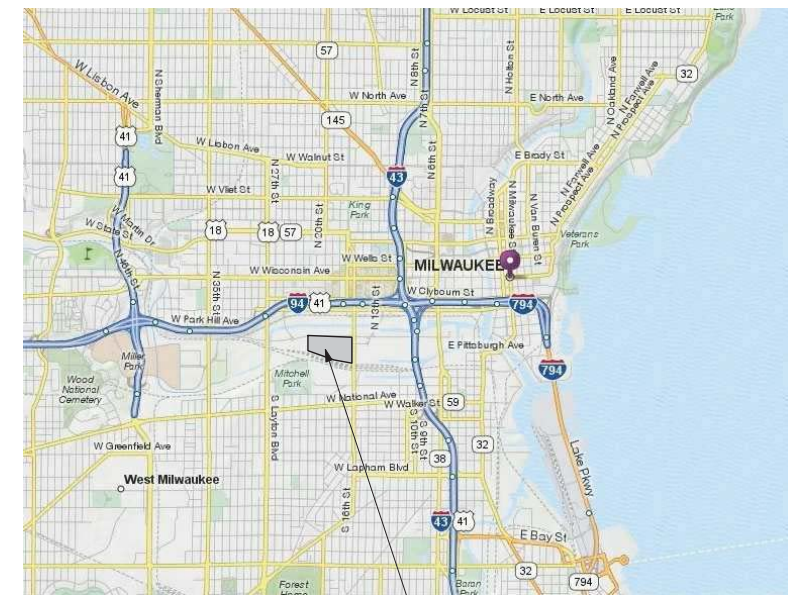


FCPC HOTEL AND PARKING STRUCTURE ADDITION

2301 WEST CANAL STREET MILWAUKEE, WISCONSIN

DETAILED PLAN DEVELOPMENT

SHEET INDEX	
DPD-1	COVER SHEET / VICINITY MAP / SHEET INDEX
DPD-2	BOUNDARY AND TOPOGRAPHY SURVEY
DPD-3	PROPOSED PROJECT BOUNDARY DESCRIPTION
DPD-4	EXISTING FACILITIES SITE PLAN
DPD-5	PROPOSED FACILITIES SITE PLAN
DPD-6A	PROPOSED HOTEL UTILITY PLAN
DPD-6B	PROPOSED PARKING STRUCTURE UTILITY PLAN
DPD-7A	PROPOSED HOTEL GRADING PLAN
DPD-7B	PROPOSED PARKING STRUCTURE GRADING PLAN
DPD-8A	PROPOSED HOTEL LANDSCAPE PLAN
DPD-8B	PROPOSED PARKING STRUCTURE LANDSCAPE PLAN
DPD-9A	PROPOSED NORTH BUILDING ELEVATION - HOTEL
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DPD-9E	PROPOSED HOTEL PERSPECTIVE
DPD-9F	PROPOSED ELEVATIONS - PARKING STRUCTURE
DPD-10	PROPOSED SITE SIGNAGE AND DETAILS PLAN



PROJECT SITE
VICINITY MAP



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Cunningham Group
Architecture, P.A.

St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

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No.	Date	Description
1	02/23/12	City Comments

Document Phase:	SD
Date:	02/13/12
PIC / AIC:	JWC
Drawn By:	PEN
Checked By:	Checker
Comm. No.:	11-0033

Project Title

**Detailed Plan
Development - Hotel
and Parking Structure
Addition**

Sheet Title

**COVER SHEET /
VICINITY MAP / SHEET
INDEX**

Sheet Number

DPD-1

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St. Anthony Main
201 Main St, SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

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PIC / A/C: JWC
Drawn By: PNC
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Project Title
Detailed Plan
Development - Hotel and Parking Structure Addition

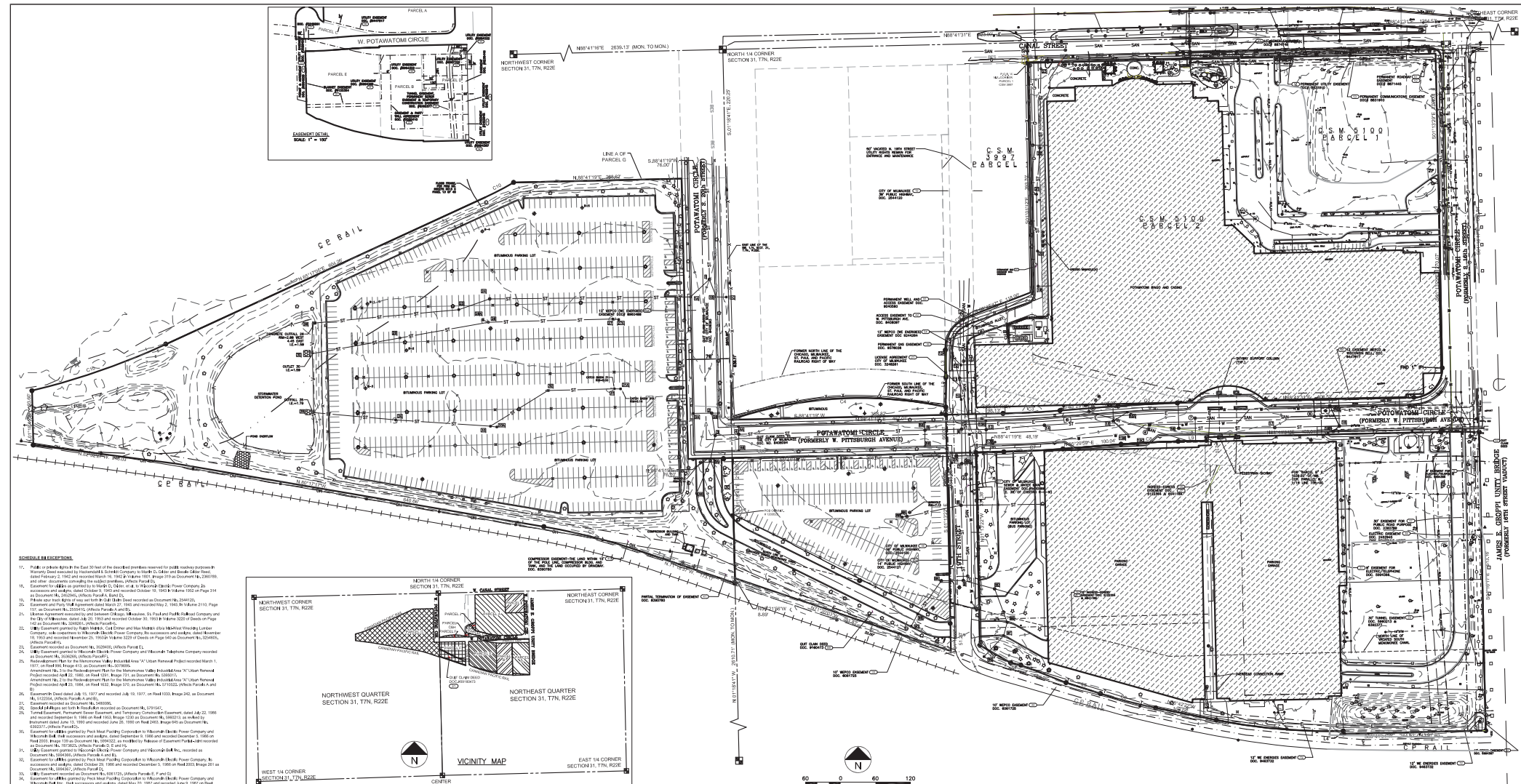
Sheet Title
BOUNDARY AND TOPOGRAPHIC SURVEY
POTAWATOMI BINGO & CASINO
MILWAUKEE, WISCONSIN

Drawn: GJM 6/15/2011
Checked: CMB 6/15/2011
Approved: CMB 6/15/2011

PROJECT NUMBER
60221809
SHEET REFERENCE NUMBER
S-1

SHEET 1 OF 1

Sheet Number
DPD-2



ADDITIONAL INFORMATION
1. Parcel boundaries shown on this plan are based on the most recent survey...
2. The information shown on this drawing is not guaranteed to be accurate...
3. The information shown on this drawing is not guaranteed to be accurate...

