

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



**WORKSHOP ARCHITECTS**

1728 N SECOND ST MILWAUKEE, WI 53212  
VOICE: 414.272.8322 FACSIMILE: 414.272.9172



**STOWELL  
RESIDENTIAL  
PROPERTIES, LLC**

PRELIMINARY - NOT  
FOR CONSTRUCTION

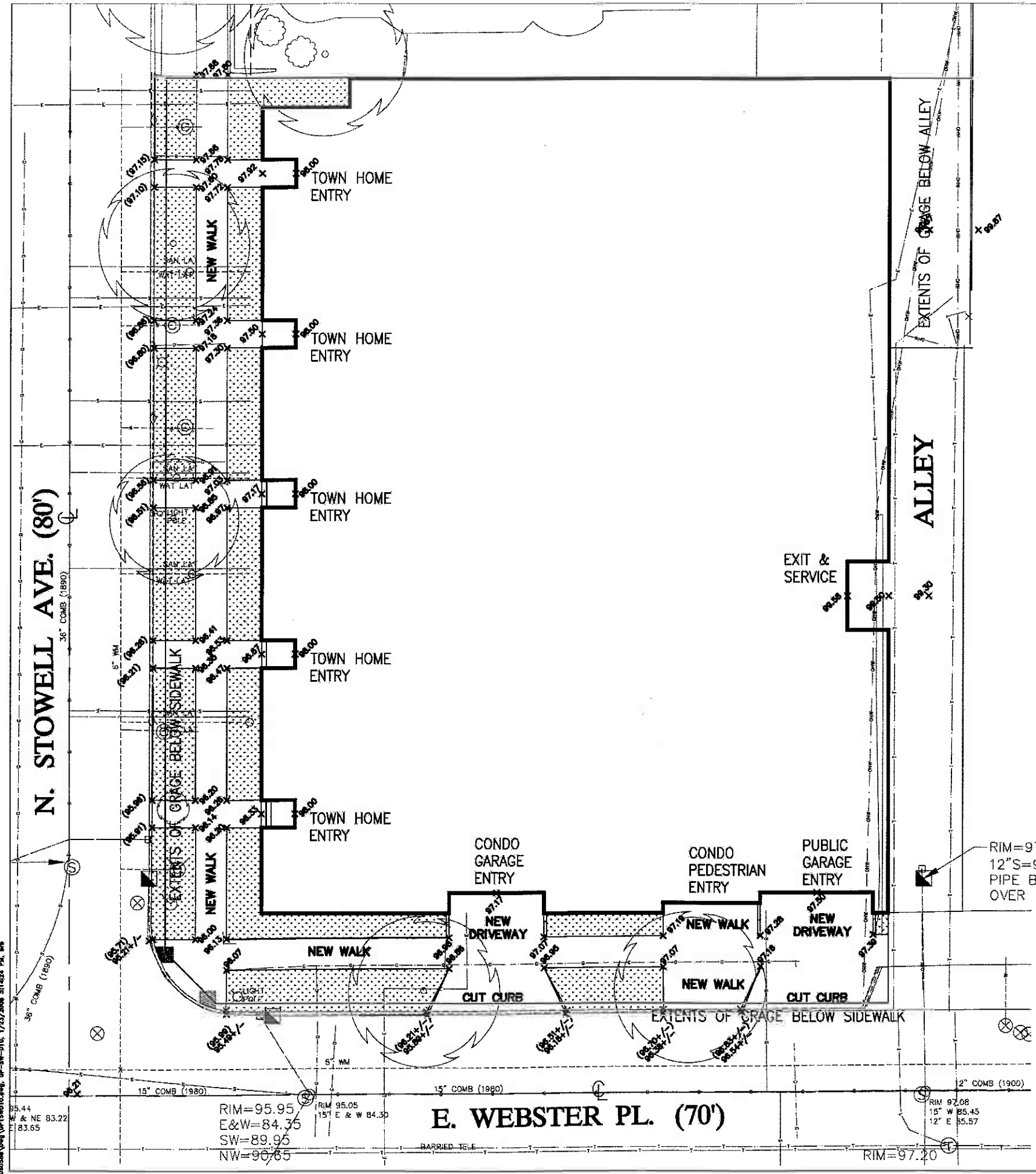
PROJECT:  
**DOWNER AVENUE  
DEVELOPMENT  
DPD SUBMITTAL**

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

REVISIONS		
TAG	DATE	BY

WISA PROJECT NO. | 05-105  
SCALE |  
PHASE |  
DATE | 1.25.08

**A1**



**LEGEND**

- BOLLARD
  - SIGN
  - BILLBOARD
  - CONTROL BOX
  - ⊕ TRAFFIC SIGNAL
  - ⊕ CABLE PEDESTAL
  - ⊕ POWER POLE
  - ⊕ GUY WIRE
  - ⊕ 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
- 
- 780 — — — — — INDICATES EXISTING CONTOUR ELEVATION
  - x 780.55 — — — — — INDICATES EXISTING SPOT ELEVATION
  - ▨ GRASS TERRACE
  - ▨ PAVER TERRACE

FOR MUNICIPAL REVIEW  
NOT FOR CONSTRUCTION

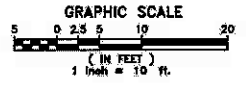
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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.

