



ADMIRAL'S WHARF

234 S. Water Street
Milwaukee, WI 53204



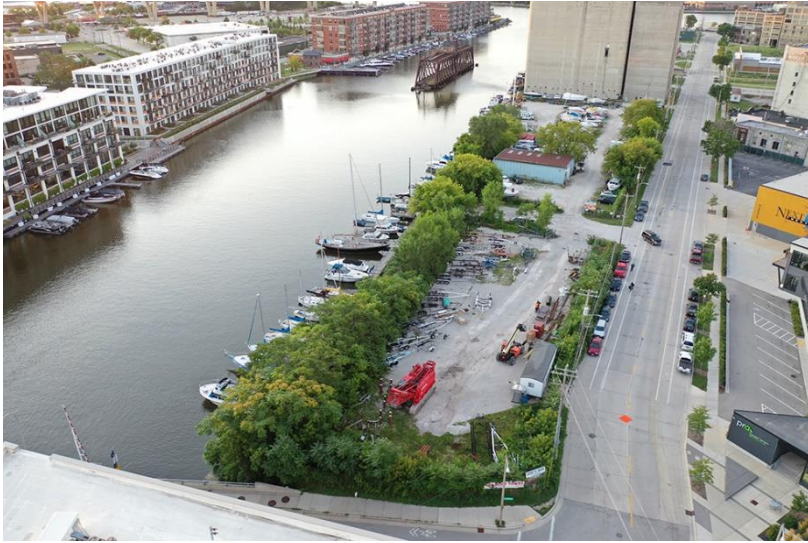
Building:

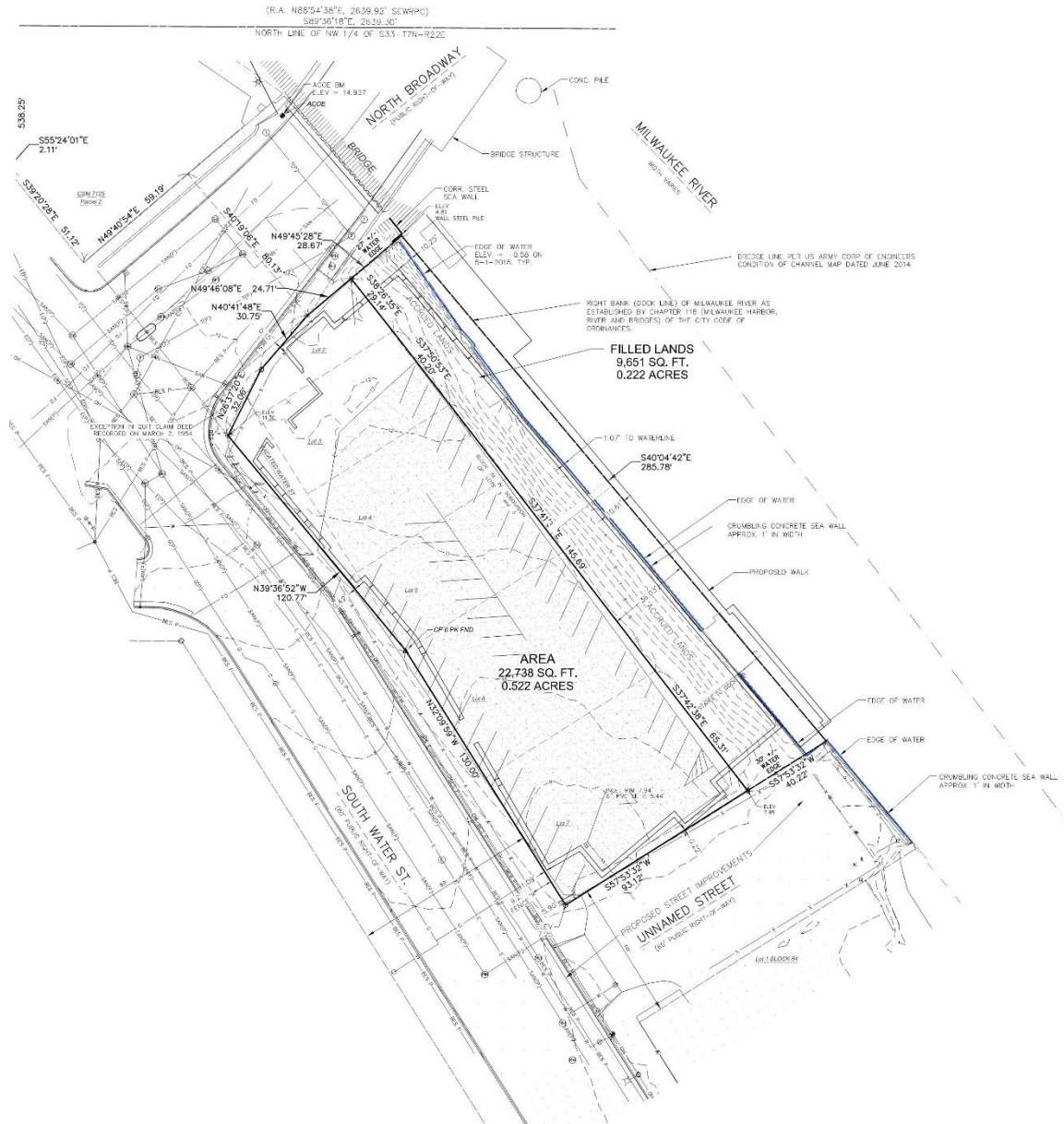
- 11 Story, mixed-use multifamily residential building
- 133 Apartment units
 - Studio: 28 units
 - 1 Bedroom + Den: 35 units
 - 2 Bedroom: 49 units
 - 2 Bedroom + Den: 14 units
 - 3 Bedroom Penthouses: 7 units
- 3 floors of parking: 138 parking spaces
- 8 floors of residential apartments
- 2,947 square feet of commercial/retail space
- 264,771 overall building square feet



Riverwalk:

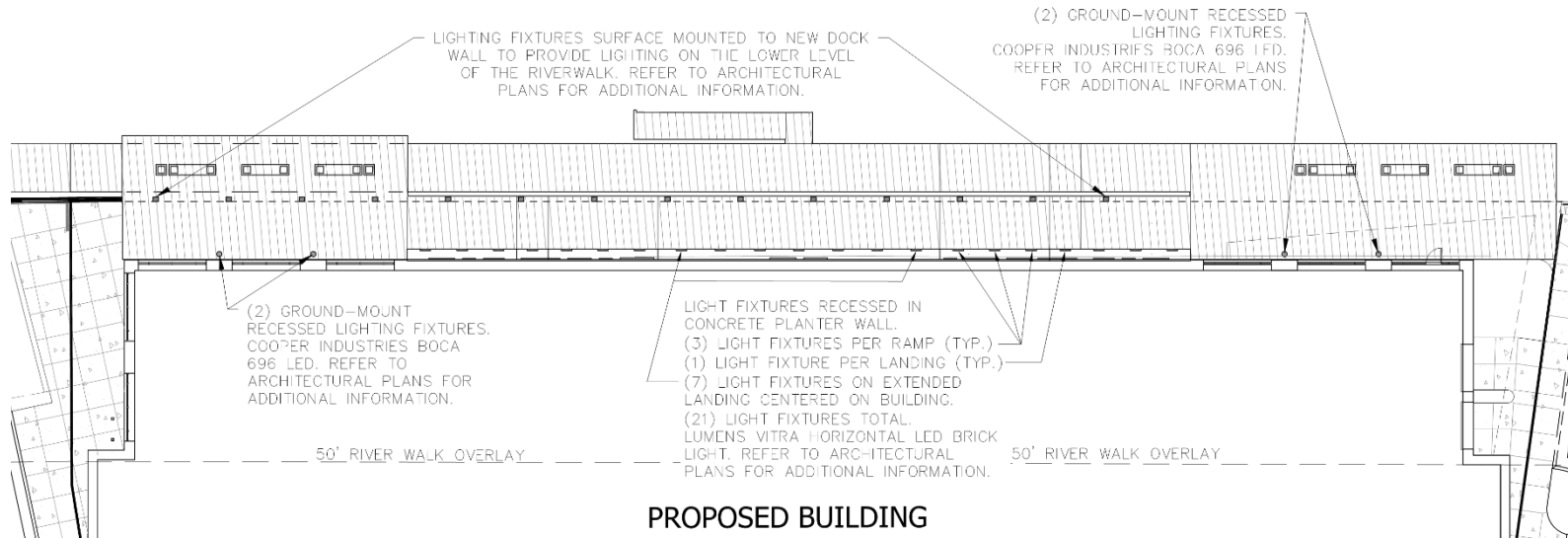
- 4,800 square feet of added Riverwalk
- About 3,000 square feet on land, 1,800 over the River
- Will connect under the existing Water Street bridge
- Pedestrian Connection at Oregon Street will be via new sidewalk
- 2 expanded portions for public use and gathering
- Floating boat piers will be installed for a total of 18 boat slip rentals