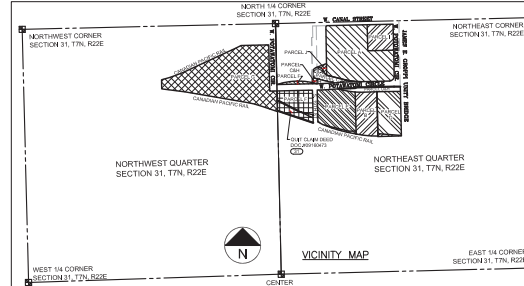


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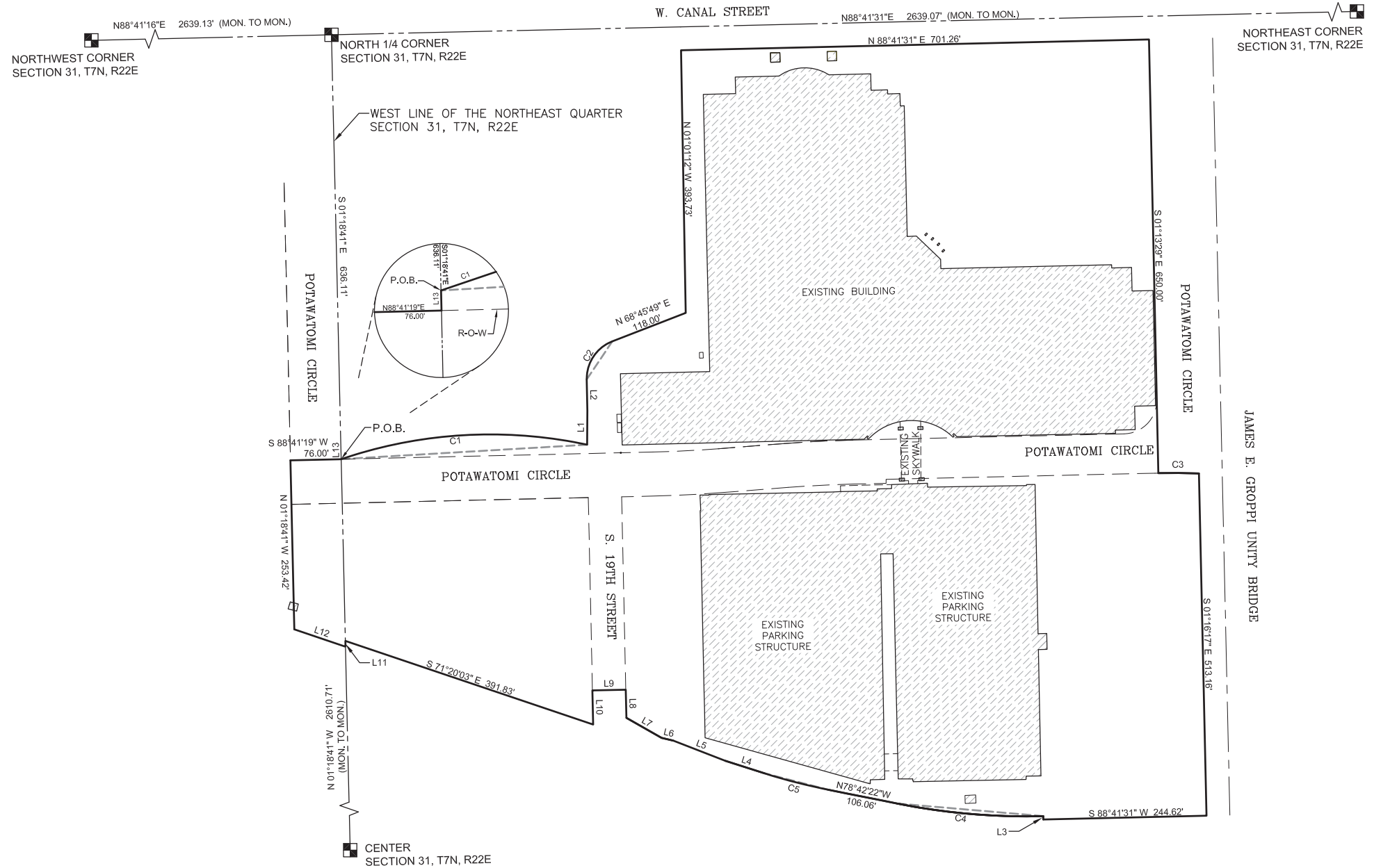


THE INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE USE AND LOCATION OF UNDERGROUND UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS AND TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

POTAWATOMI DPD LEGAL DESCRIPTION

A parcel of land lying in the Northeast Quarter and the Northwest Quarter of Section 31, Township 7 North, Range 22 East in the City of Milwaukee, Milwaukee County, Wisconsin described as follows:

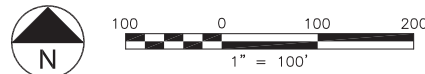
Commencing at the Northwest Corner of the Northeast Quarter of Section 31, Township 7 North, Range 22 East; thence South 01°18'41" East along the West line of said Northeast Quarter, 636.11 feet to the **Point of Beginning**; thence easterly 373.66 feet along the arc of a curve concave to the South with a radius of 692.59 feet, through a central angle of 30°54'41", and whose chord bears North 86°38'28" East, 369.14 feet; thence North 00°13'29" East, 50.99 feet; thence North 01°01'12" West, 46.90 feet to a point of curvature; thence northeasterly 73.05 feet along the arc of a curve concave to the southeast with a radius of 60.00 feet, through a central angle of 69°45'30", and whose chord bears North 33°53'05" East, 68.62 feet; thence North 68°45'49" East, 118.00 feet to a point on the West line of parcel 2 of C.S.M. No. 5100; thence North 01°01'12" West along said West line 393.73 feet to the southerly right-of-way line of West Canal Street; thence North 88°41'31" East along said southerly right-of-way line, 701.26 feet to the westerly right-of-way line of Potawatomi Circle; thence South 01°13'29" East along said westerly right-of-way, 650.00 feet to a non-tangential point of curvature; thence easterly 60.81 feet along the arc of a curve concave to the South with a radius of 1171.00 feet, through a central angle of 2°58'32", and whose chord bears South 89°34'46" East, 60.81 feet; thence South 01°16'17" East, 513.16 feet; thence South 88°41'31" West, 244.62 feet; thence North 01°17'46" West, 5.00 feet to a non-tangential point of curvature; thence westerly 219.51 feet along the arc of a curve concave to the North with a radius of 985.15 feet, through a central angle of 12°46'00", and whose chord bears North 85°04'04" West, 219.06 feet; thence North 78°42'22" West, 106.06 feet to a point of curvature; thence westerly 98.17 feet along the arc of a curve concave to the North with a radius of 881.58 feet, through a central angle of 6°22'49", and whose chord bears North 75°30'58" West, 98.12 feet; thence North 72°19'33" West, 62.05 feet; thence North 68°47'35" West, 83.30 feet; thence North 76°45'32" West, 18.03 feet; thence North 60°21'41" West, 60.70 feet; thence North 01°13'22" West, 42.24 feet; thence South 88°46'38" West, 50.00 feet; thence South 01°13'22" East, 51.20 feet; thence North 71°20'03" West, 391.83 feet to the East line of said Northwest Quarter; thence North 01°13'22" West, 42.24 feet; thence South 88°46'38" West, 50.00 feet; thence South 01°13'22" East, 51.20 feet; thence North 71°20'03" West, 391.83 feet to the East line of said Northwest Quarter; thence South 01°18'41" East along said East line, 8.70 feet; thence North 71°18'37" West, 80.88 feet; thence North 01°18'41" West, 253.42 feet; thence North 88°41'19" East, 76.00 feet to said West line of said Northeast Quarter; thence North 01°18'41" West along said West line; 0.06 feet to the **Point of Beginning**. Containing 1,068,437 square feet, more or less.



TOTAL SITE AREA = 1,068,437 SQ. FT. (24.528 AC.)
 RIGHT-OF-WAY AREA = 98,320 SQ. FT. (2.257 AC.)
 PROPERTY AREA = 970,117 SQ. FT. (22.271AC.)

LINE	BEARING	LENGTH
L1	N00°13'29"E	50.99'
L2	N01°01'12"W	46.90'
L3	N01°17'46"W	5.00'
L4	N72°19'33"W	62.05'
L5	N68°47'35"W	83.30'
L6	N76°45'32"W	18.03'
L7	N60°21'41"W	60.70'
L8	N01°13'22"W	42.24'
L9	S88°46'38"W	50.00'
L10	S01°13'22"E	51.20'
L11	S01°18'41"E	8.70'
L12	N71°18'37"W	80.88'
L13	N01°18'41"W	0.06'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	373.66'	692.59'	30°54'41"	N86°38'28"E	369.14'
C2	73.05'	60.00'	69°45'30"	N33°53'05"E	68.62'
C3	60.81'	1171.00'	2°58'32"	S89°34'46"E	60.81'
C4	219.51'	985.15'	12°46'00"	N85°04'04"W	219.06'
C5	98.17'	881.58'	6°22'49"	N75°30'58"W	98.12'



CUNNINGHAM GROUP

Cunningham Group
Architecture, P.A.

St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

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Document Phase:

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Drawn By: PEN

Checked By: Checker

Comm. No.: 11-0033

Project Title

Proposed Project Boundary Description
 Detailed Plan Development - Hotel and Parking Structure Addition

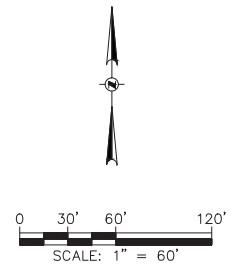
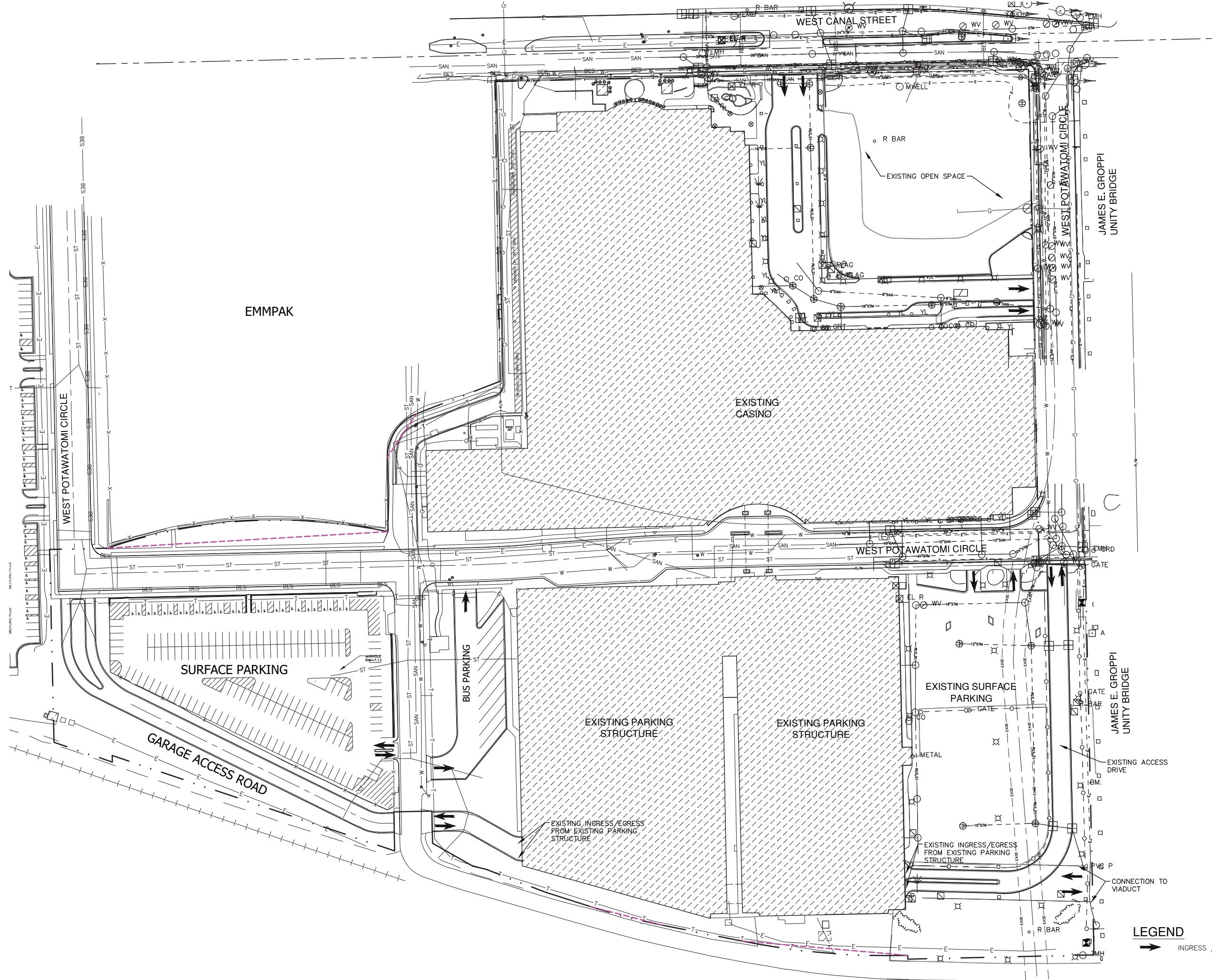
Sheet Title