**DIGGERS & NOTLINE**  
 CALL 811  
 Toll Free (800) 842-8811  
 Milwaukee Area (414) 298-1181  
 Hearing Impaired TDD (800) 842-2288  
 www.DiggersandNotline.com

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 GEOGRID, 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 ARCHITECTS**

PRELIMINARY - NOT FOR CONSTRUCTION

PLAN PREPARED BY  
 National Survey & Engineering  
 1225 N. Webster St.  
 Milwaukee, WI 53211  
 (414) 298-1181

**PROJECT:**  
**DOWNER AVENUE DEVELOPMENT**  
**DPD SUBMITTAL**  
**CONDOMINIUMS**  
**2500 E. WEBSTER**

**MILWAUKEE, WISCONSIN**  
**53211**

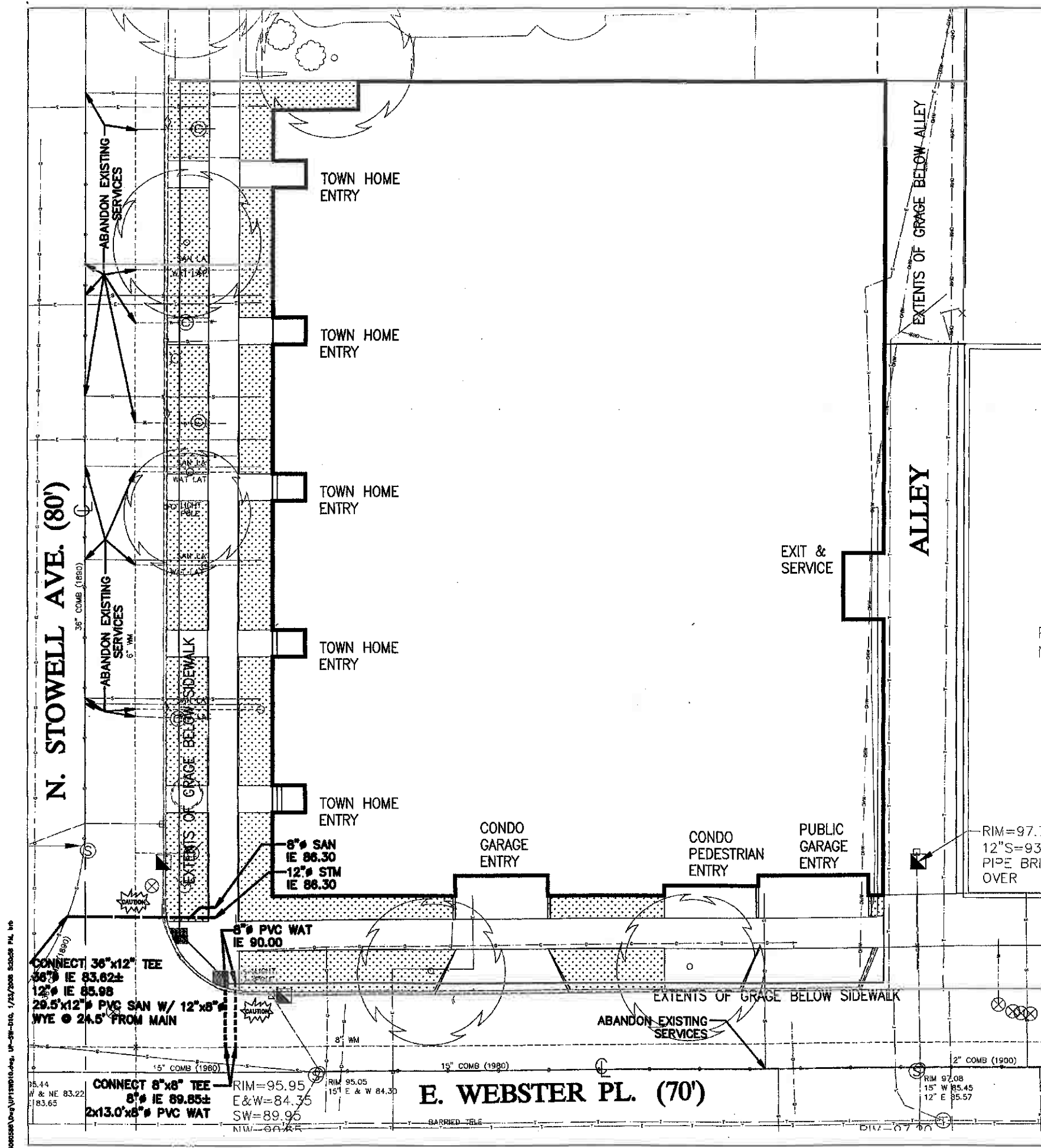
REVISIONS		
TAG	DATE	BY

YSA PROJECT NO. 06-508  
 SCALE:  
 PHASE:  
 DATE: 1.25.08

**GRADING PLAN**  
**FOR DPD SUBMITTAL**

**A2**

© COPYRIGHT WORKSHOP ARCHITECTS, INC.



# 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
- S10 — — — — — 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

- 780 — — — — — INDICATES EXISTING CONTOUR ELEVATION
- x 780.55 — — — — — INDICATES EXISTING SPOT ELEVATION
- ▨ GRASS TERRACE
- ▨ PAVEMENT TERRACE

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.

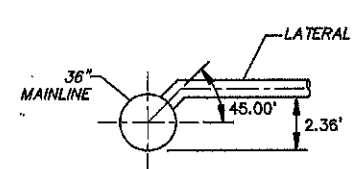
**DIGGERS HOTLINE**  
 CALL 811  
 Toll Free (800) 348-8811  
 Milwaukee Area (414) 280-1161  
 Hearing Impaired TDD (800) 642-2289  
 www.DiggersHotline.com

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

TRACER WIRE SHALL BE INSTALLED ON ALL NON-METALLIC SANITARY, STORM AND WATER MAINS, AND LATERALS IN ACCORDANCE WITH SECTIONS 4.3.14, 4.3.14.1, 4.3.14.2, 4.3.14.3 AND 4.3.14.4 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 18-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 MAGNETIC ANCHOR SHALL BE ATTACHED TO EACH END OF THE TRACER WIRE BY SOLDERING.

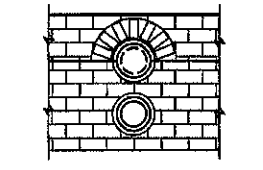
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION DATED: DECEMBER 22, 2003, AND ADDENDUM NO.1 DATED DECEMBER 22, 2004, AND THE WISCONSIN ADMINISTRATIVE CODE, LATEST EDITION.

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.