Plat of Survey

MILWAUKEE RIVER



PROPOSED BUILDING



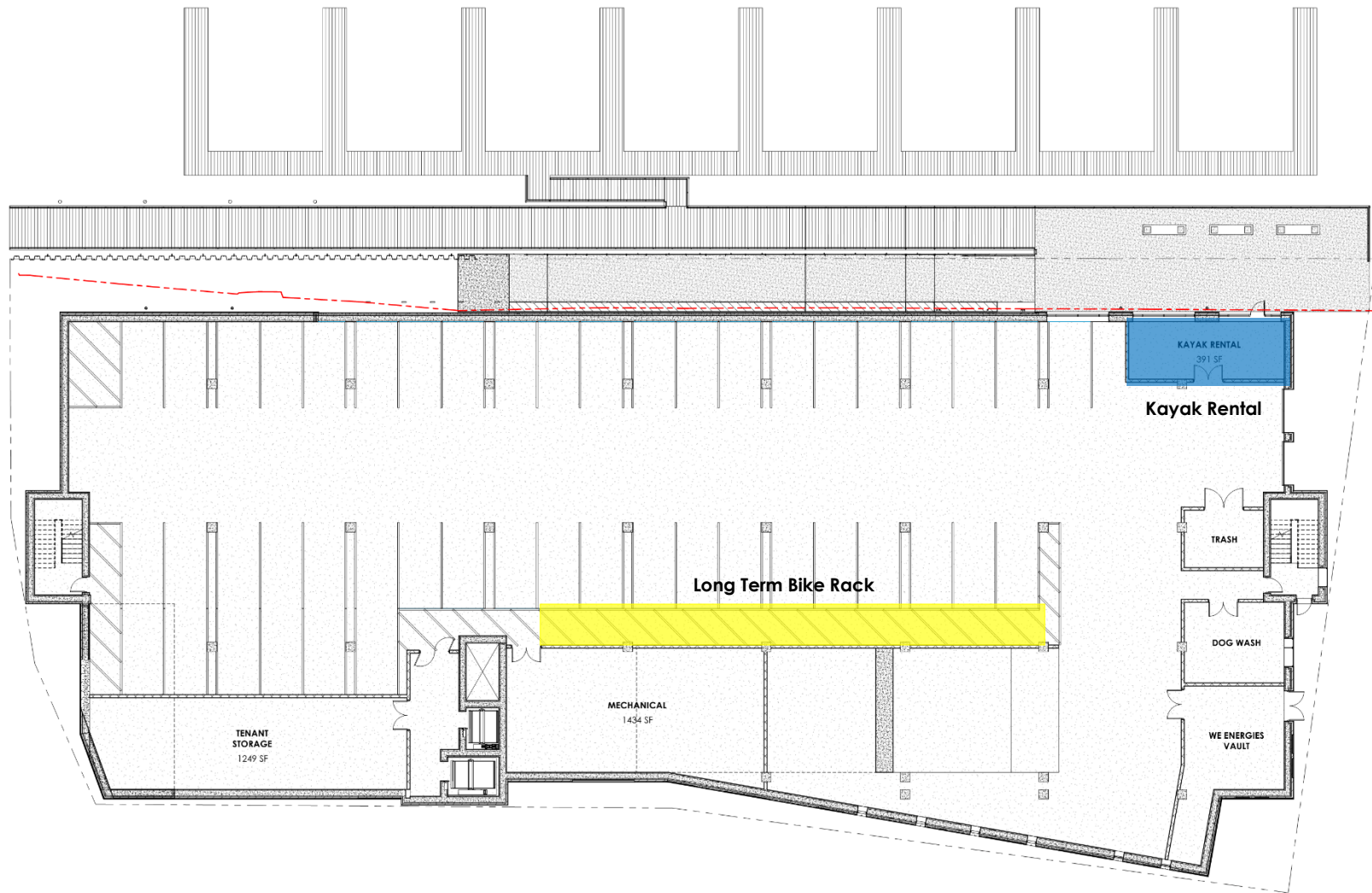
Ground Mount
Recessed Lights



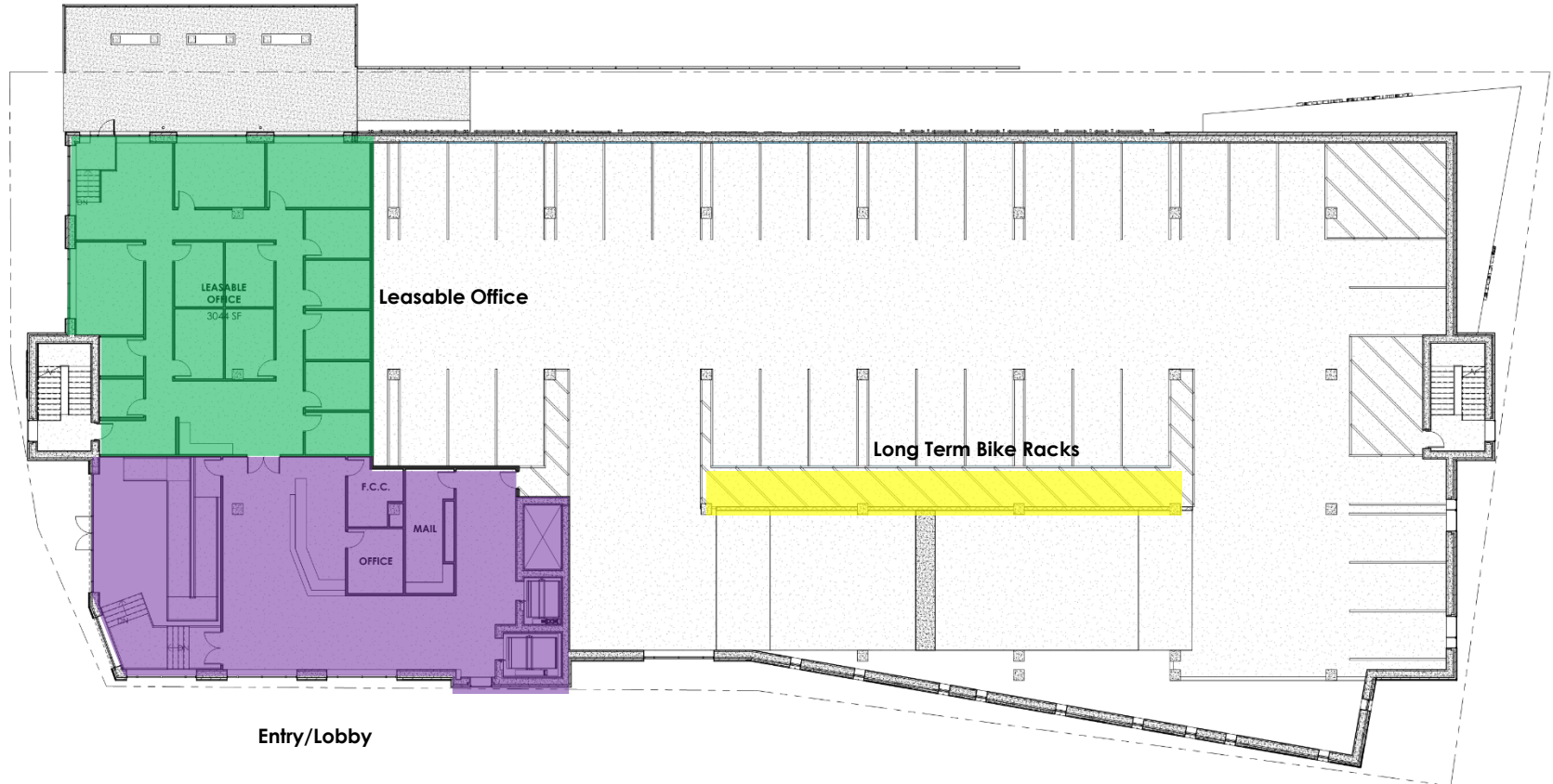
Brick Light recessed
in concrete planter
wall