PROPOSED PROJECT BOUNDARY DESCRIPTION

Sheet Number

DPD-3





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Cunningham Group
Architecture, P.A.
St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414
Tel: 612 379 3400
Fax: 612 379 4400
www.cunningham.com



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Comm. No.: 11-0033

Project Title
**Detailed Plan
Development - Hotel
and Parking Structure
Addition**

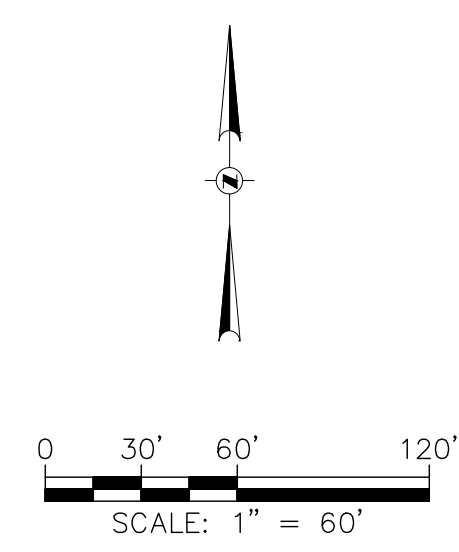
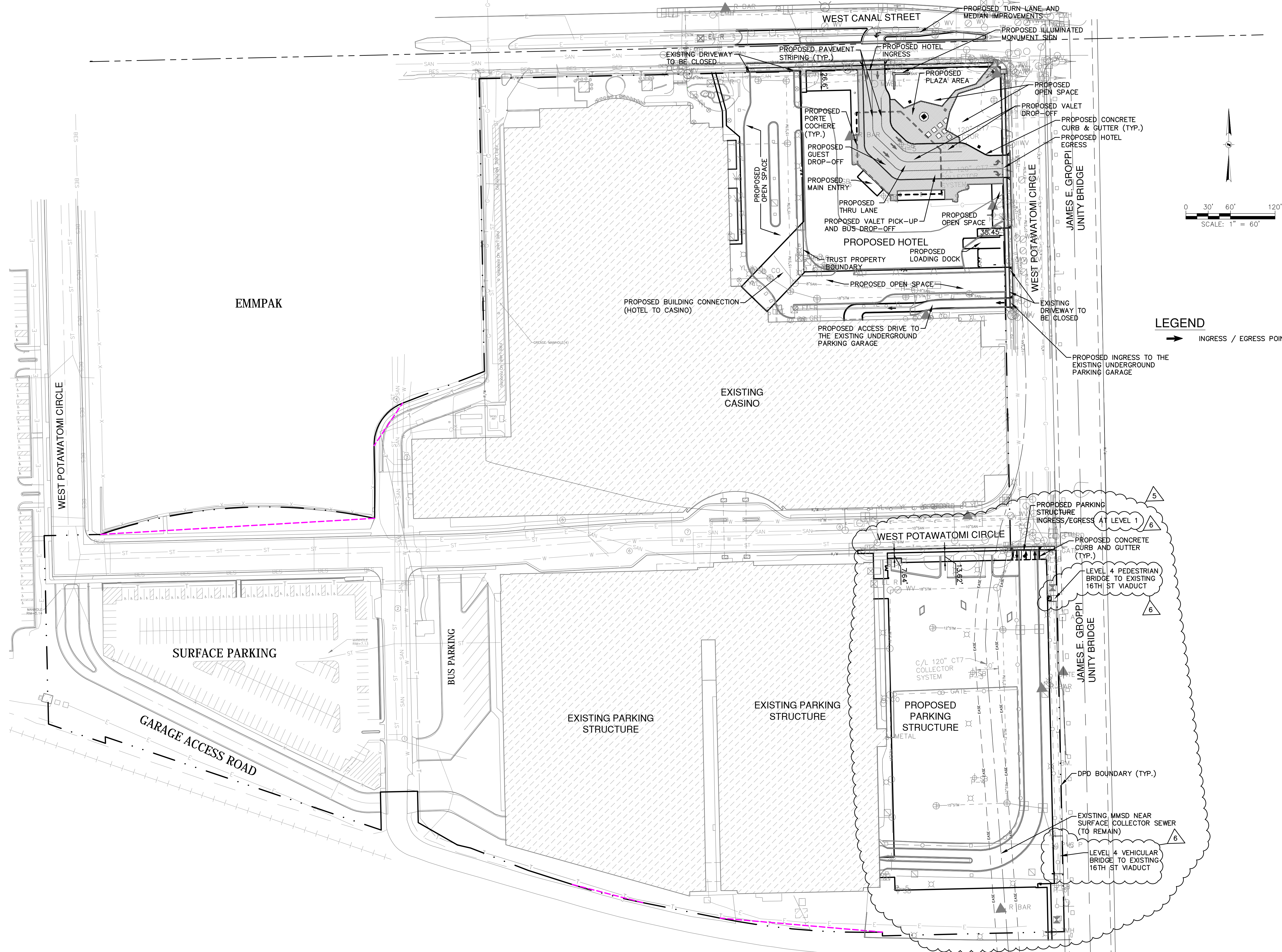
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**EXISTING FACILITIES
SITE PLAN**

Sheet Number
DPD-4

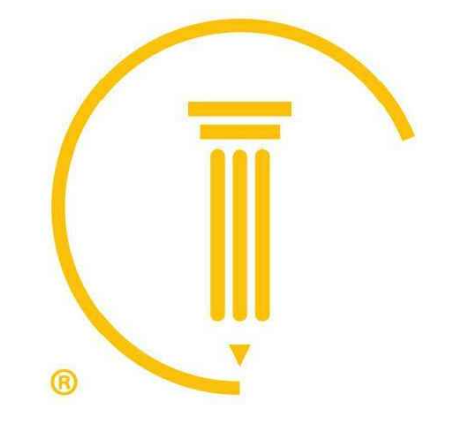
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LEGEND
 → INGRESS / EGRESS POINTS



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Cunningham Group
 Architecture, P.A.
 St. Anthony Main
 201 Main St. SE
 Suite 325
 Minneapolis, MN
 55414
 Tel: 612 379 3400
 Fax: 612 379 4400
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Revisions

No.	Date	Description
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 Drawn By: DMM
 Checked By: SJF
 Comm. No.: 11-0033

Project Title
**Detailed Plan
 Development - Hotel
 and Parking Structure
 Addition**

Sheet Title
**PROPOSED
 FACILITIES SITE PLAN**

Sheet Number
DPD-5

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Suite 325
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55414

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Drawn By: DMM

Checked By: SJF

Comm. No.: 11-0033

Project Title

**Detailed Plan
Development - Hotel
and Parking Structure
Addition**

Sheet Title

**PROPOSED HOTEL
UTILITY PLAN**

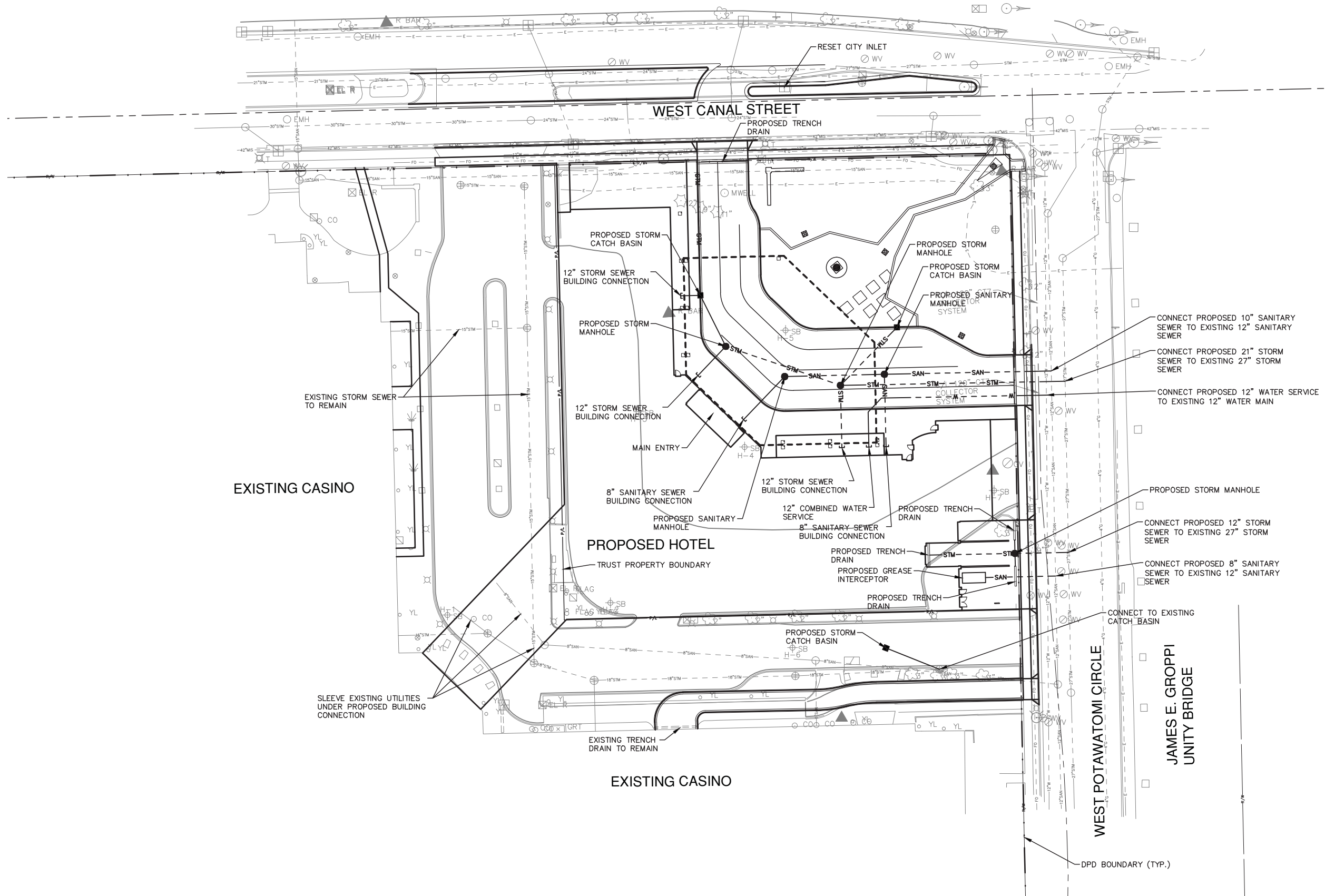
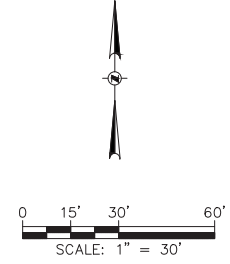
Sheet Number

DPD-6A

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LEGEND

- STM— — — — — PROPOSED STORM SEWER
- SAN— — — — — PROPOSED SANITARY SEWER
- W— — — — — PROPOSED WATER MAIN
- — — — — — PROPOSED CATCH BASIN
- — — — — — PROPOSED MANHOLE



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Cunningham Group
Architecture, P.A.

