORPLANS

A6



2 FOURTH TO SEVENTH FLOOR PLAN
3/32"=1'-0"



1 THIRD FLOOR PLAN
3/32"=1'-0"

WORKSHOPARCHITECTS

1738 N SECOND ST MILWAUKEE, WIS 53212
VOICE: 414.273.3922 FACSIMILE: 414.273.8113



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:
DOWNER AVENUE DEVELOPMENT
DPD SUBMITTAL

HOTEL
2575 N. DOWNER
MILWAUKEE,
WISCONSIN
53211

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TWO	DATE	BY

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PHASE
DATE 1.25.08

HOTEL FLOORPLANS

A7

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MILWAUKEE, WISCONSIN
53211

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO. 06-108
 SCALE
 PHASE
 DATE 1.25.09

HOTEL
 ELEVATIONS
 OPTION 1
A8



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

MATERIAL KEY

- MODULAR BRICK - DARK BROWN
- MODULAR BRICK - LIGHT BROWN TO MATCH EXISTING
- METAL PANEL TO MATCH DARK BROWN BRICK

TYPICAL MATERIALS

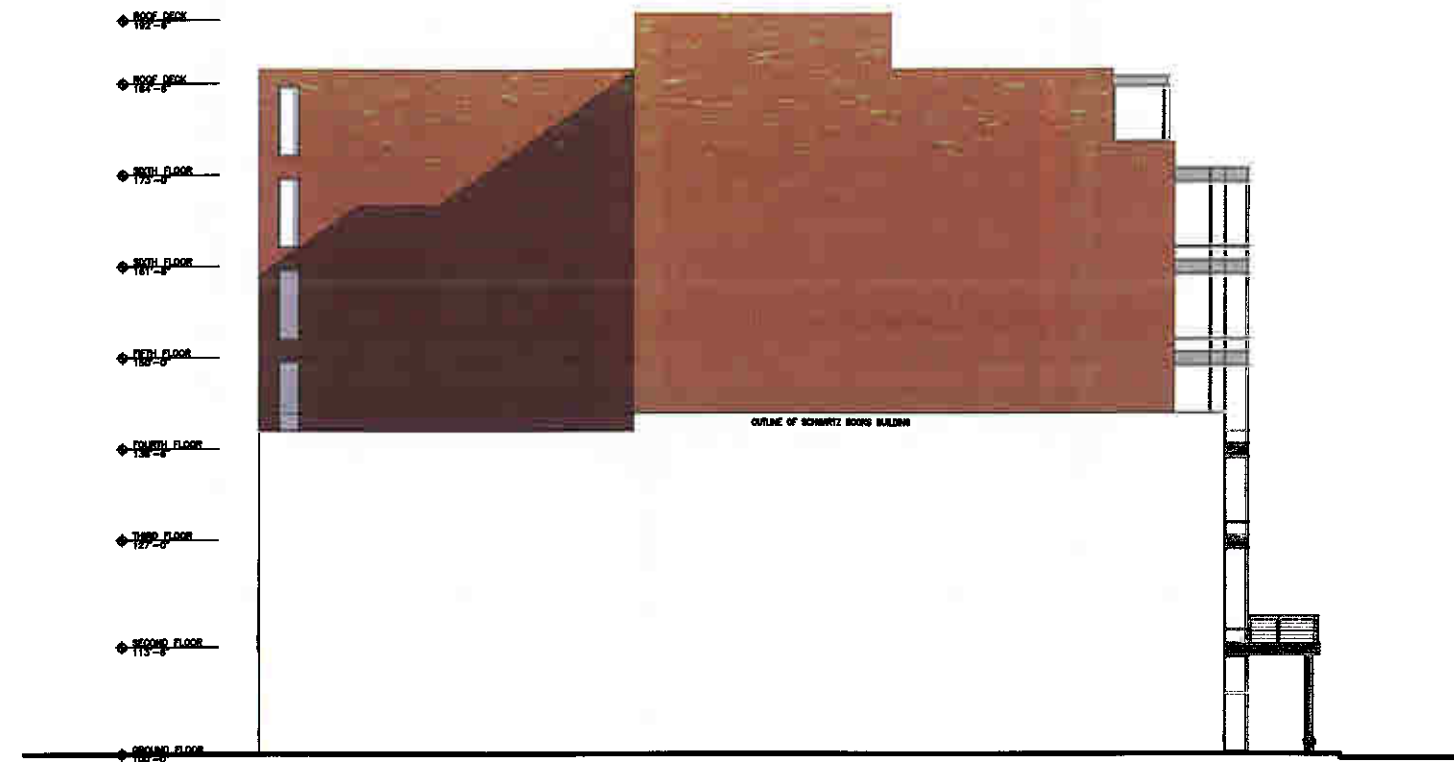
- TINTED GLASS - GRAY TINT
- GRANITE/MASONRY
- DECORATIVE CMU
- WINDOW FRAMES - CLEAR ANODIZED FINISH
- COPING/FASCIA - ○ PARAPET CONDITIONS
- BALCONY RAILINGS - PAINTED CHARCOAL FINISH