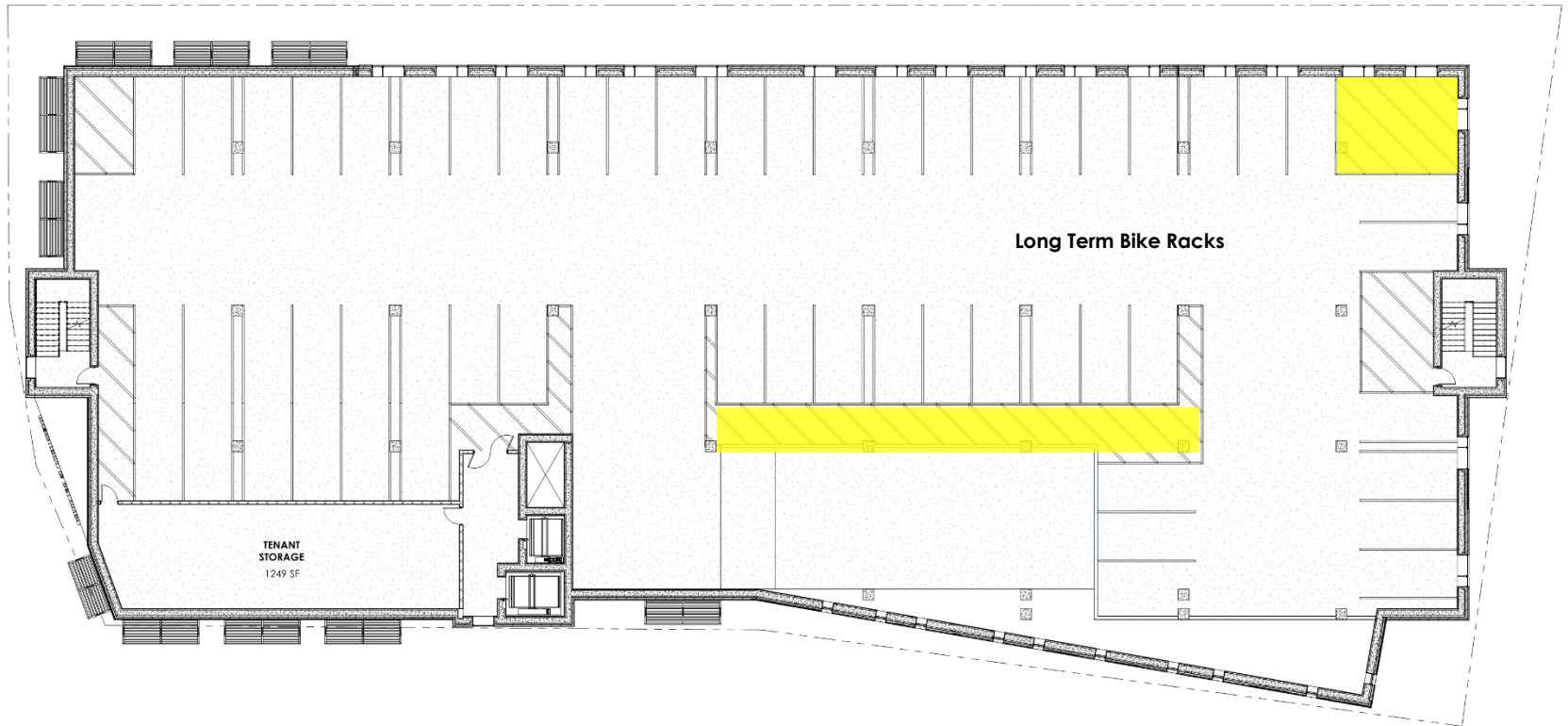
Dock wall surface
mounted fixture



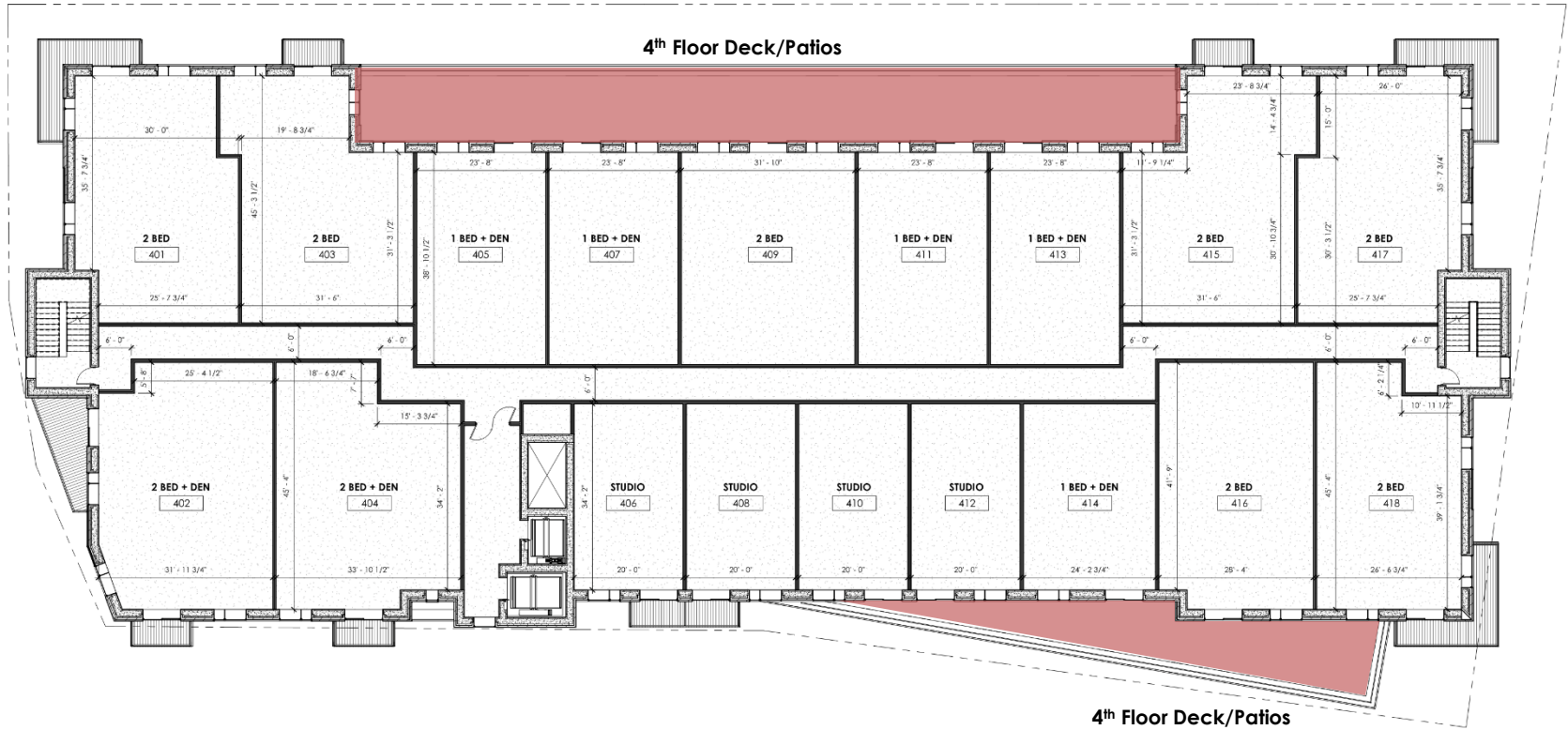
First Floor Plan