St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

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PIC / AIC: JTM

Drawn By: DMM

Checked By: SJF

Comm. No.: 11-0033

Project Title

**Detailed Plan
Development - Hotel
and Parking Structure
Addition**

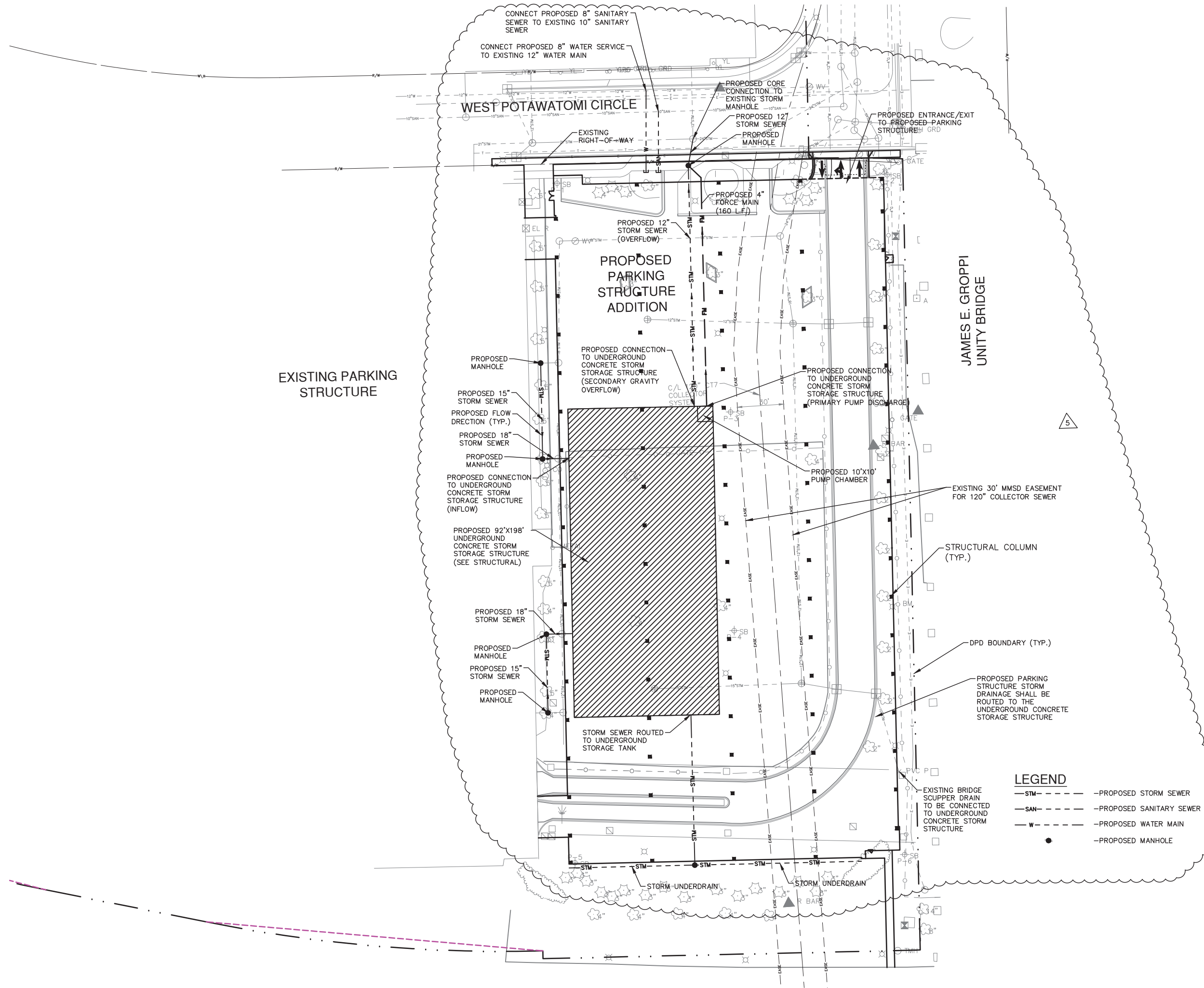
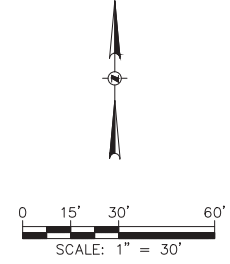
Sheet Title

**PROPOSED PARKING
STRUCTURE UTILITY
PLAN**

Sheet Number

DPD-6B

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Cunningham Group
Architecture, P.A.

St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

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PIC / AIC: JTM

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Checked By: SJF

Comm. No.: 11-0033

Project Title

**Detailed Plan
Development - Hotel
and Parking Structure
Addition**

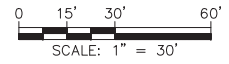
Sheet Title

**PROPOSED HOTEL
GRADING PLAN**

Sheet Number

DPD-7A

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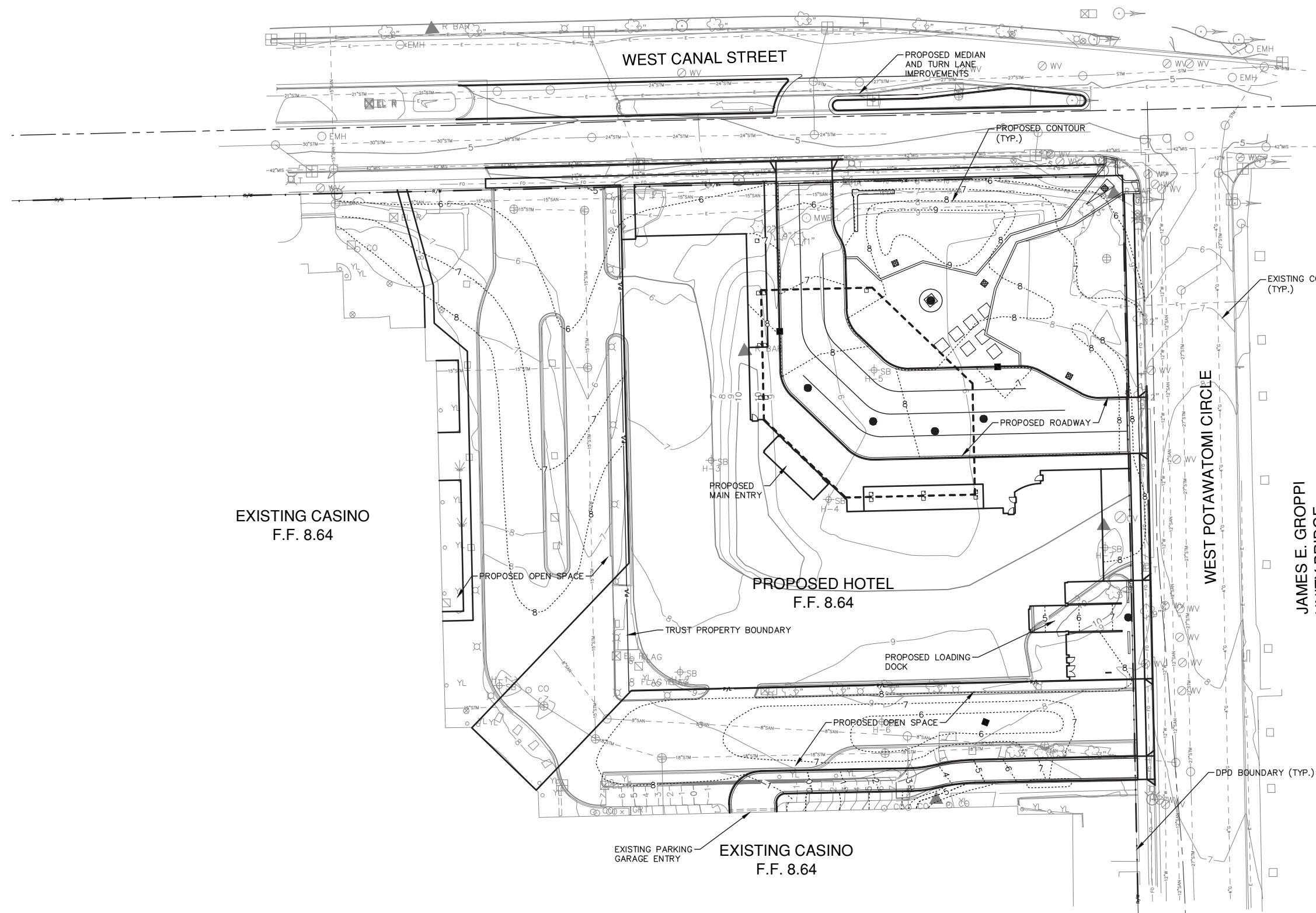


LEGEND

- 100- -EXISTING CONTOUR
-100..... -PROPOSED CONTOUR
- ==== -PROPOSED CONCRETE CURB AND GUTTER
- -PROPOSED CATCH BASIN
- -PROPOSED MANHOLE

GENERAL NOTES

1. ELEVATIONS BASED ON CITY OF MILWAUKEE VERTICAL DATUM. CAN BE CONVERTED TO NORTH AMERICAN VERTICAL DATUM 1929 BY ADDING 580.60.