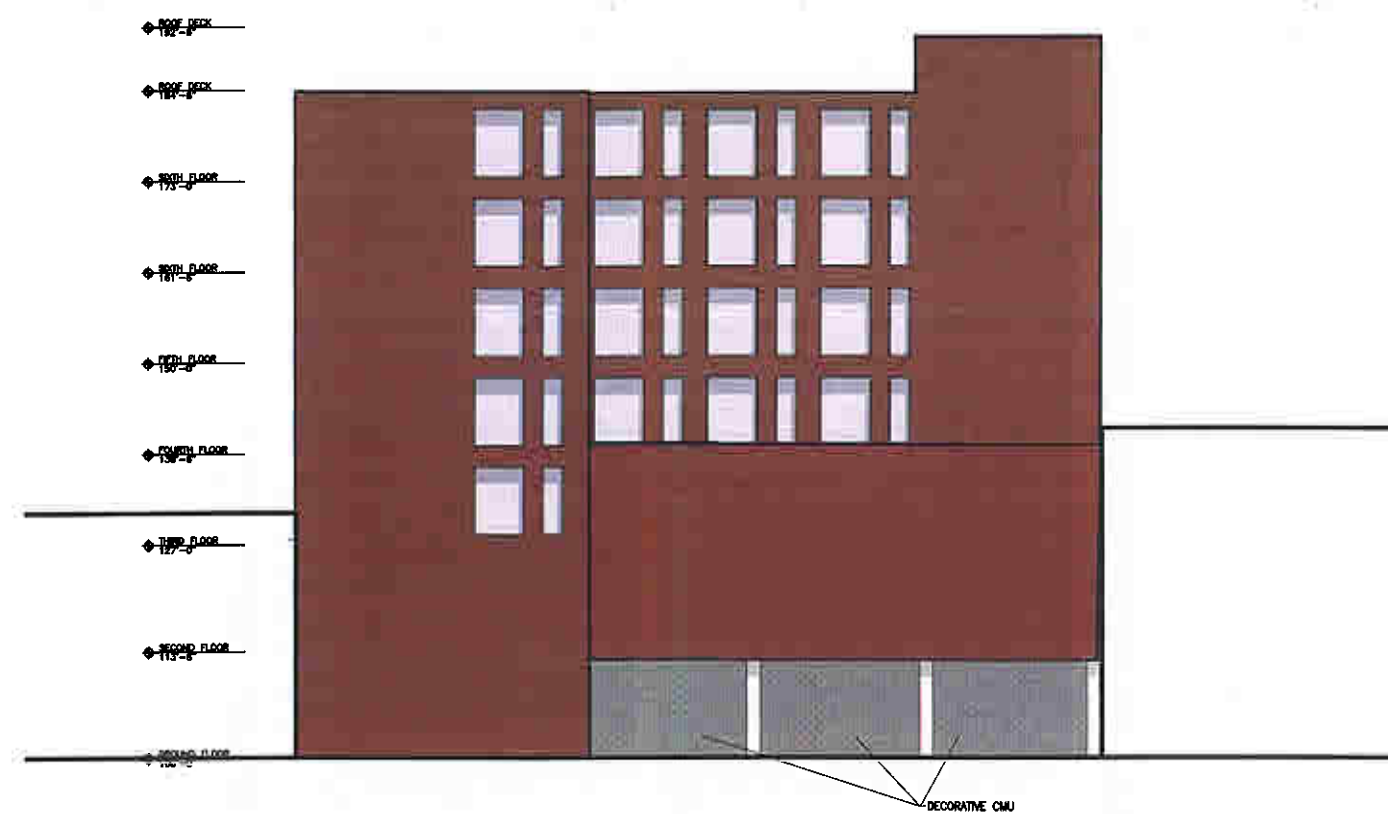
2 EAST ELEVATION
 3/32"=1'-0"