Second Floor Plan



Third Floor Plan

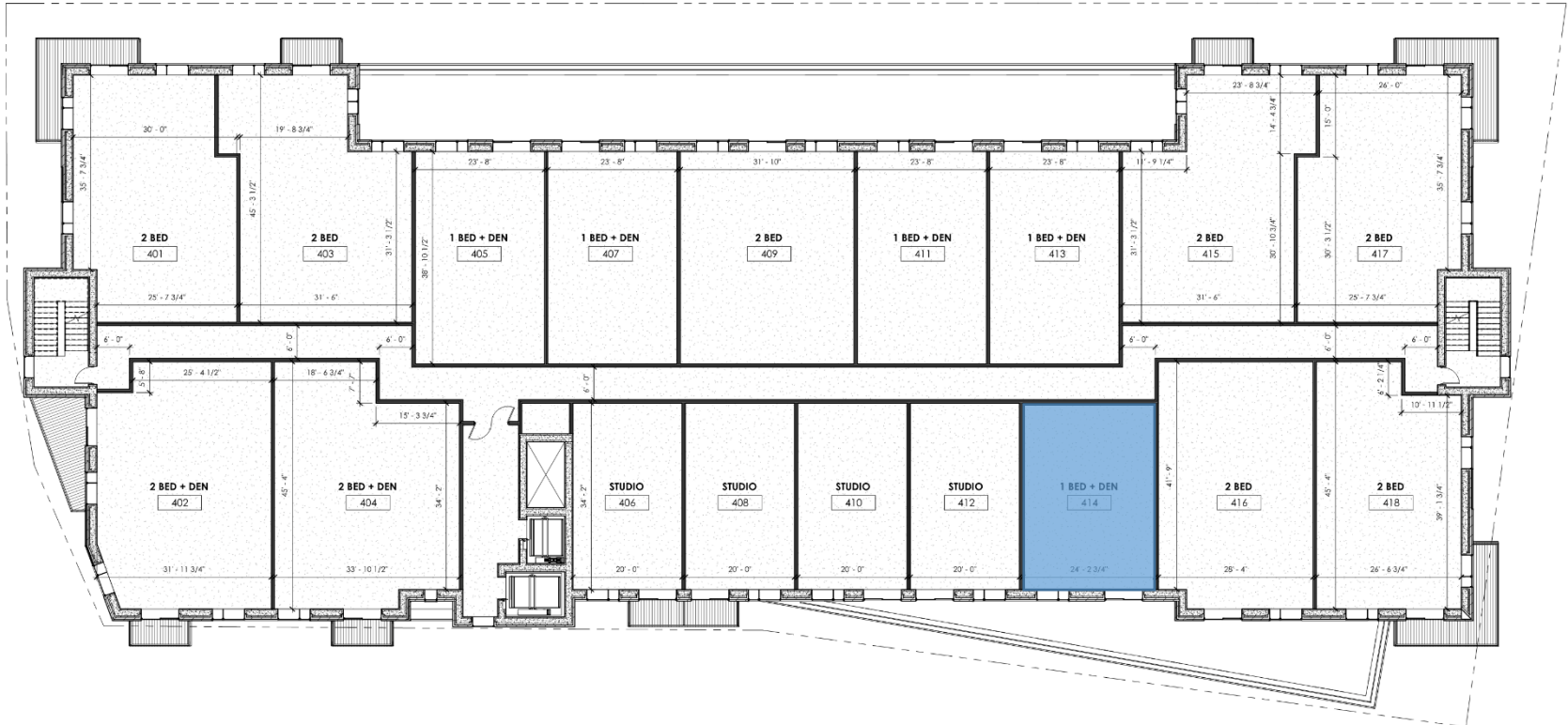


Fourth-Tenth Floor Plan

Studio