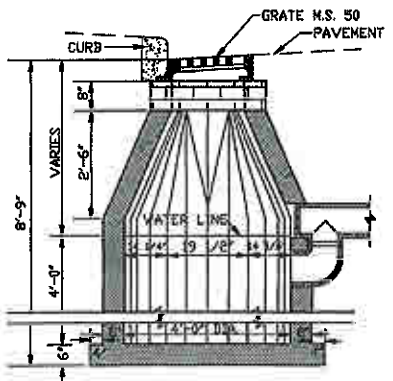
STANDARD WYE CONNECTION DETAIL  
 NOT TO SCALE

- IN THE CASE OF CONTRACT WORK THE NECESSARY CASTINGS SHALL BE FURNISHED BY THE CITY AND MUST BE PLACED BY THE CONTRACTOR.
- A CEMENT MORTAR DISC SHALL BE CEMENTED INTO THE OPENING AT THE INNER FACE OF THE BRANCH.
- PLACE A 1/8" CEMENT MORTAR BEAD ON THE ENTIRE INTERIOR SURFACE BELOW THE CURBLED SECTION AND ON THE OUTSIDE SURFACE OF THE CURBLED SECTION WHEN BRICK OR CONC. BLOCK IS USED.
- FOR PRECAST D.W.'S THE STEEL REINFORCEMENT SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION A675, AND THE MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE 3000 PSI.
- USE FRAME M.S. 61 FOR CURB CASTING FOR ALLEY CATCH BASIN.
- SPECIAL 8" AND 10" TEE BRANCHES HAVING A SPIGOT END SHALL BE USED FOR THE WATER MAINS. SPECIAL 8" AND 10" TEE BRANCHES HAVING A SPIGOT END SHALL BE USED WITH THE TEE BRANCH AS SHOWN.

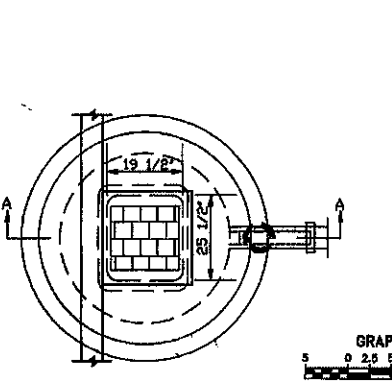


DETAIL OF INSIDE FACE OF TRAP

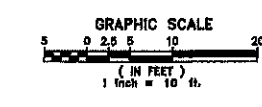
RIM=97.73  
 12"S=93.0  
 PIPE BRICKED OVER



SEC. A-A CURB CATCH BASIN



PLAN



WORKSHOP

PRELIMINARY - NOT FOR CONSTRUCTION

PLAN PREPARED BY  
 National Survey & Engineering  
 1000 W. Wisconsin Ave., Suite 100  
 Milwaukee, WI 53233  
 (414) 280-1161

PROJECT:  
**DOWNER AVENUE DEVELOPMENT**  
**DPD SUBMITTAL**  
**CONDOMINIUMS 2500 E. WEBSTER**

**MILWAUKEE, WISCONSIN 53211**

REVISIONS		
TAG	DATE	BY

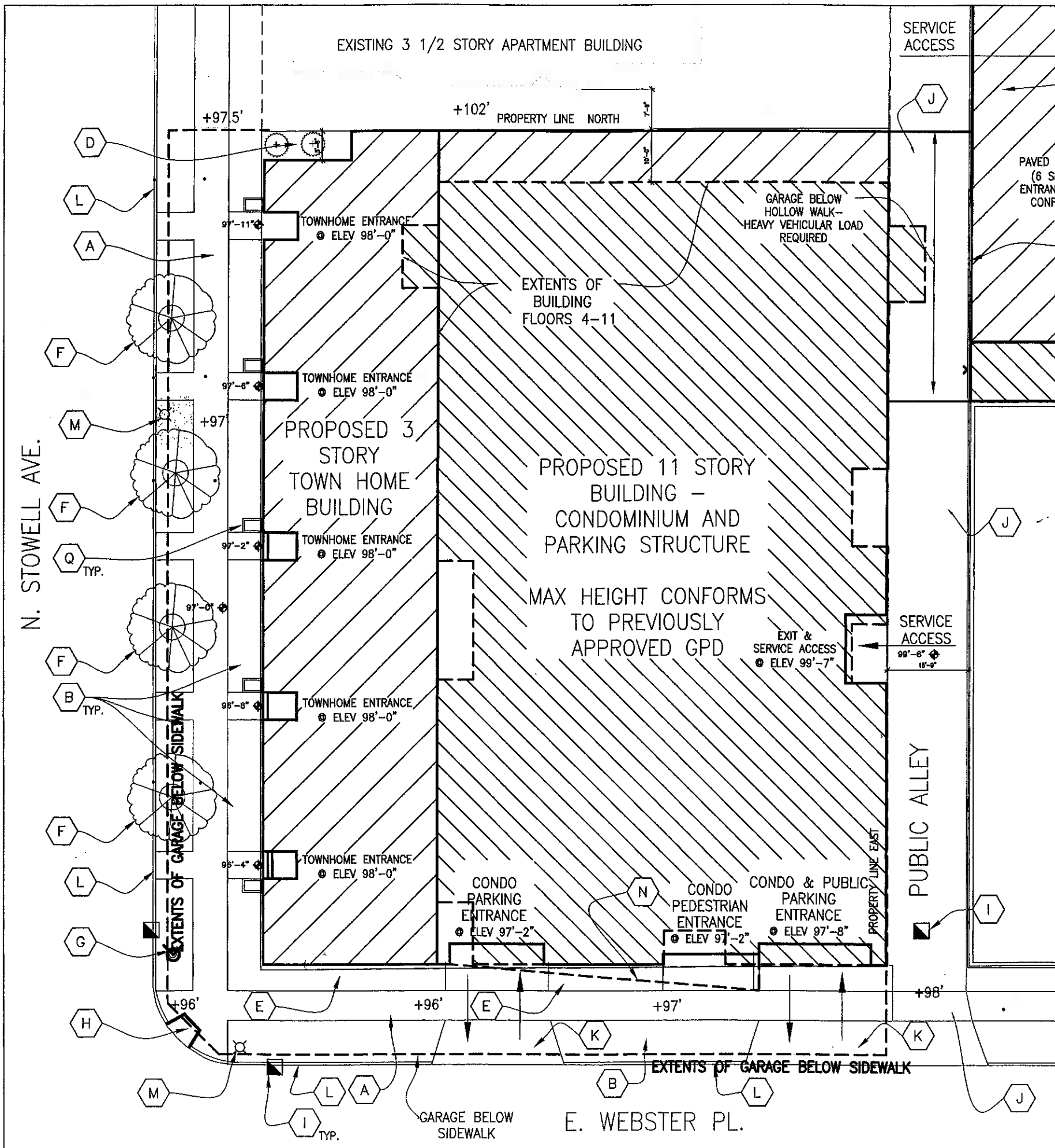
WSA PROJECT NO. 06-108  
 SCALE  
 PHASE  
 DATE 1.26.08

UTILITY PLAN FOR DPD SUBMITTAL

**A3**

COPYRIGHT WORKSHOP ARCHITECTS, INC.