1 PHOTO OF EXISTING FACADE
 NTS



2 SOUTH ELEVATION
3/32"=1'-0"



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

- MATERIAL KEY**
-  MODULAR BRICK - DARK BROWN
 -  MODULAR BRICK - LIGHT BROWN TO MATCH EXISTING
 -  METAL PANEL TO MATCH DARK BROWN BRICK
- TYPICAL MATERIALS**
- TINTED GLASS - GRAY TINT
 - GRANITE/MASONRY
 - DECORATIVE CMU
 - WINDOW FRAMES - CLEAR ANODIZED FINISH
 - COPING/FASCIA - ● PARAPET CONDITIONS
 - BALCONY RAILINGS - PAINTED CHARCOAL FINISH

WORKSHOP ARCHITECTS

1736 N SECOND ST MILWAUKEE, WI 53211
VOICE: 414.371.8112 FACSIMILE: 414.371.8112



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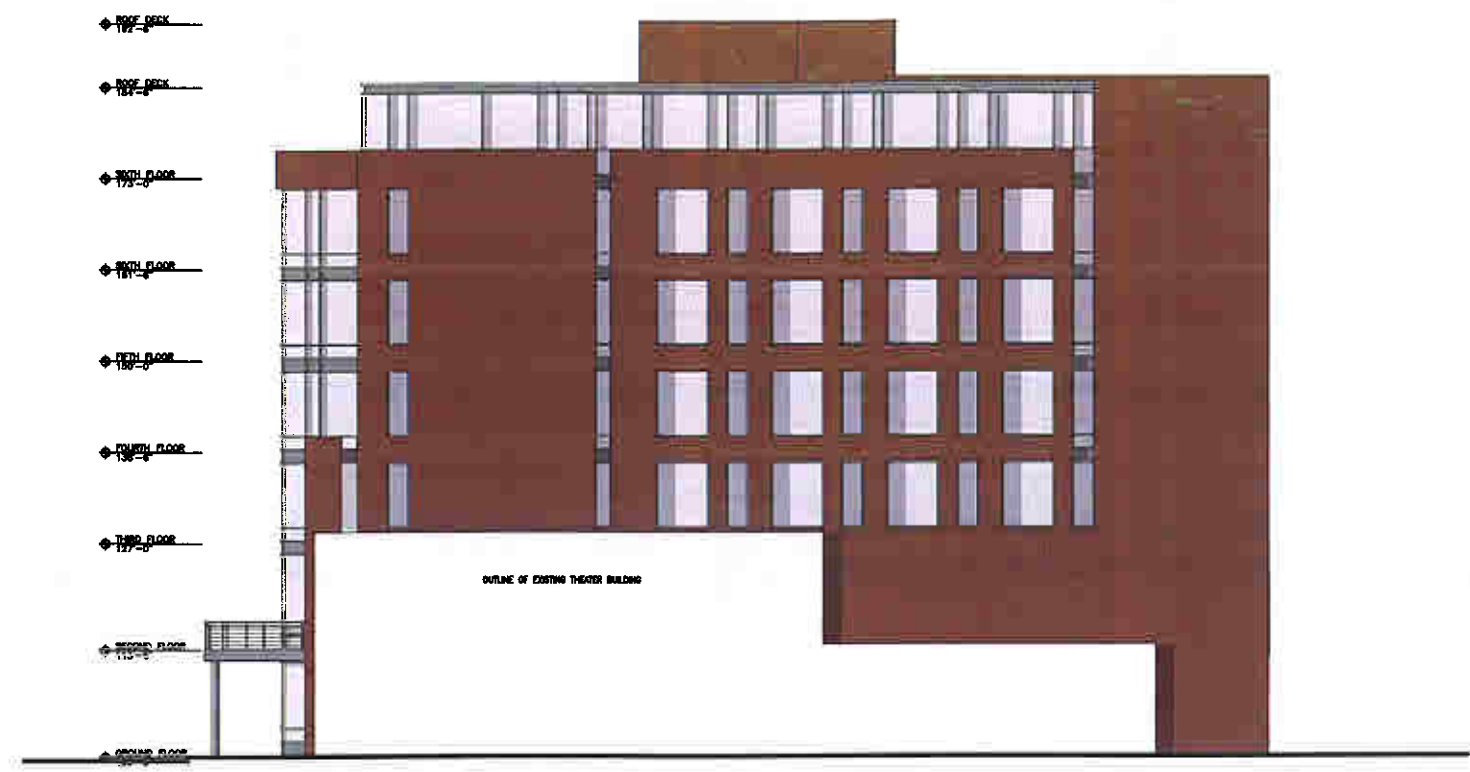
PROJECT:
DOWNER AVENUE DEVELOPMENT
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HOTEL
2575 N. DOWNER
MILWAUKEE,
WISCONSIN
53211

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO | 06-128
SCALE |
PHASE |
DATE | 1/25/08

HOTEL
ELEVATIONS
OPTION 1
A9
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2 NORTH ELEVATION
3/32"=1'-0"



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

- MATERIAL KEY**
- MODULAR BRICK - DARK BROWN
 - MODULAR BRICK - LIGHT BROWN TO MATCH EXISTING
 - METAL PANEL TO MATCH DARK BROWN BRICK
- TYPICAL MATERIALS**
- TINTED GLASS - GRAY TINT
 - GRANITE/MASONRY
 - DECORATIVE CMU
 - WINDOW FRAMES - CLEAR ANODIZED FINISH
 - COPING/FASCIA - ● PARAPET CONDITIONS
 - BALCONY RAILINGS - PAINTED CHARCOAL FINISH