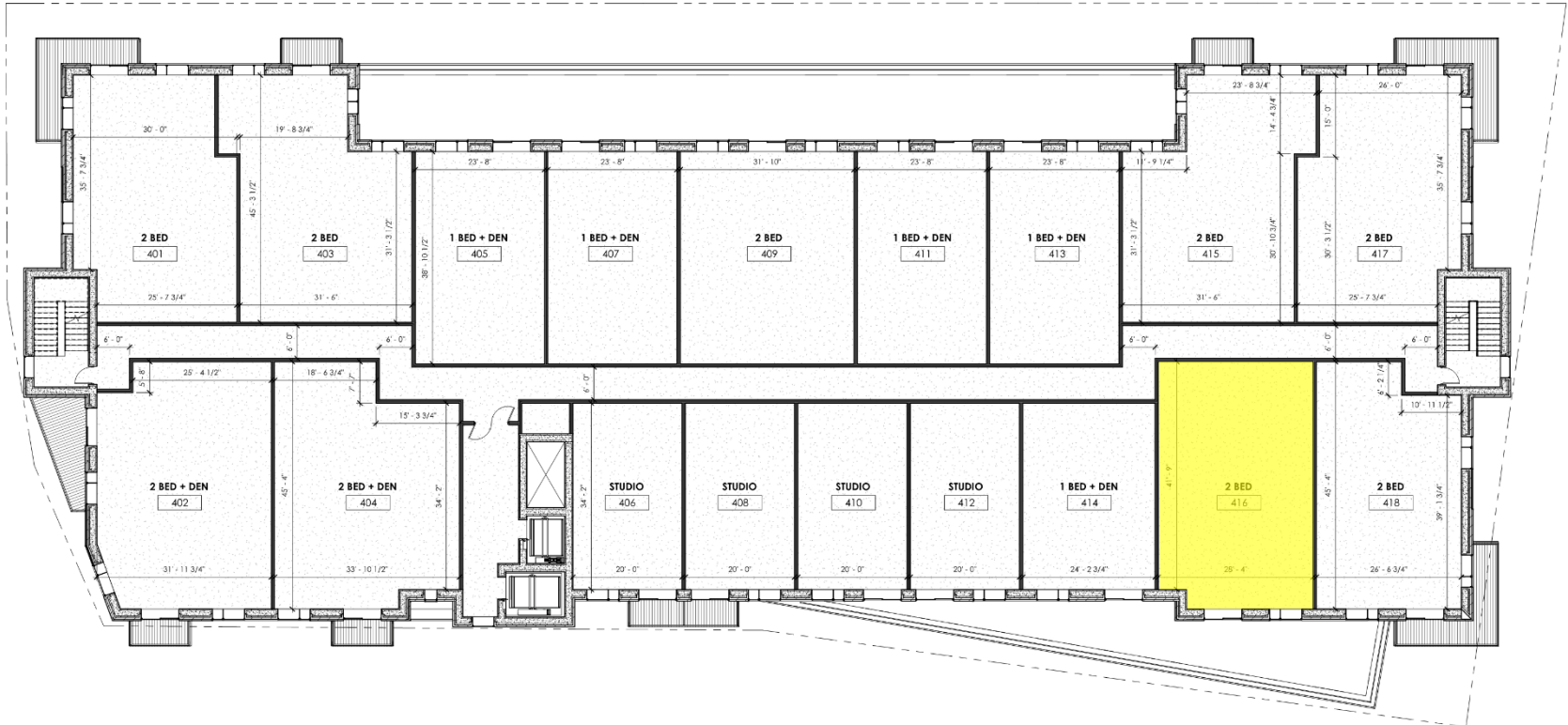
1 Bedroom + Den A



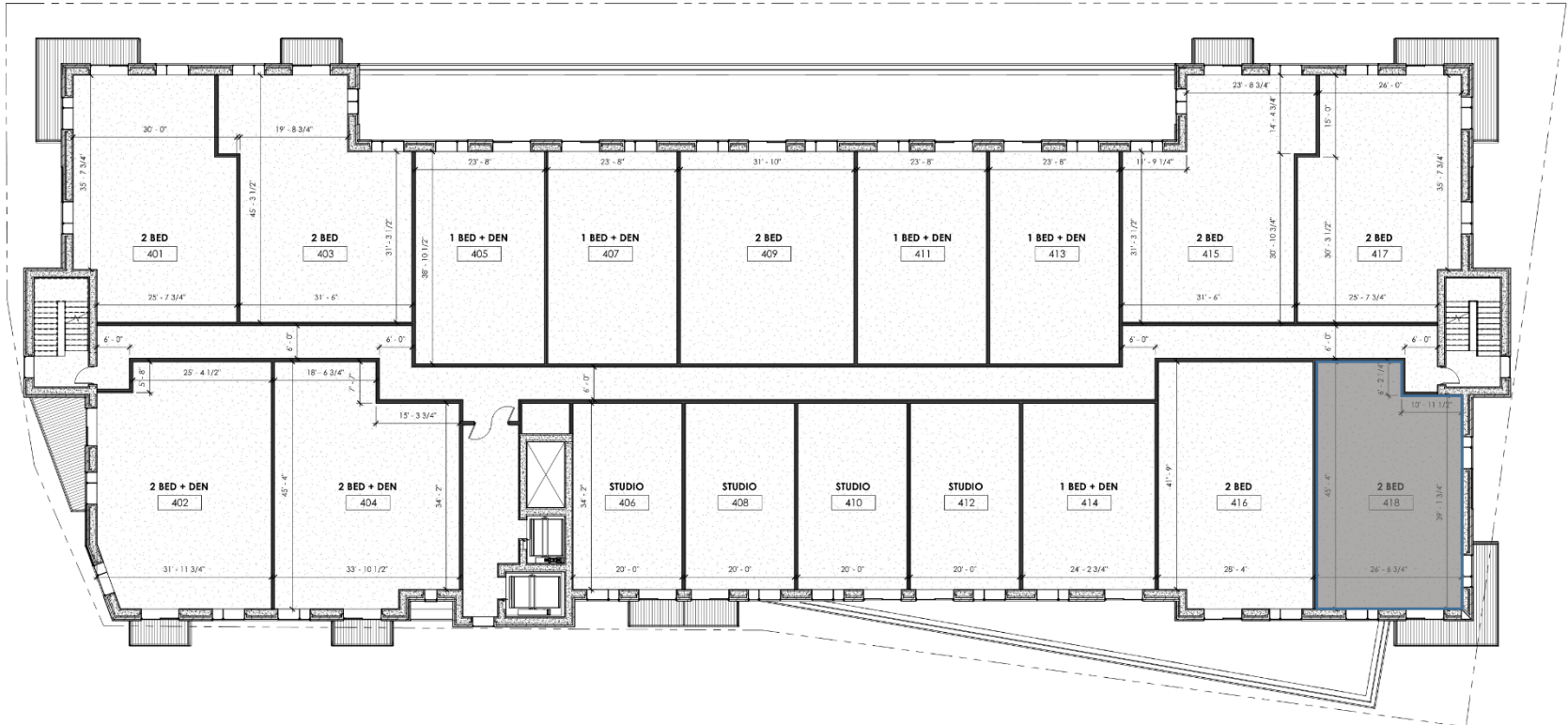
1 Bedroom + Den B