P:\305558\DWG\UTPL10010.dwg, 1P-SW-DWG, 1/23/2008 8:50:28 PM, bpi



- 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 IN 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 SITE PLAN - CONDOMINIUM**

1" = 10'-0"

N

**WORKSHOP ARCHITECTS**

1738 N SECOND ST MILWAUKEE, WI 53212  
VOICE: 414.272.8822 FACSIMILE: 414.272.8512

**STOWELL RESIDENTIAL PROPERTIES, LLC**

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:  
**DOWNER AVENUE DEVELOPMENT**  
**DPD SUBMITTAL**

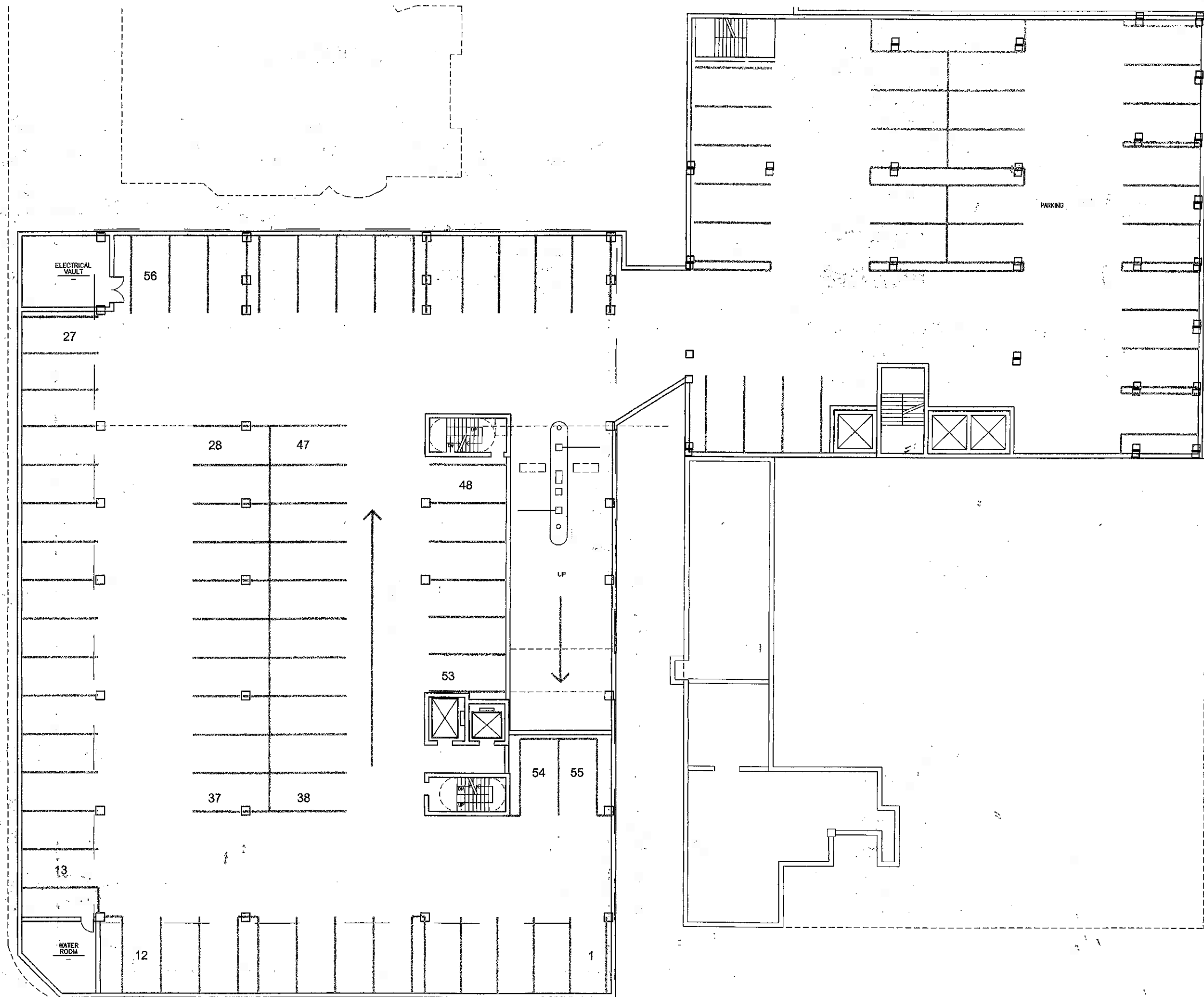
**CONDOMINIUMS 2500 E. WEBSTER MILWAUKEE, WISCONSIN 53211**

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO. 06-105  
SCALE  
PHASE  
DATE 1.25.05

A4

© COPYRIGHT WORKSHOP ARCHITECTS, INC.