WORKSHOP ARCHITECTS

1736 N RECORD ST MILWAUKEE, WI 53212
VOICE: 414.271.2822 FACSIMILE: 414.272.2812



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:
DOWNER AVENUE DEVELOPMENT
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HOTEL
2575 N. DOWNER
MILWAUKEE,
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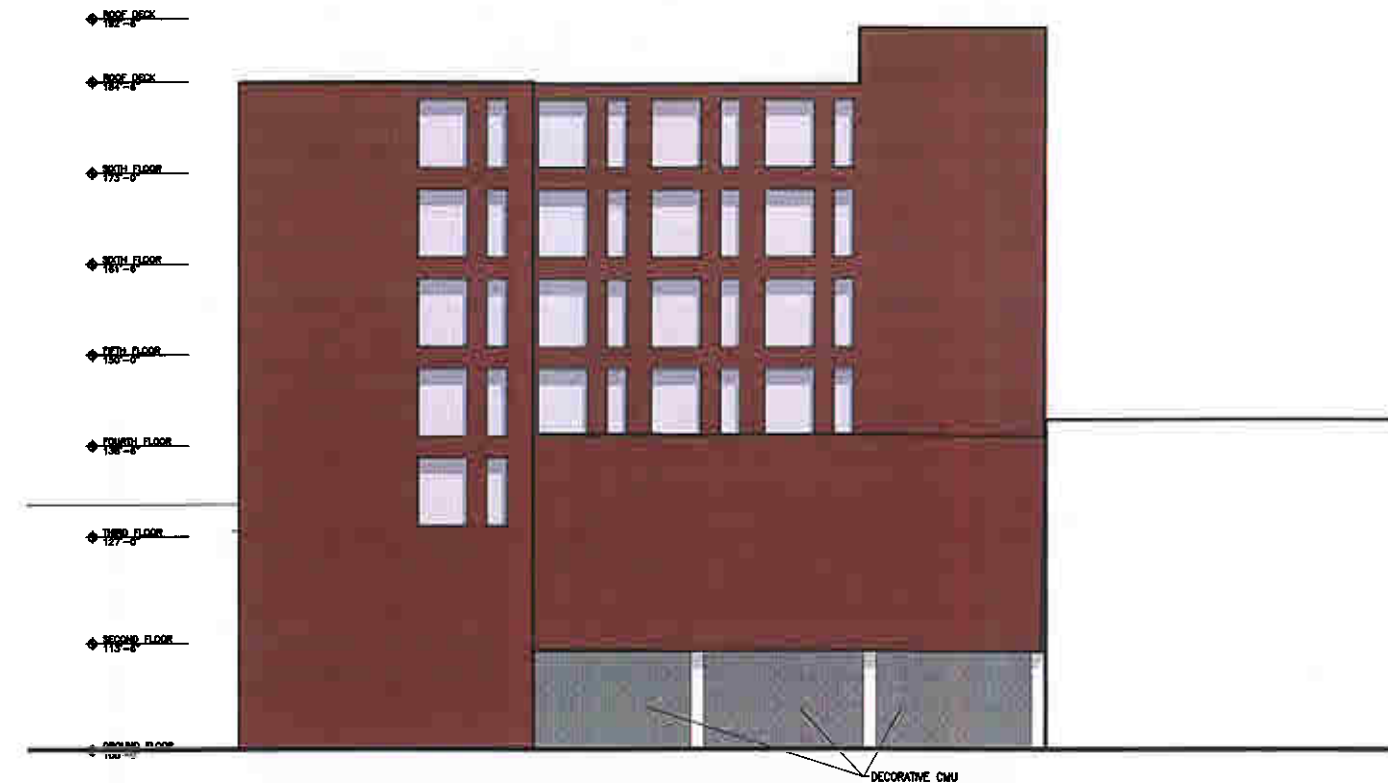
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SCALE
PHASE
DATE: 1.25.08




HOTEL ELEVATIONS
OPTION 2
A10
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2 SOUTH ELEVATION
3/32"=1'-0"



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

- MATERIAL KEY**
-  MODULAR BRICK - DARK BROWN
 -  MODULAR BRICK - LIGHT BROWN TO MATCH EXISTING
 -  METAL PANEL TO MATCH DARK BROWN BRICK
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WORKSHOP ARCHITECTS

1736 N. SECOND ST. MILWAUKEE, WI 53212
VOICE: 414.271.8022 FACSIMILE: 414.271.2812



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PROJECT:
DOWNER AVENUE DEVELOPMENT
DPD SUBMITTAL

HOTEL
2575 N. DOWNER
MILWAUKEE,
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REVISIONS		
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WSA PROJECT NO. 05-108
SCALE
PHASE
DATE 1/25/05

HOTEL ELEVATIONS
OPTION 2
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