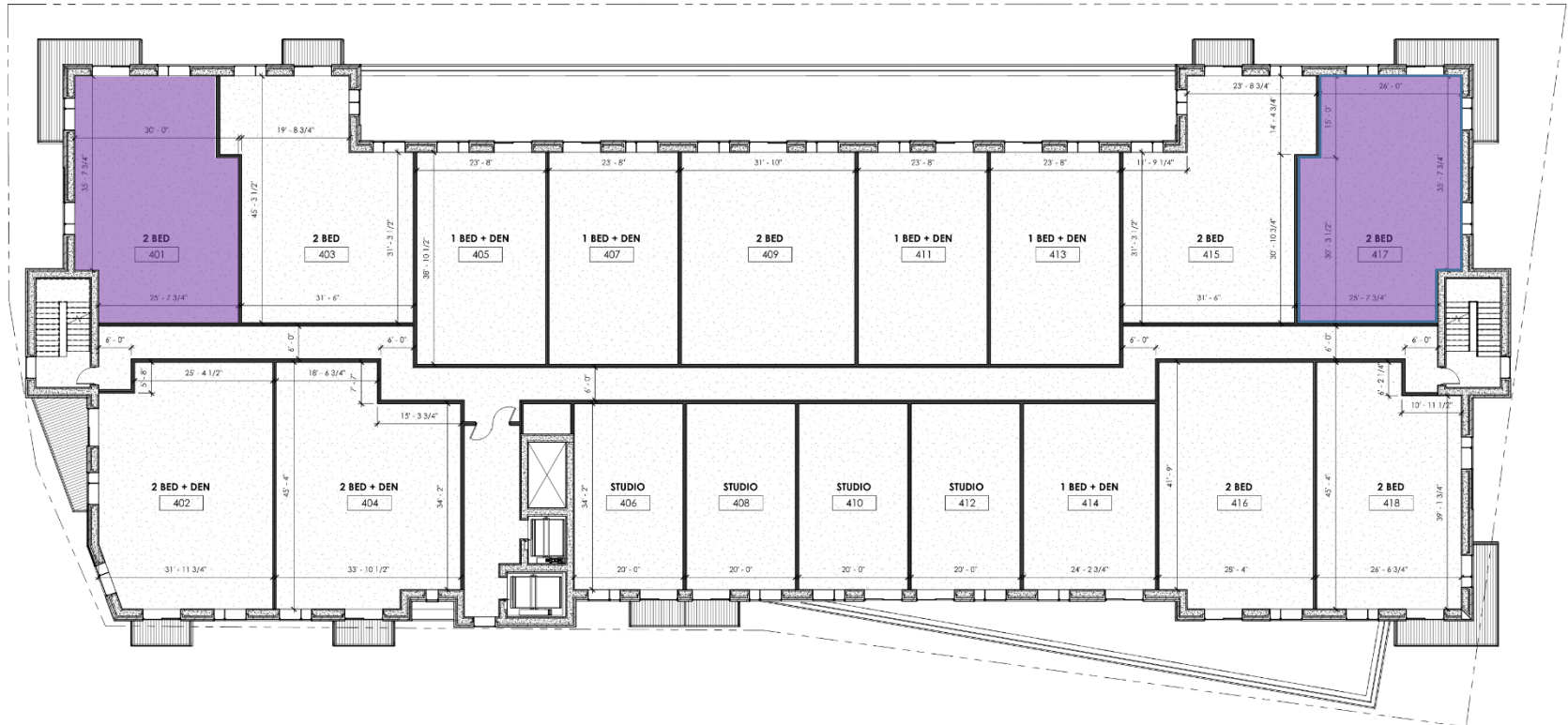
2 Bedroom A



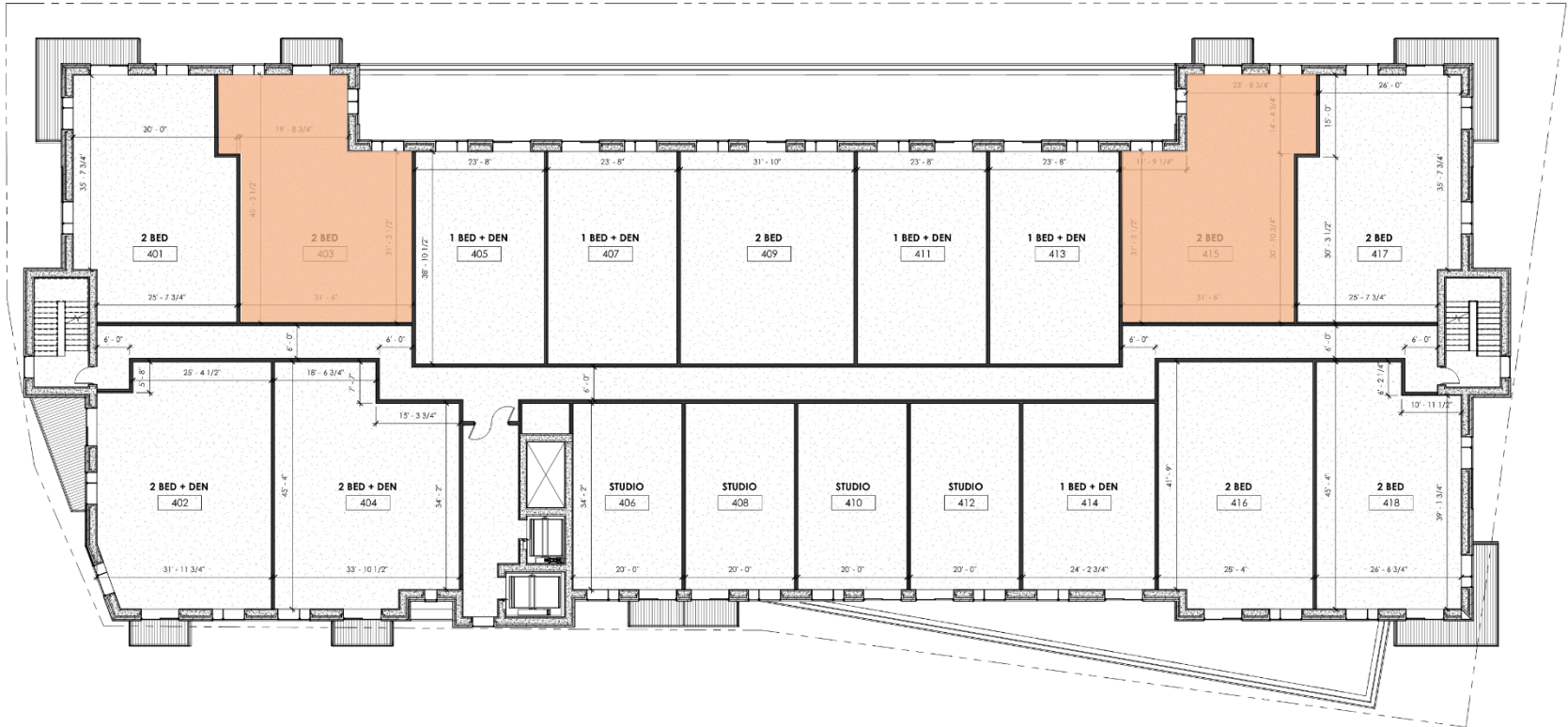
2 Bedroom B



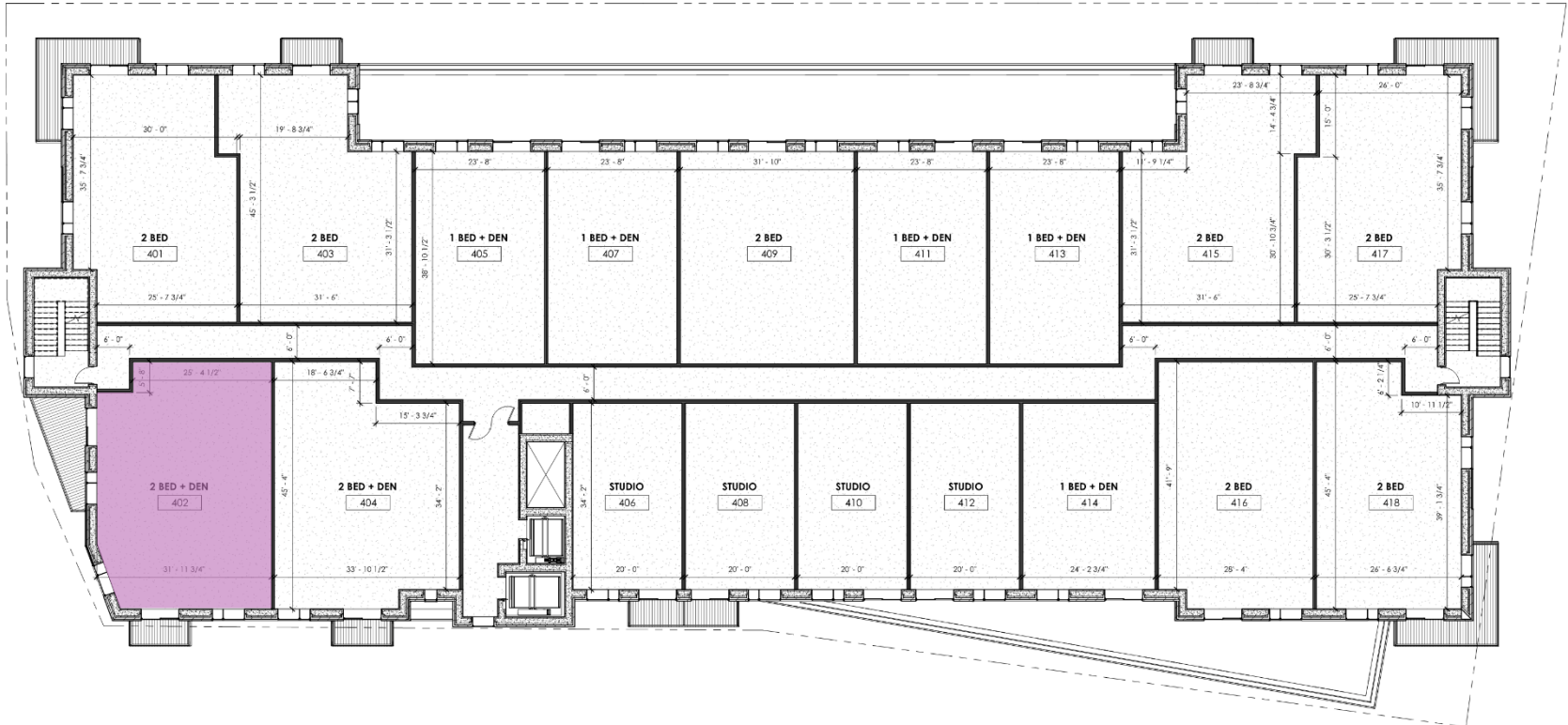