**1 OVERALL BASEMENT PLAN**

3/2"=1'-0"

WORKSHOP ARCHITECTS

1736 N SECOND ST MILWAUKEE, WI 53211  
 VOICE: 414.372.8812 FACSIMILE: 414.372.8912



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:  
**DOWNER AVENUE DEVELOPMENT**  
**DPD SUBMITTAL**

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

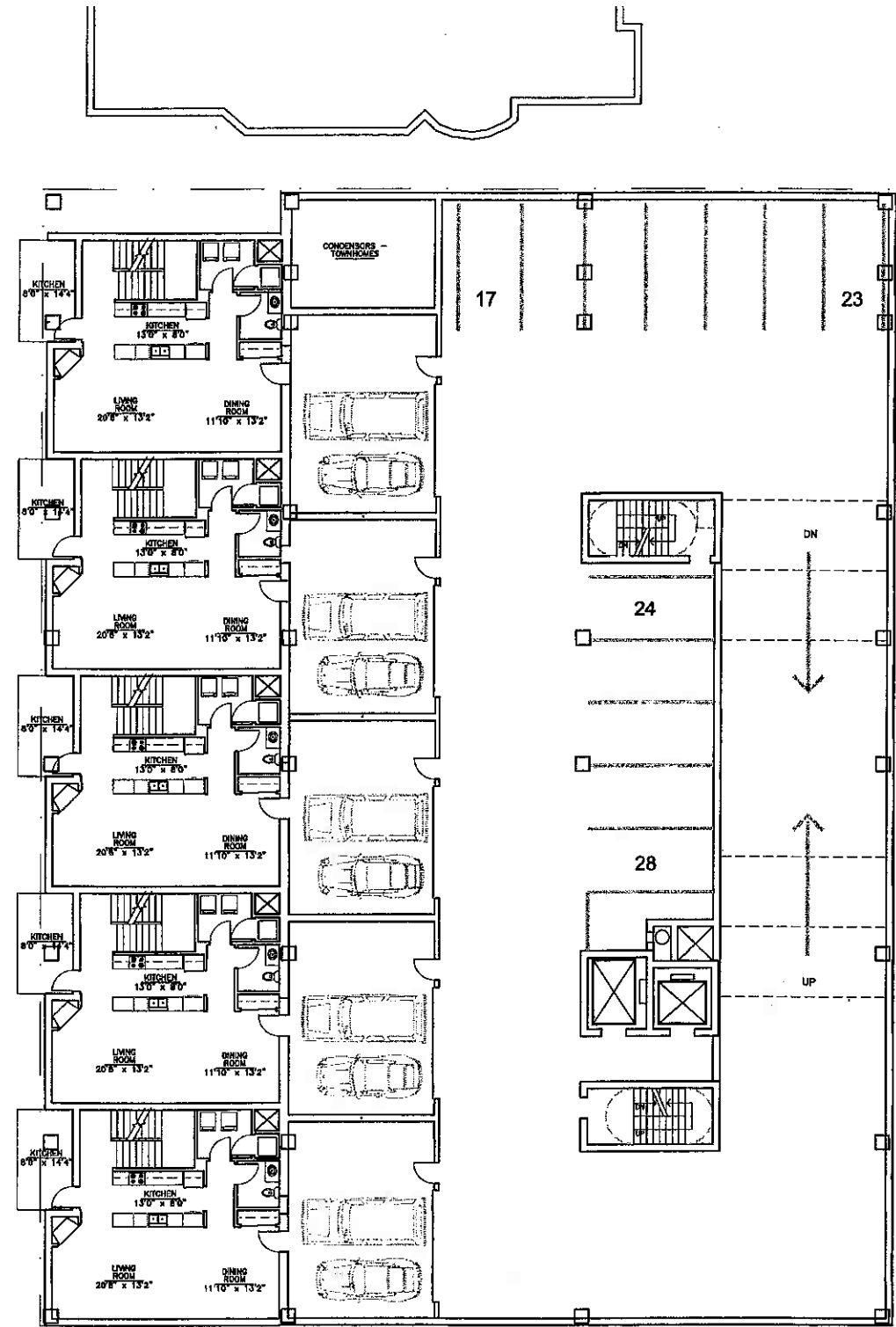
REVISIONS		
TAG	DATE	BY

WSA PROJECT NO. 06-108  
 SCALE  
 PHASE  