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EXISTING CASINO
F.F. 8.64

WEST POTAWATOMI CIRCLE

EXISTING PARKING
STRUCTURE
F.F. 5.50

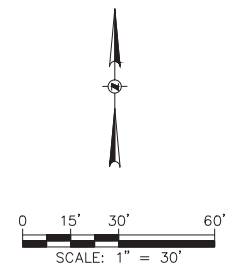
PROPOSED PARKING
STRUCTURE ADDITION
F.F. 5.50

JAMES E. GROPP
UNITY BRIDGE

MATCH SLOPED DECK
OF PROPOSED PARKING
GARAGE

DPD BOUNDARY (TYP.)

C/A 120" CT7
COLLECTOR SYSTEM



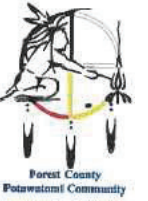
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Cunningham Group
Architecture, P.A.
St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

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Comm. No.:	11-0033

Project Title

**Detailed Plan
Development - Hotel
and Parking Structure
Addition**

Sheet Title

**PROPOSED PARKING
STRUCTURE GRADING
PLAN**

Sheet Number

5
DPD-7B

GENERAL NOTES

1. ELEVATIONS BASED ON CITY OF MILWAUKEE VERTICAL DATUM. CAN BE CONVERTED TO NORTH AMERICAN VERTICAL DATUM 1929 BY ADDING 580.60.

LEGEND

- 100— —EXISTING CONTOUR
- 100--- —PROPOSED CONTOUR
- ==== —PROPOSED CONCRETE CURB AND GUTTER
- —PROPOSED INLET
- —PROPOSED MANHOLE

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Cunningham Group Architecture, P.A.

St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

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Comm. No.:	11-0033

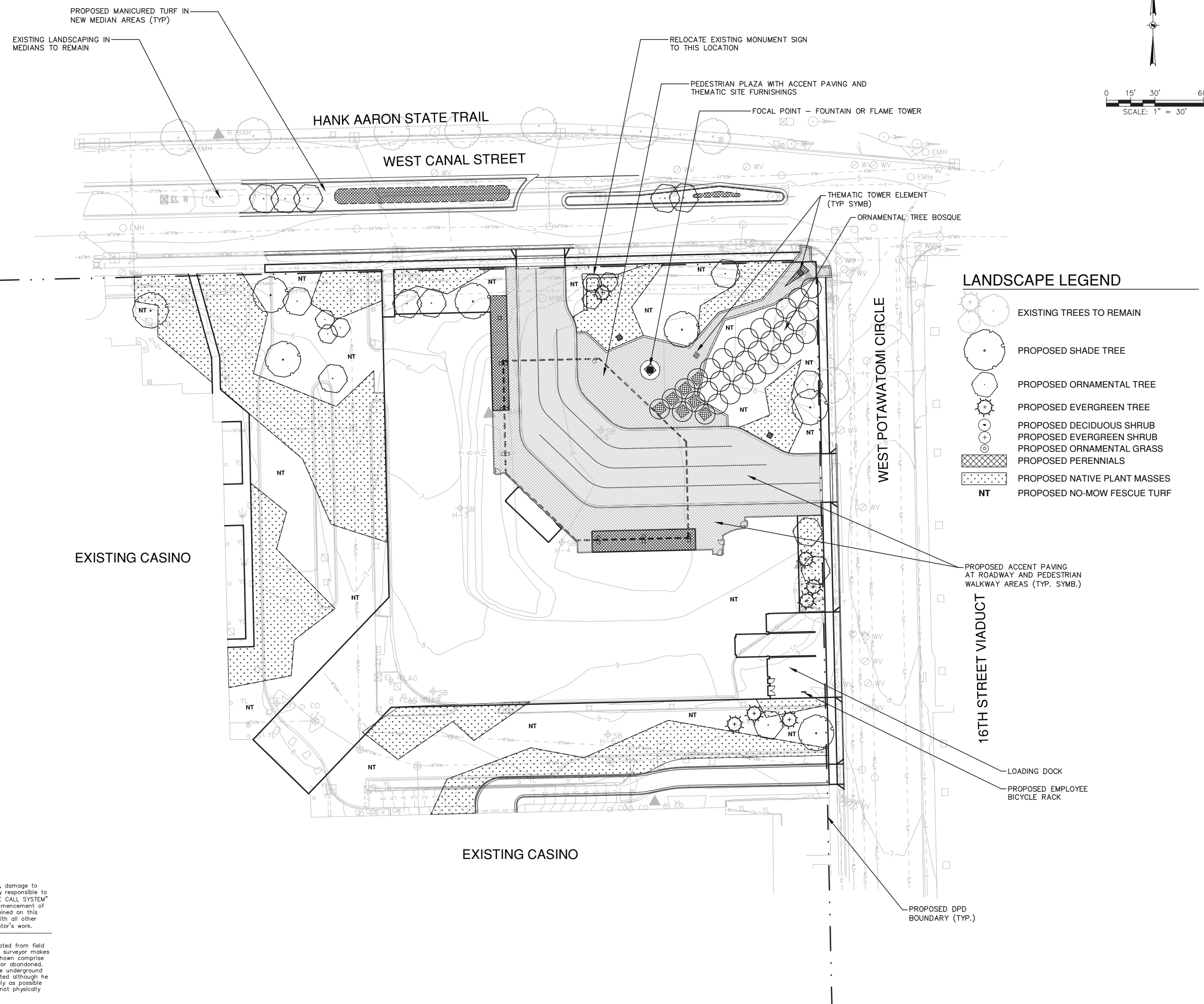
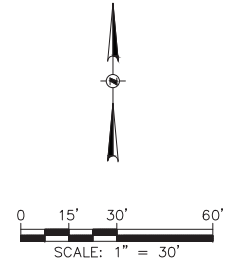
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**Detailed Plan
Development - Hotel
and Parking Structure
Addition**

Sheet Title
**PROPOSED HOTEL
LANDSCAPE PLAN**

Sheet Number

DPD-8A

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LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIALS
- PROPOSED NATIVE PLANT MASSES
- PROPOSED NO-MOW FESCUE TURF

PROPOSED MANICURED TURF IN NEW MEDIAN AREAS (TYP)

EXISTING LANDSCAPING IN MEDIANS TO REMAIN

HANK AARON STATE TRAIL

WEST CANAL STREET

RELOCATE EXISTING MONUMENT SIGN TO THIS LOCATION

PEDESTRIAN PLAZA WITH ACCENT PAVING AND THEMATIC SITE FURNISHINGS

FOCAL POINT - FOUNTAIN OR FLAME TOWER

THEMATIC TOWER ELEMENT (TYP SYMB)

ORNAMENTAL TREE BOSQUE

WEST POTAWATOMI CIRCLE

EXISTING CASINO

EXISTING CASINO

PROPOSED ACCENT PAVING AT ROADWAY AND PEDESTRIAN WALKWAY AREAS (TYP. SYMB.)

16TH STREET VIADUCT

LOADING DOCK

PROPOSED EMPLOYEE BICYCLE RACK

PROPOSED DPD BOUNDARY (TYP.)

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

L:\sdc01120110076-01\CAD\Site\dwg\DPD08C_00_DP08A_Proposed Hotel Landscape Plan.dwg, 3/27/2012 9:28:41 AM, 1/20, DWG to PDF.pcl



CUNNINGHAM GROUP

Cunningham Group Architecture, P.A.

St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

www.cunningham.com

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Revisions

No.	Date	Description
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Document Phase:

Date: 03/27/12

PIC / AIC: JTM

Drawn By: DMM

Checked By: SJF

Comm. No.: 11-0033

Project Title

Detailed Plan
Development - Hotel
and Parking Structure
Addition

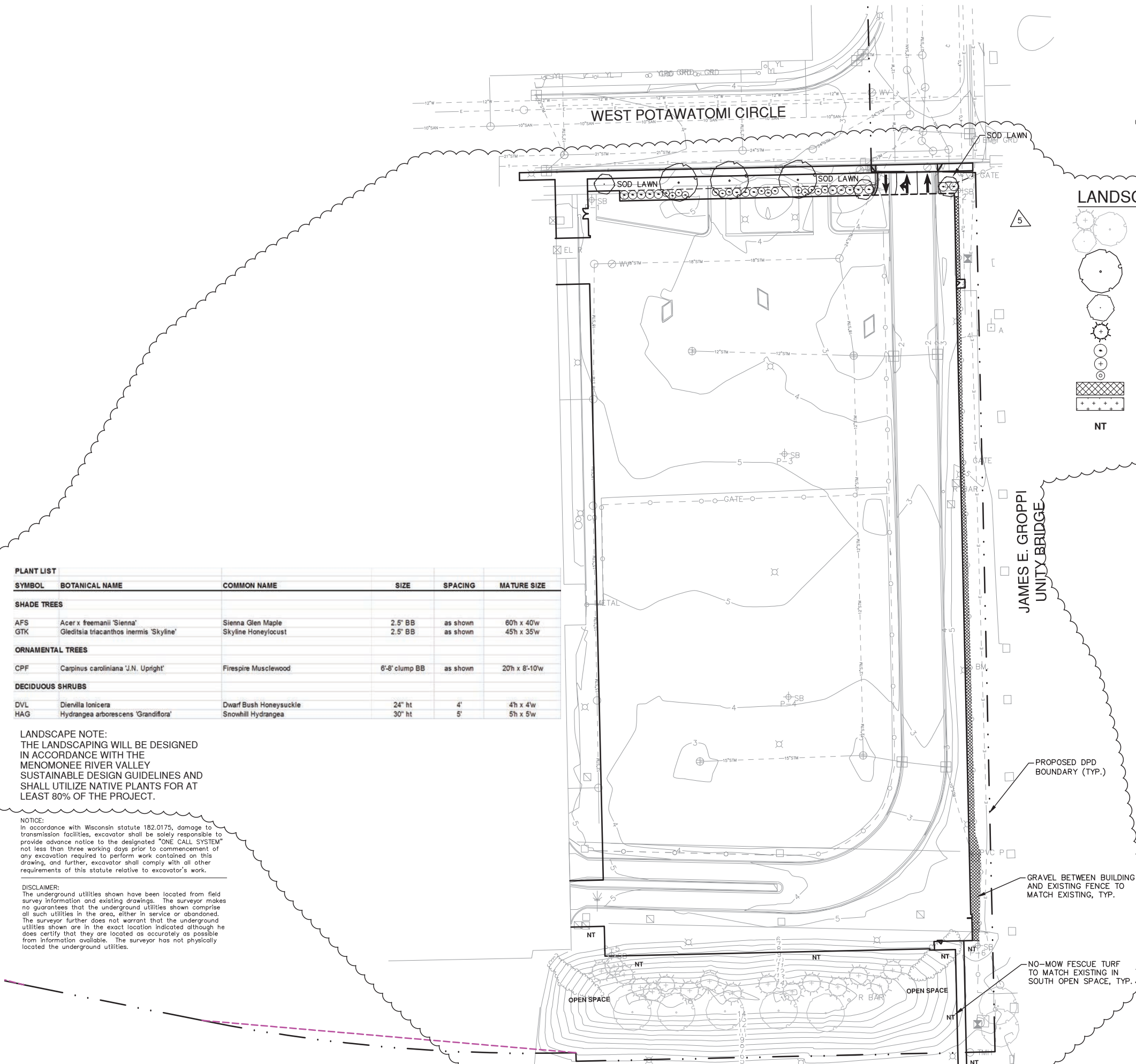
Sheet Title

PROPOSED PARKING
STRUCTURE
LANDSCAPE PLAN

Sheet Number

5
DPD-8B

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LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIALS
- PROPOSED ENHANCED NATIVE SEED MIX
- PROPOSED NO-MOW FESCUE TURF

PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
SHADE TREES					
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5' BB	as shown	60h x 40w
GTK	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2.5' BB	as shown	45h x 35w
ORNAMENTAL TREES					
CPF	Carpinus caroliniana 'J.N. Upright'	Firespire Musclemwood	6'-8' clump BB	as shown	20h x 8'-10w
DECIDUOUS SHRUBS					
DVL	Diervilla lonicera	Dwarf Bush Honeysuckle	24" ht	4'	4h x 4w
HAG	Hydrangea arborescens 'Grandiflora'	Snowhill Hydrangea	30" ht	5'	5h x 5w

LANDSCAPE NOTE:
THE LANDSCAPING WILL BE DESIGNED
IN ACCORDANCE WITH THE
MENOMONEE RIVER VALLEY
SUSTAINABLE DESIGN GUIDELINES AND
SHALL UTILIZE NATIVE PLANTS FOR AT
LEAST 80% OF THE PROJECT.

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to
transmission facilities, excavator shall be solely responsible to
provide advance notice to the designated "ONE CALL SYSTEM"
not less than three working days prior to commencement of
any excavation required to perform work contained on this
drawing, and further, excavator shall comply with all other
requirements of this statute relative to excavator's work.

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survey information and existing drawings. The surveyor makes
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located the underground utilities.

JAMES E. GROPP
UNITY BRIDGE

PROPOSED DPD
BOUNDARY (TYP.)

GRAVEL BETWEEN BUILDING
AND EXISTING FENCE TO
MATCH EXISTING, TYP.

NO-MOW FESCUE TURF
TO MATCH EXISTING IN
SOUTH OPEN SPACE, TYP.

OPEN SPACE

OPEN SPACE

L:\2011\1201\1070-01\CAD\DWG\DPD\C_00_DP8-8B_Proposed Parking Structure Landscape Plan.dwg, 8/2/2013 11:05:50 AM, 1501, DWG To PDF, p23



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GROUP**

Cunningham Group
Architecture, P.A.
St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

www.cunningham.com

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Revisions

No.	Date	Description
2	04/04/13	Revision #2
3	04/18/13	Revision #3
4	04/22/13	Revision #4

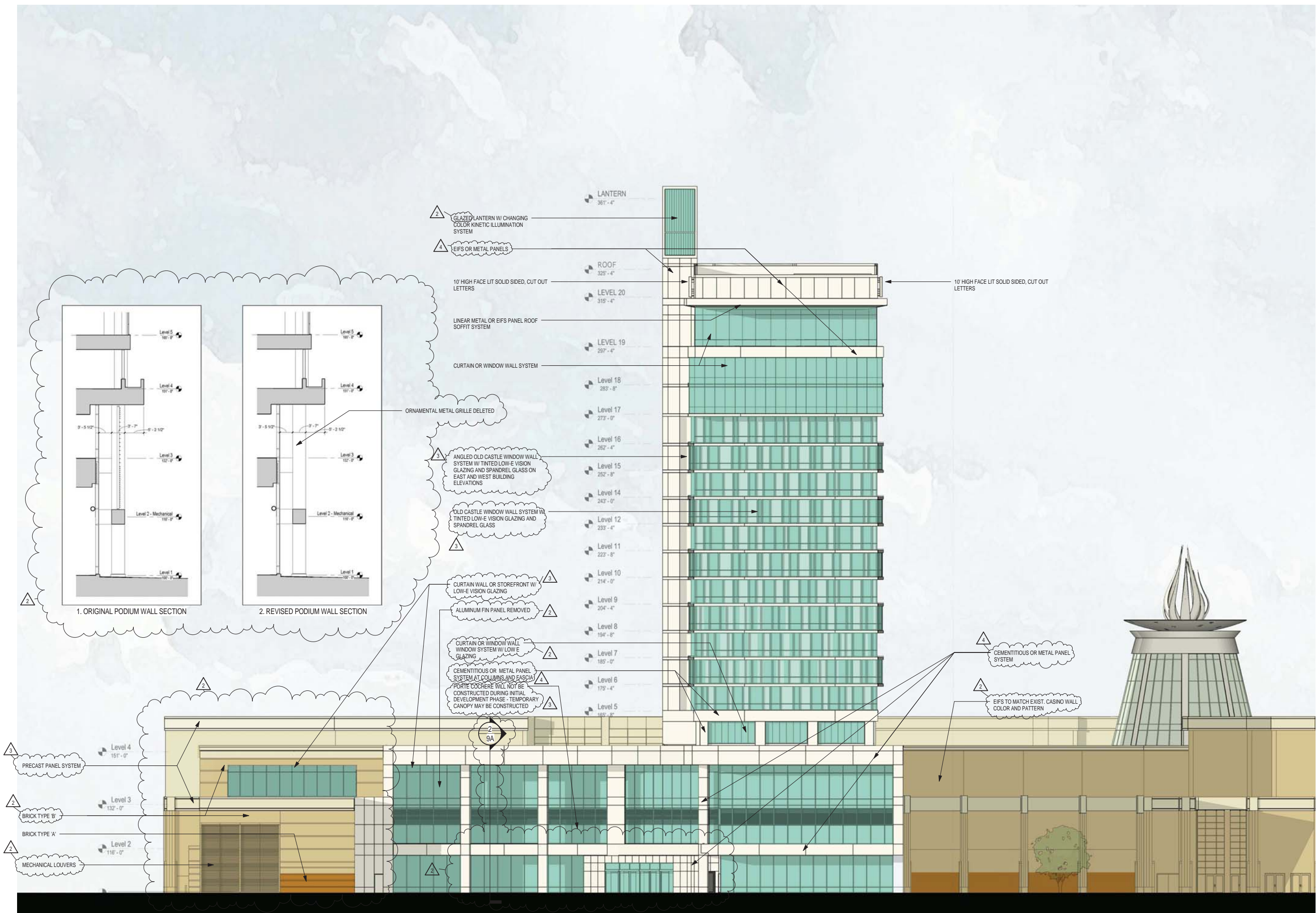
Document Phase:	DD
Date:	03/27/2012
PIC / AIC:	JWC
Drawn By:	Author
Checked By:	Checker
Comm. No.:	11-0033

Project Title
**POTAWATOMI HOTEL
PHASE 1**

Sheet Title
**Proposed North
Building Elevation -
Hotel**

Sheet Number
DPD-9A

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**CUNNINGHAM
GROUP**

Cunningham Group
Architecture, P.A.
St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

www.cunningham.com

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3	04/18/13	Revision #3
4	04/22/13	Revision #4

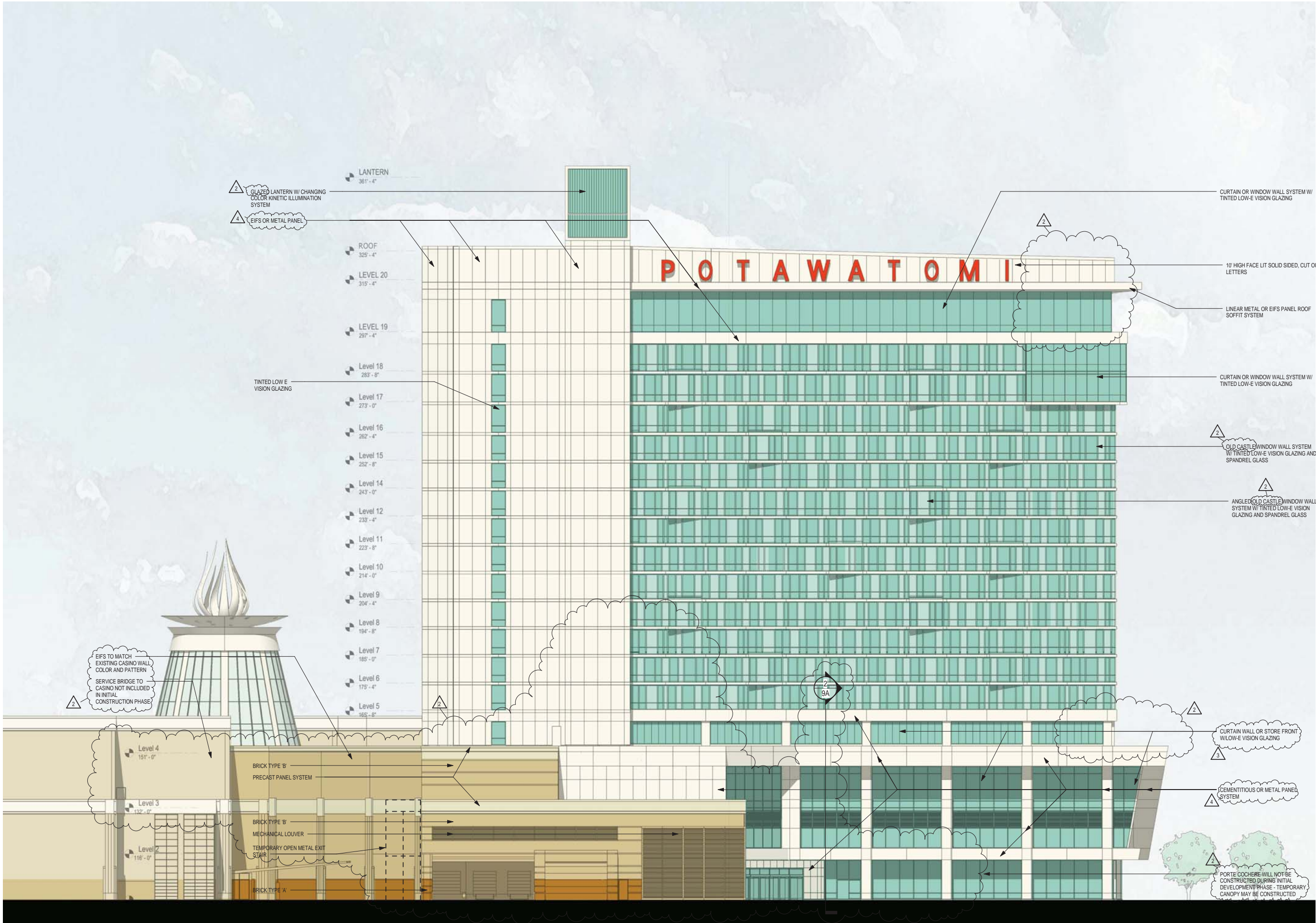
Document Phase:	DD
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PIC / A/C:	JWC
Drawn By:	Author
Checked By:	Checker
Comm. No.:	11-0033