 DATE 1.25.95

OVERALL FLOORPLANS

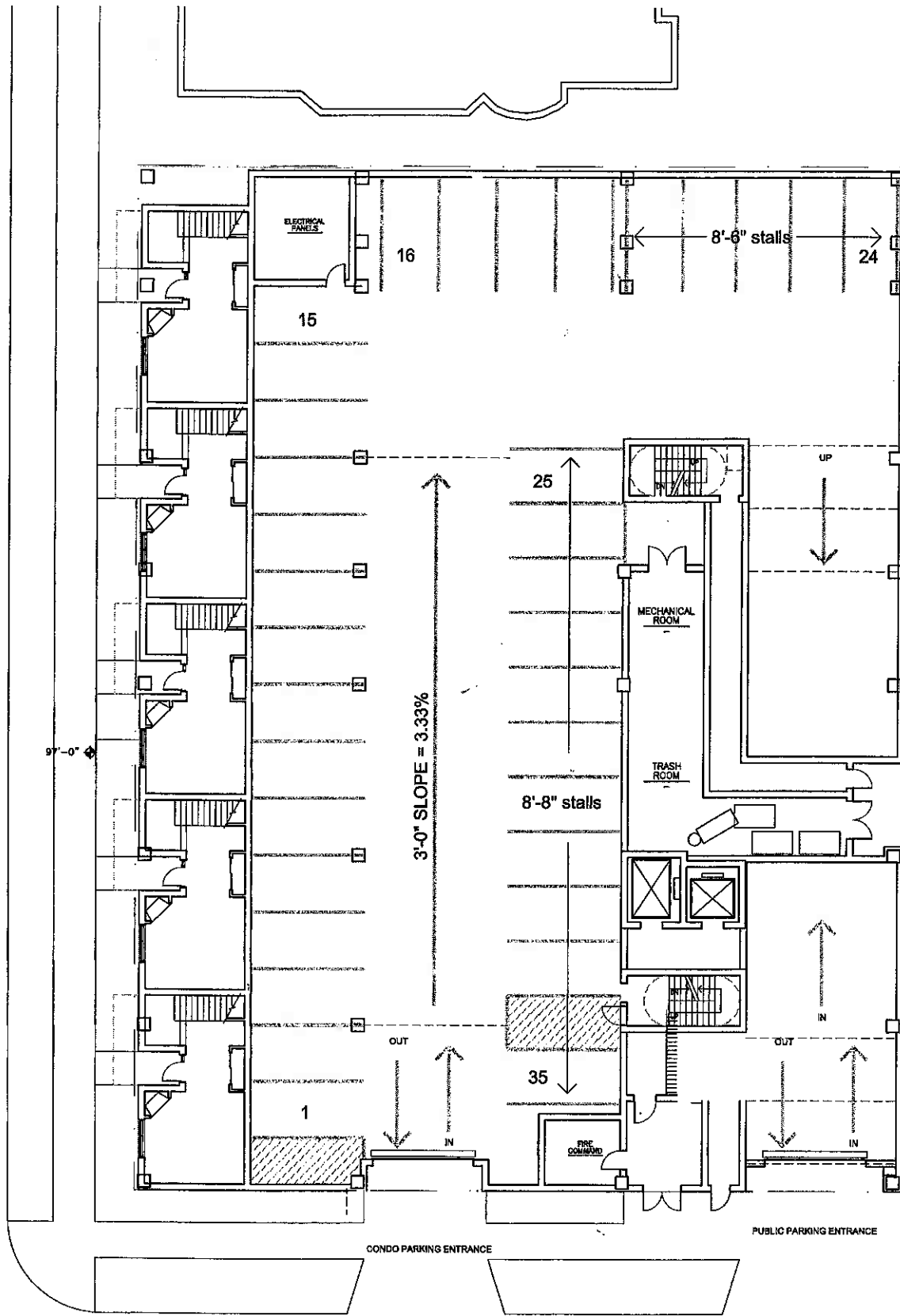
**A5**

© COPYRIGHT WORKSHOP ARCHITECTS, INC.



**2 SECOND FLOOR PLAN**

302'-1-0"



**1 FIRST FLOOR PLAN**

302'-1-0"



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:  
**DOWNER AVENUE DEVELOPMENT**  
**DPD SUBMITTAL**

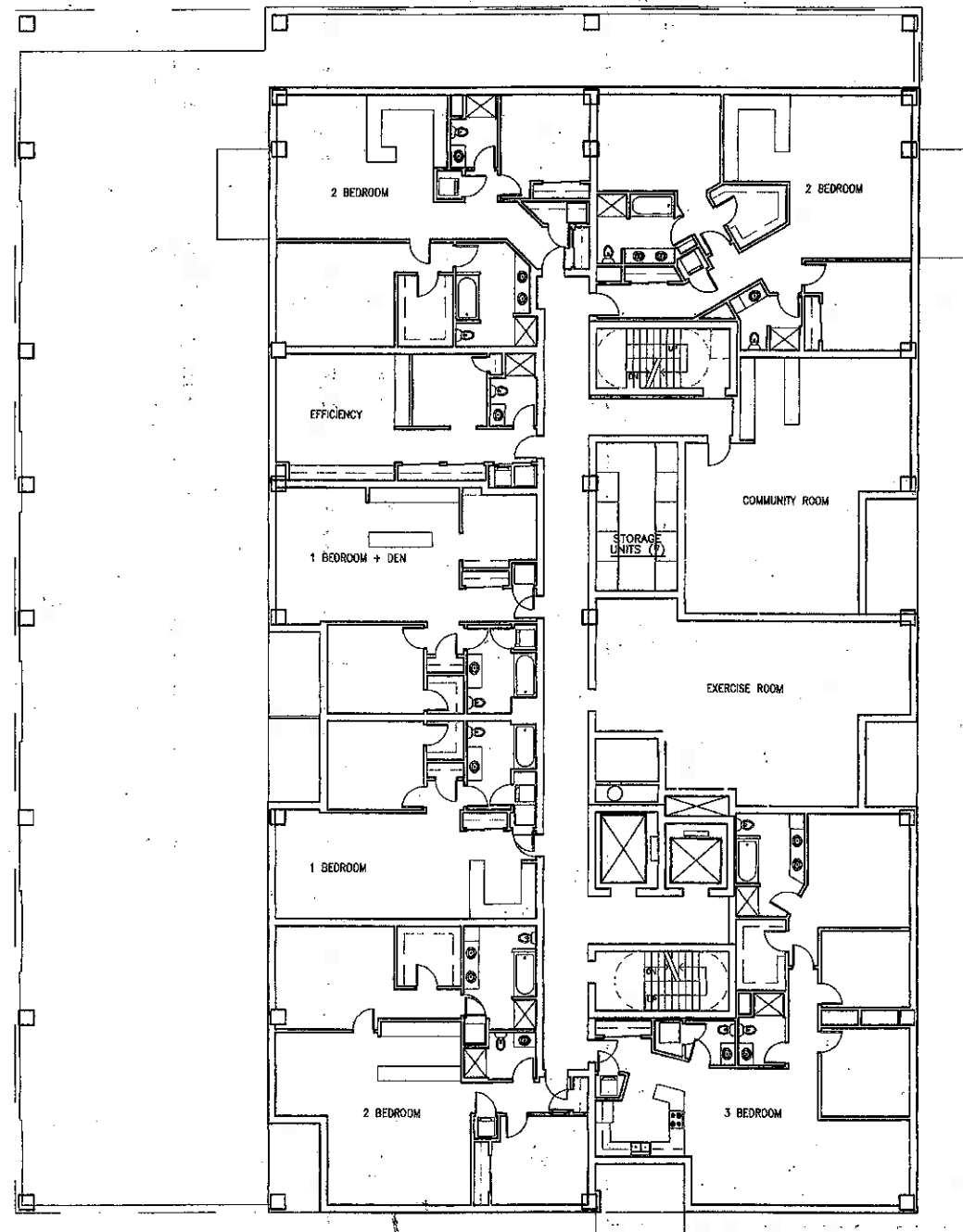
**HOTEL**  
**2575 N. DOWNER**  
**MILWAUKEE,**  
**WISCONSIN**  
**53211**