Project Title
**POTAWATOMI HOTEL
PHASE 1**

Sheet Title
**Proposed East Building
Elevation - Hotel**

Sheet Number **2**
DPD-9B

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LANTERN
361' - 4"

GLAZED LANTERN W/ CHANGING
COLOR KINETIC ILLUMINATION
SYSTEM

EIFS OR METAL PANEL

- ROOF
325' - 4"
- LEVEL 20
315' - 4"
- LEVEL 19
297' - 4"
- Level 18
283' - 8"
- Level 17
273' - 0"
- Level 16
262' - 4"
- Level 15
252' - 8"
- Level 14
243' - 0"
- Level 12
233' - 4"
- Level 11
223' - 8"
- Level 10
214' - 0"
- Level 9
204' - 4"
- Level 8
194' - 8"
- Level 7
185' - 0"
- Level 6
175' - 4"
- Level 5
165' - 8"
- Level 4
151' - 0"
- Level 3
132' - 0"
- Level 2
116' - 0"

POTAWATOMI

CURTAIN OR WINDOW WALL SYSTEM W/
TINTED LOW-E VISION GLAZING

10' HIGH FACE LIT SOLID SIDED, CUT OUT
LETTERS

LINEAR METAL OR EIFS PANEL ROOF
SOFFIT SYSTEM

CURTAIN OR WINDOW WALL SYSTEM W/
TINTED LOW-E VISION GLAZING

OLD CASTLE WINDOW WALL SYSTEM
W/ TINTED LOW-E VISION GLAZING AND
SPANDREL GLASS

ANGLED OLD CASTLE WINDOW WALL
SYSTEM W/ TINTED LOW-E VISION
GLAZING AND SPANDREL GLASS

EIFS TO MATCH
EXISTING CASINO WALL
COLOR AND PATTERN

SERVICE BRIDGE TO
CASINO NOT INCLUDED
IN INITIAL
CONSTRUCTION PHASE

BRICK TYPE 'B'
PRECAST PANEL SYSTEM

BRICK TYPE 'B'
MECHANICAL LOUVER

TEMPORARY OPEN METAL EXIT
STAIR

BRICK TYPE 'A'

CURTAIN WALL OR STORE FRONT
W/ LOW-E VISION GLAZING

CEMENTITIOUS OR METAL PANEL
SYSTEM

PORTE COCHERE WILL NOT BE
CONSTRUCTED DURING INITIAL
DEVELOPMENT PHASE - TEMPORARY
CANOPY MAY BE CONSTRUCTED



**CUNNINGHAM
GROUP**

Cunningham Group
Architecture, P.A.
St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

www.cunningham.com

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Project Title

**POTAWATOMI HOTEL
PHASE 1**

Sheet Title

**Proposed South
Building Elevation -
Hotel**

Sheet Number

DPD-9C

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GROUP**

Cunningham Group
Architecture, P.A.
St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

www.cunningham.com

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Comm. No.:	11-0033

Project Title

**POTAWATOMI HOTEL
PHASE 1**

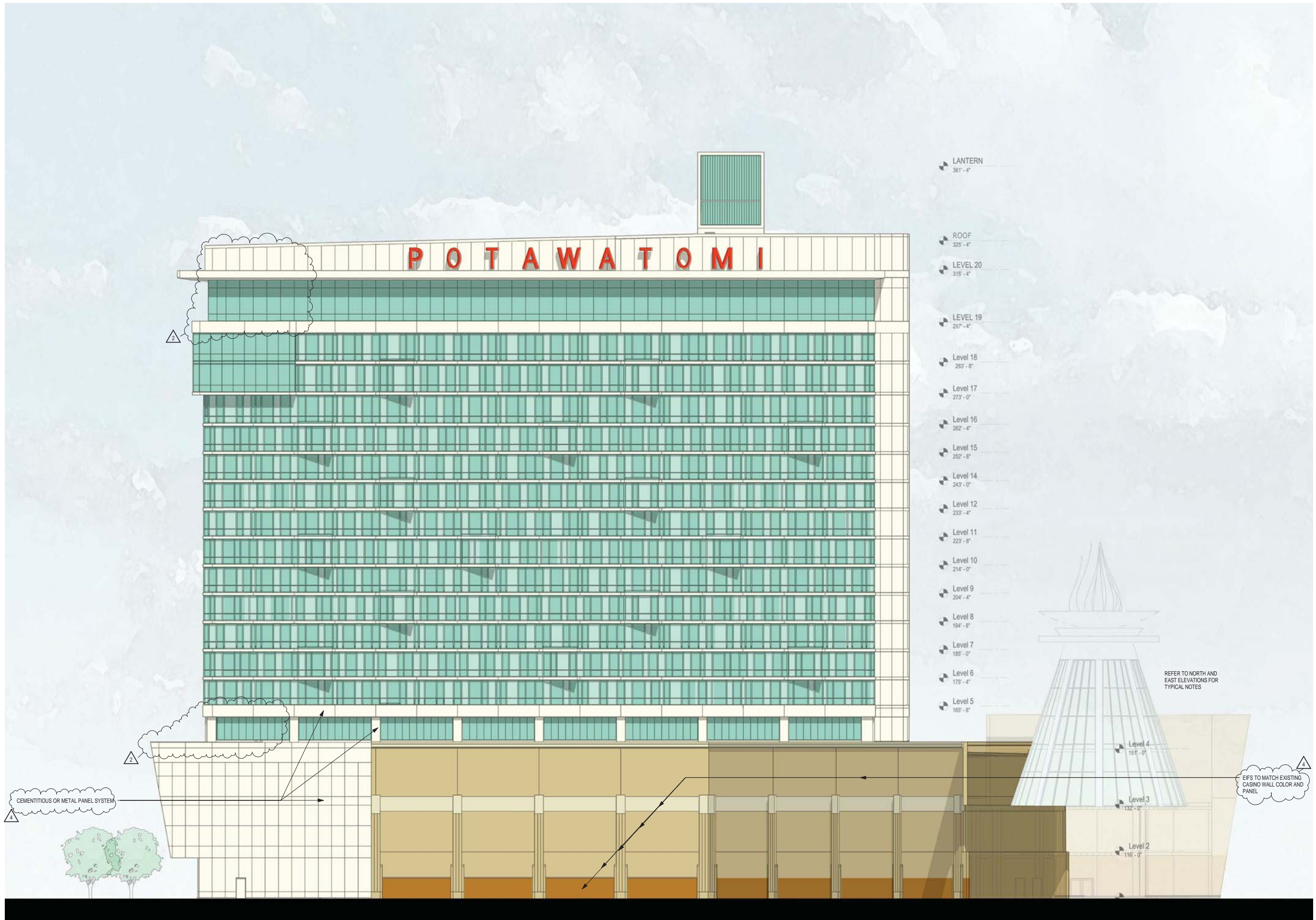
Sheet Title

**Proposed West Building
Elevation - Hotel**

Sheet Number

DPD-9D

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Cunningham Group
Architecture, P.A.

St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

www.cunningham.com

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Project Title

**POTAWATOMI HOTEL
PHASE 1**

Sheet Title

**Proposed Hotel
Perspective**

Sheet Number

DPD-9E



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Cunningham Group
Architecture, P.A.
St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414

Tel: 612 379 3400
Fax: 612 379 4400

www.cunningham.com

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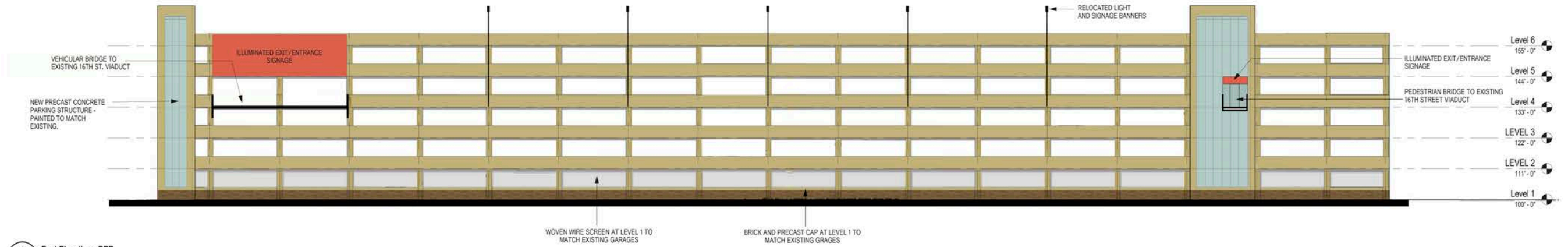
Project Title
**Detailed Plan
Development - Hotel
and Parking Structure
Addition**

Sheet Title
**PROPOSED
ELEVATIONS -
PARKING STRUCTURE**

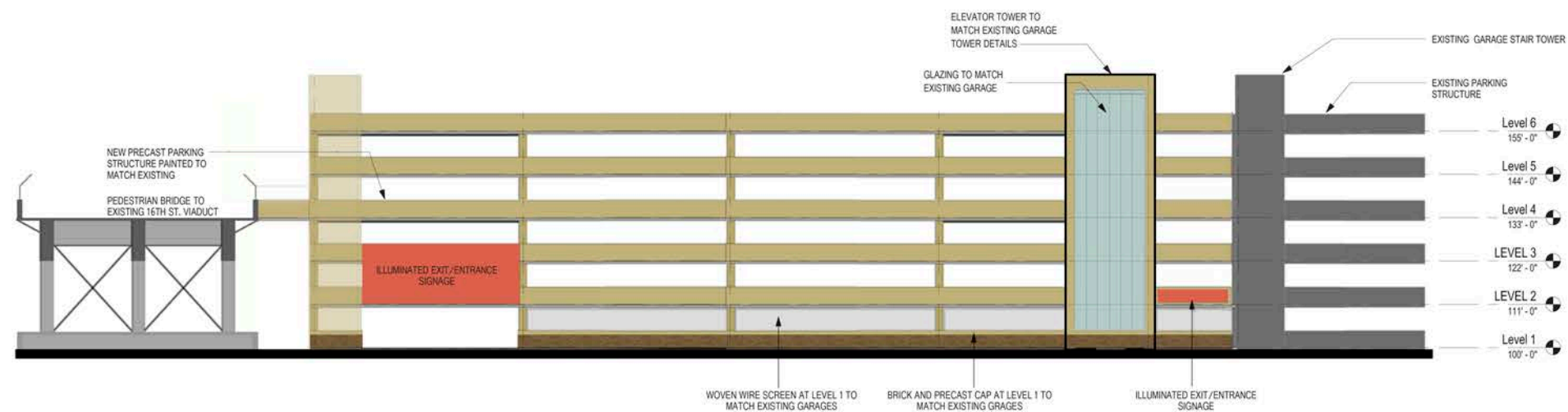
Sheet Number

DPD-9F

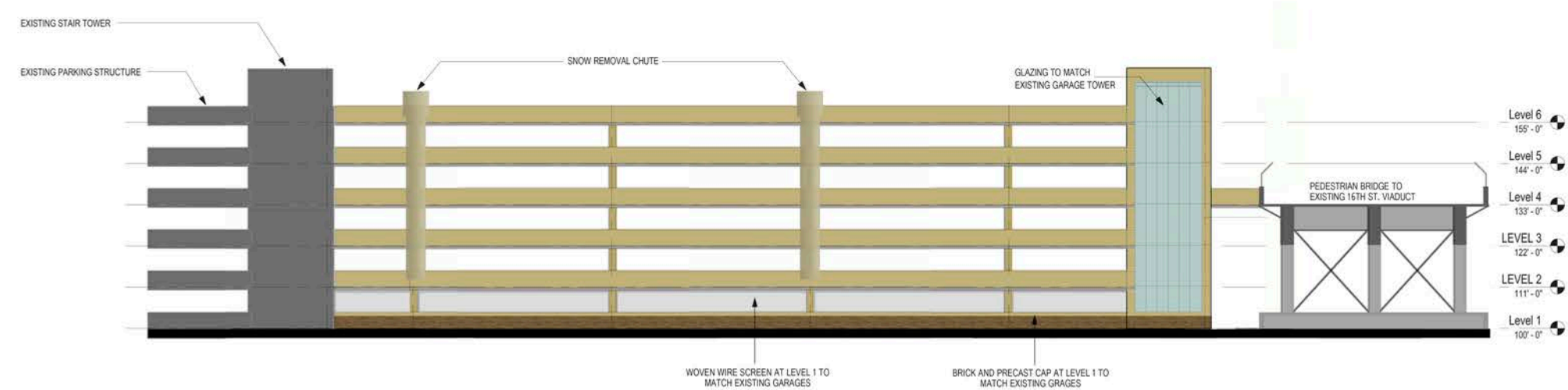
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1 East Elevation - DPD
DPD 9F
1" = 20'-0"



2 North Elevation - DPD
DPD 9F
1" = 20'-0"



3 South Elevation - DPD
DPD 9F
1" = 20'-0"

5

5

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Cunningham Group
Architecture, P.A.
St. Anthony Main
201 Main St. SE
Suite 325
Minneapolis, MN
55414
Tel: 612 379 3400
Fax: 612 379 4400
www.cunningham.com

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Project Title

**Detailed Plan
Development - Hotel
and Parking Structure
Addition**

Sheet Title

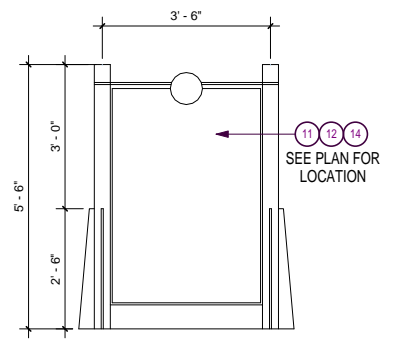
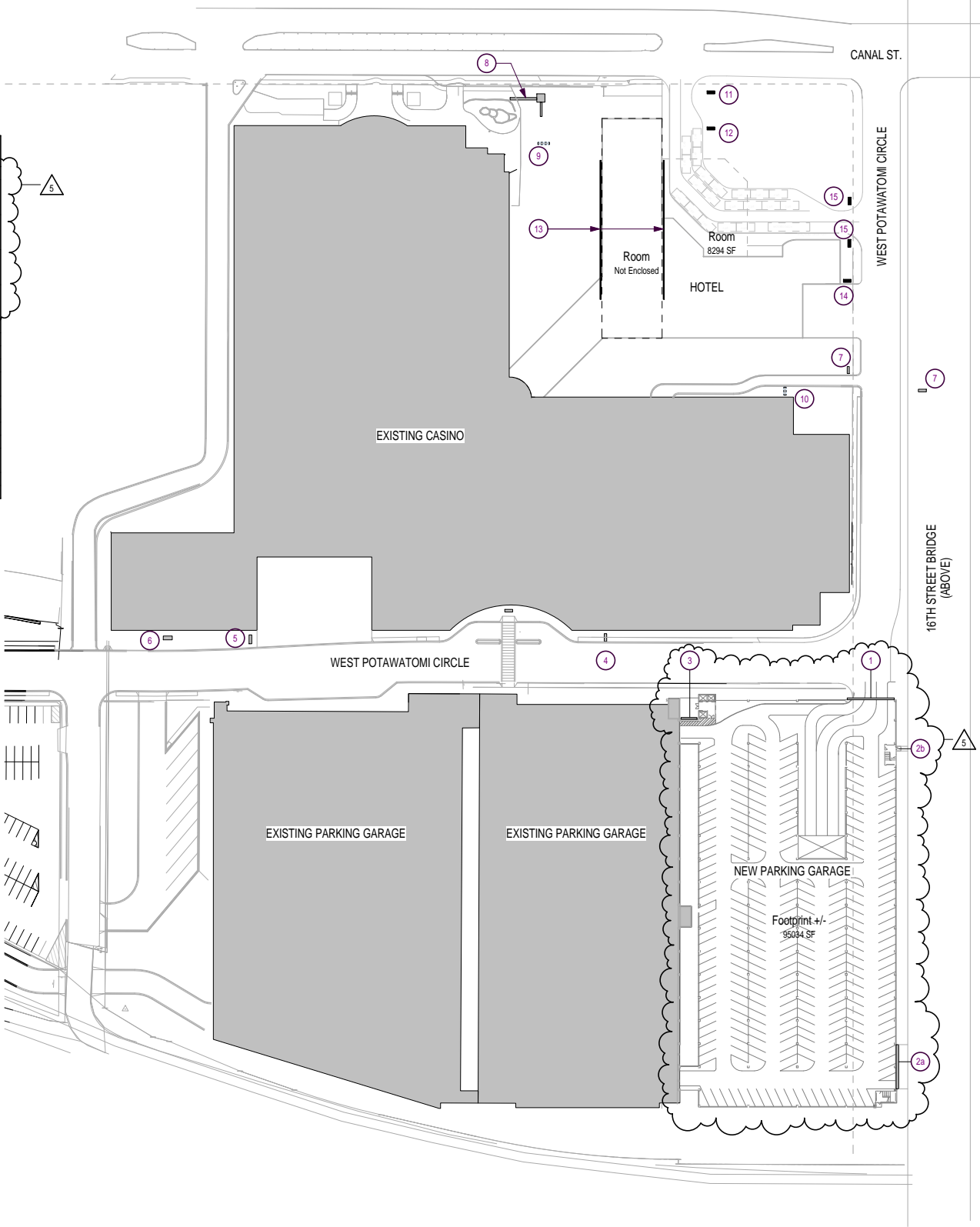
**PROPOSED SITE
SIGNAGE AND
DETAILS PLAN**

Sheet Number

DPD-10

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#	SIGN TYPE
1	NEW - ILLUMINATED PARKING GARAGE BUILDING SIGN OVER ON-GRADE VEHICULAR ENTRANCE/EXIT
2a	NEW - ILLUMINATED PARKING GARAGE SIGN OVER LEVEL 4 VEHICULAR ENTRANCE/EXIT SIGN FROM 16TH ST VIADUCT
2b	NEW - ILLUMINATED PARKING GARAGE SIGN OVER LEVEL 4 PEDESTRIAN ENTRANCE/EXIT SIGN FROM 16TH ST VIADUCT
3	NEW - ILLUMINATED PARKING GARAGE BUILDING SIGN OVER ON-GRADE PEDESTRIAN ENTRANCE/EXIT SIGN TO ELEVATOR CORE
4	EXISTING - TAXI SIGN
5	EXISTING - LOADING DOCK SIGN
6	EXISTING - EMPLOYEE ENTRANCE
7	EXISTING - VALET SIGN
8	EXISTING - MONUMENT SIGN AND LANTERN, INTERNALLY LIT.
9	VALET SIGN - REMOVE
10	TAXI SIGN - REMOVE
11	NEW - HOTEL ENTRANCE SIGN
12	NEW - VALET SIGN
13	NEW - BUILDING SIGN "POTAWATOMI" SIGN AT TOP OF BUILDING
14	NEW - LOADING DOCK SIGN
15	NEW - STOP SIGN



NOTE:
NEW SITE SIGNAGE TO MATCH EXISTING SITE SIGN PROPORTIONS, DETAILS AND MATERIALS.

2 Sign Elevation
DPD-10/ 1/2" = 1'-0"

1 Signage Site Plan
DPD-10/ 1" = 80'-0"

H:\110333\Main\03_Development\Plan\Signage\DPD-10.dwg
8/20/12 4:13:48 PM
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