REVISIONS		
TAG	DATE	BY

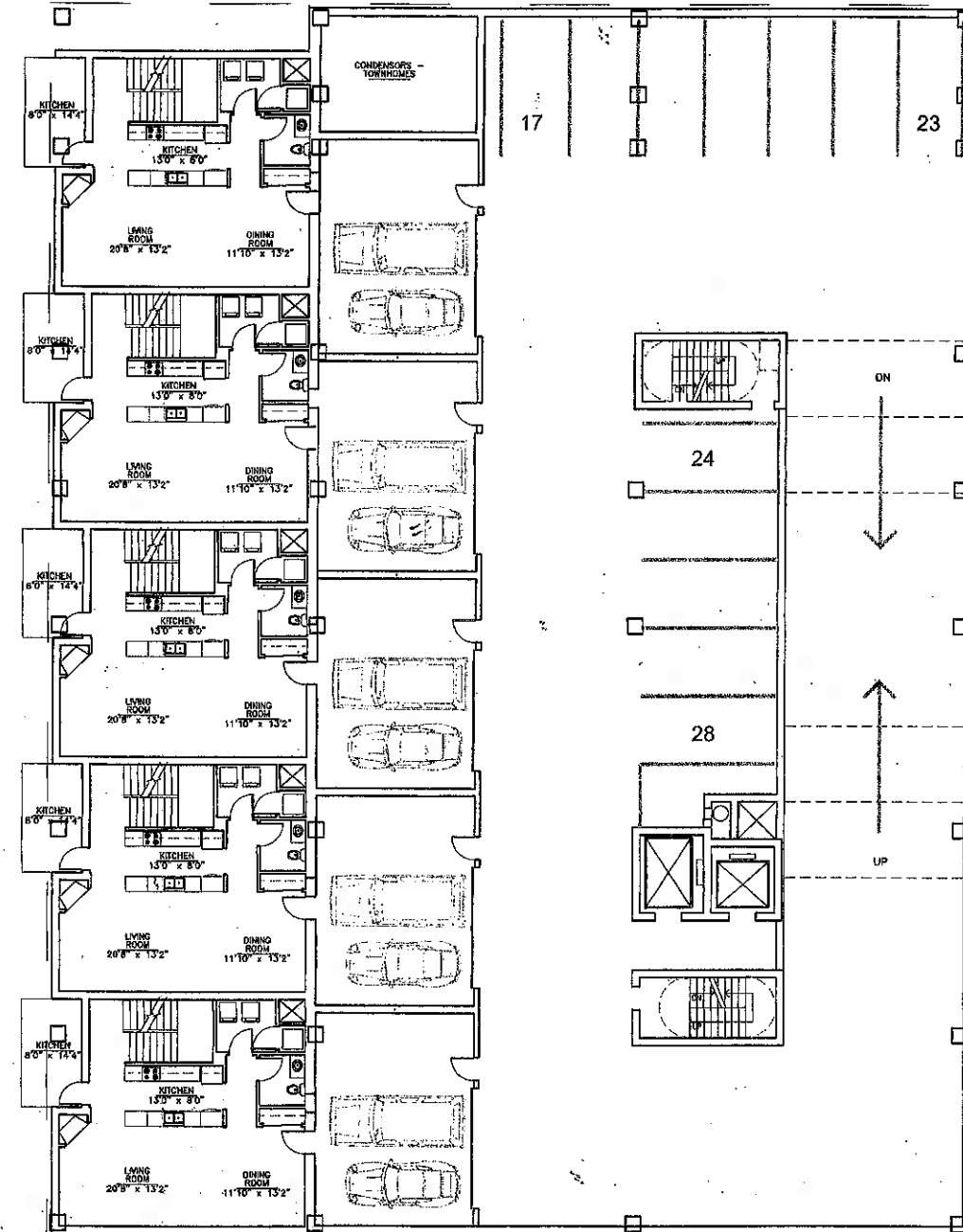
WSA PROJECT NO. | 06-108  
 SCALE  
 PHASE  
 DATE | 1.23.08

**CONDO FLOORPLANS**

**A6**



**2** FOURTH FLOOR PLAN  
3/22"=1'-0"



**1** THIRD FLOOR PLAN  
3/22"=1'-0"

WORKSHOP ARCHITECTS

1758 N SECOND ST MILWAUKEE, WISCONSIN  
VOICE: 414.272.2422 FAX: 414.272.2422

**Jan Buben**  
ARCHITECT

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:  
**DOWNER AVENUE DEVELOPMENT**  
DPD SUBMITTAL

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

REVISIONS		
TAG	DATE	BY

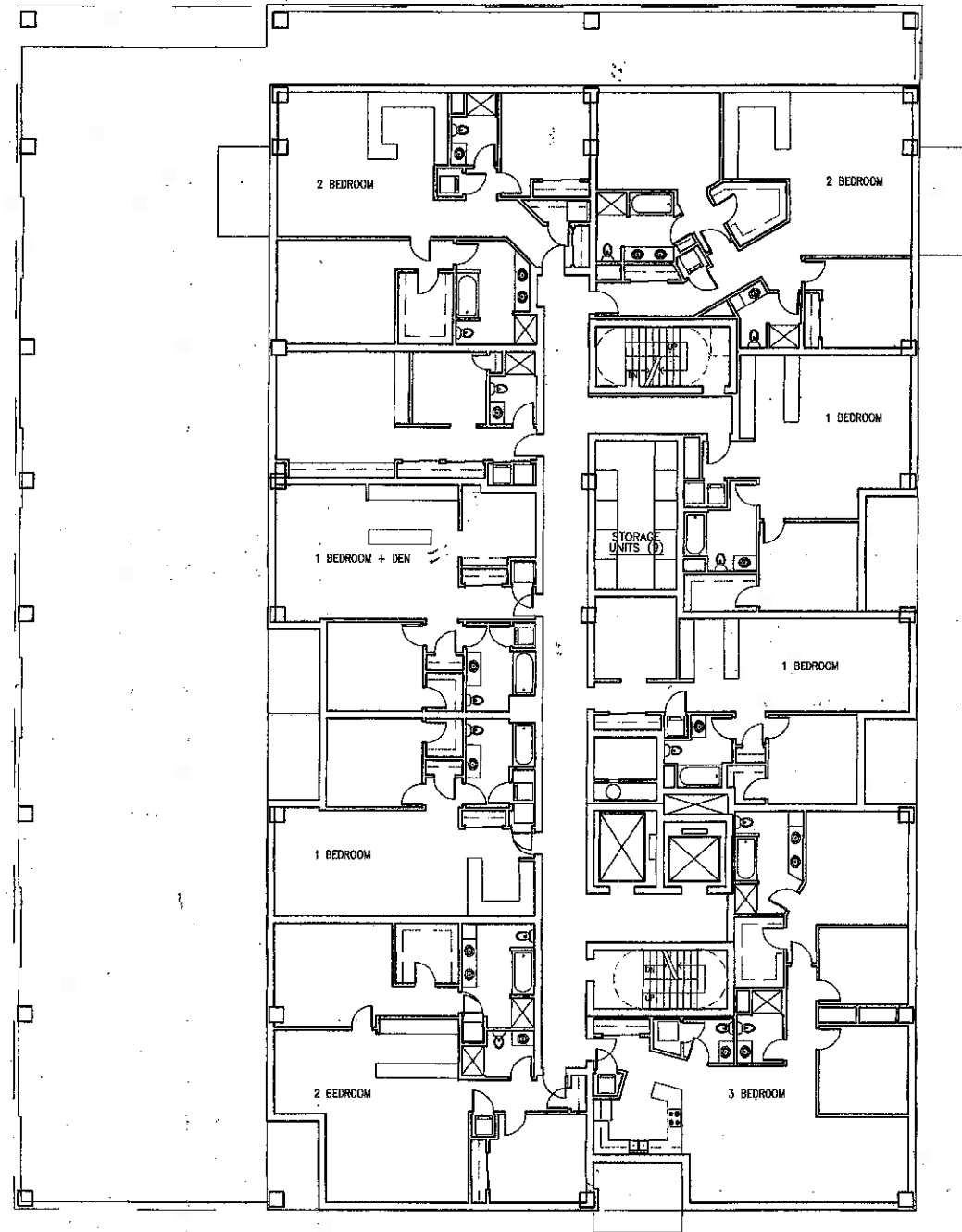
WSA PROJECT NO. 08-108  
SCALE  
PHASE  
DATE 1.25.08

**CONDO FLOORPLANS**

**A7**

© COPYRIGHT WORKSHOP ARCHITECTS, INC.





**1 FIFTH TO ELEVENTH FLOOR PLAN**

3/22/11-01

WORKSHOP ARCHITECTS

1735 N SECOND ST MILWAUKEE, WI 53212  
 PHONE: 414.277.8822 FAX: 414.277.8810



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:  
**DOWNER AVENUE DEVELOPMENT**  
**DPD SUBMITTAL**

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

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO. 06-109  
 SCALE  
 PHASE  
 DATE 1.25.08

CONDO FLOORPLANS

A8

©COPYRIGHT WORKSHOP ARCHITECTS, INC.



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:  
**DOWNER AVENUE DEVELOPMENT**  
**DPD SUBMITTAL**

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

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO.	06-108
SCALE	
PHASE	
DATE	1.25.06

CONDO ELEVATIONS

**A9**



**MATERIAL KEY**

- TROWELED SYNTHETIC STUCCO - LIGHT BROWN
- TROWELED SYNTHETIC STUCCO - CHARCOAL
- UTILITY BRICK - BROWN
- METAL PANEL - CLEAR ANODIZED
- DECORATIVE CMU

**TYPICAL MATERIALS**

- TINTED GLASS - GRAY TINT
- WINDOW FRAMES - CLEAR ANODIZED FINISH
- COPING/FASCIA - ● PARAPET CONDITIONS
- BALCONY RAILINGS - PAINTED CHARCOAL FINISH

**1 SOUTH ELEVATION**  
 3/52'-11"0"



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:  
**DOWNER AVENUE DEVELOPMENT**  
**DPD SUBMITTAL**

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

REVISIONS		
TAG	DATE	BY






WSA PROJECT NO.	06-108
SCALE	
PLAINE	
DATE	1/25/08

CONDO ELEVATIONS

**A10**



**MATERIAL KEY**

-  TROWELED SYNTHETIC STUCCO - LIGHT BROWN
-  TROWELED SYNTHETIC STUCCO - CHARCOAL
-  UTILITY BRICK - BROWN
-  METAL PANEL - CLEAR ANODIZED
-  DECORATIVE CMU

**TYPICAL MATERIALS**

- TINTED GLASS - GRAY TINT
- WINDOW FRAMES - CLEAR ANODIZED FINISHED
- COPING/FASCIA - ● PARAPET CONDITIONS
- BALCONY RAILINGS - PAINTED CHARCOAL FINISH

**1 WEST ELEVATION**  
 3/2"=1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:  
**DOWNER AVENUE DEVELOPMENT**  
**DPD SUBMITTAL**

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

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO.	06-108
SCALE	
PHASE	
DATE	1/25/08

CONDO  
 ELEVATIONS

**A11**



**MATERIAL KEY**

- TROWELED SYNTHETIC STUCCO - LIGHT BROWN
- TROWELED SYNTHETIC STUCCO - CHARCOAL
- UTILITY BRICK - BROWN
- METAL PANEL - CLEAR ANODIZED
- DECORATIVE CMU

**TYPICAL MATERIALS**

- TINTED GLASS - GRAY TINT
- WINDOW FRAMES - CLEAR ANODIZED FINISH
- COPING/FASCIA - ● PARAPET CONDITIONS
- BALCONY RAILINGS - PAINTED CHARCOAL FINISH

**1 NORTH ELEVATION**

3/02 x 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:  
**DOWNER AVENUE DEVELOPMENT**  
**DPD SUBMITTAL**

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

REVISIONS		
TAG	DATE	BY






WSA PROJECT NO.	06-109
SCALE	
PHASE	
DATE	1/29/08

CONDO ELEVATIONS

**A12**



**MATERIAL KEY**

-  TROWELED SYNTHETIC STUCCO - LIGHT BROWN
-  TROWELED SYNTHETIC STUCCO - CHARCOAL
-  UTILITY BRICK - BROWN
-  METAL PANEL - CLEAR ANODIZED
-  DECORATIVE CMU

**TYPICAL MATERIALS**

- TINTED GLASS - GRAY TINT
- WINDOW FRAMES - CLEAR ANODIZED FINISH
- COPING/FASCIA - ● PARAPET CONDITIONS
- BALCONY RAILINGS - PAINTED CHARCOAL FINISH

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