2 Bedroom C



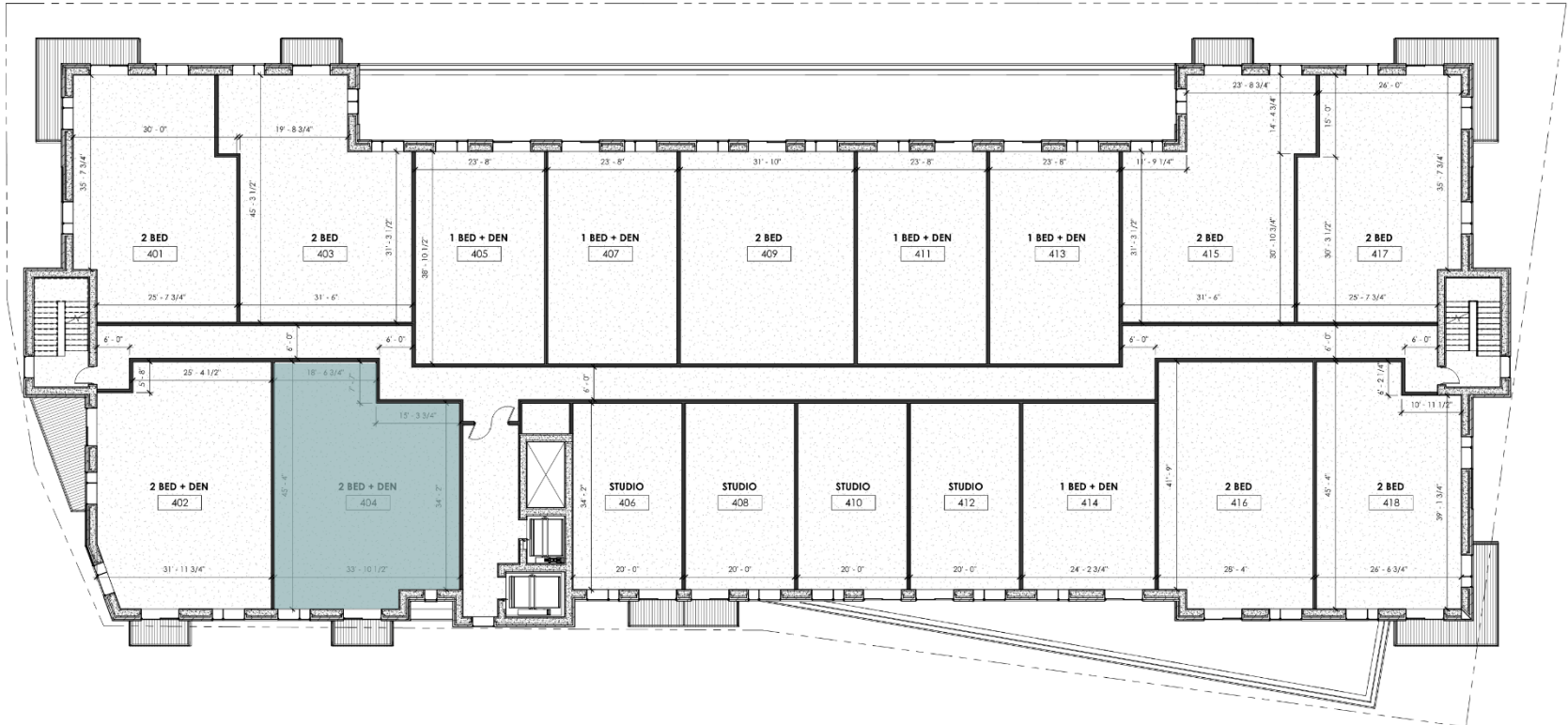
2 Bedroom D

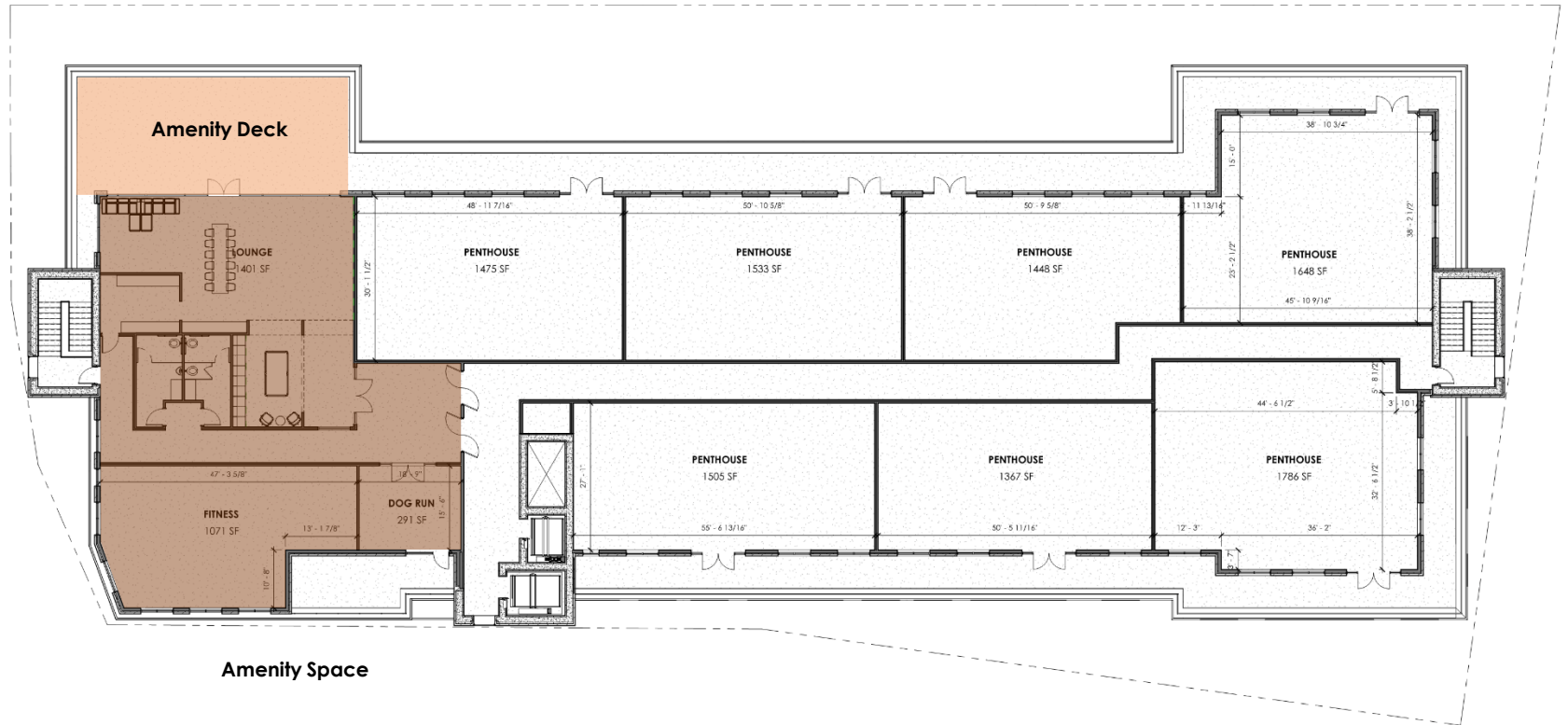


2 Bedroom + Den A

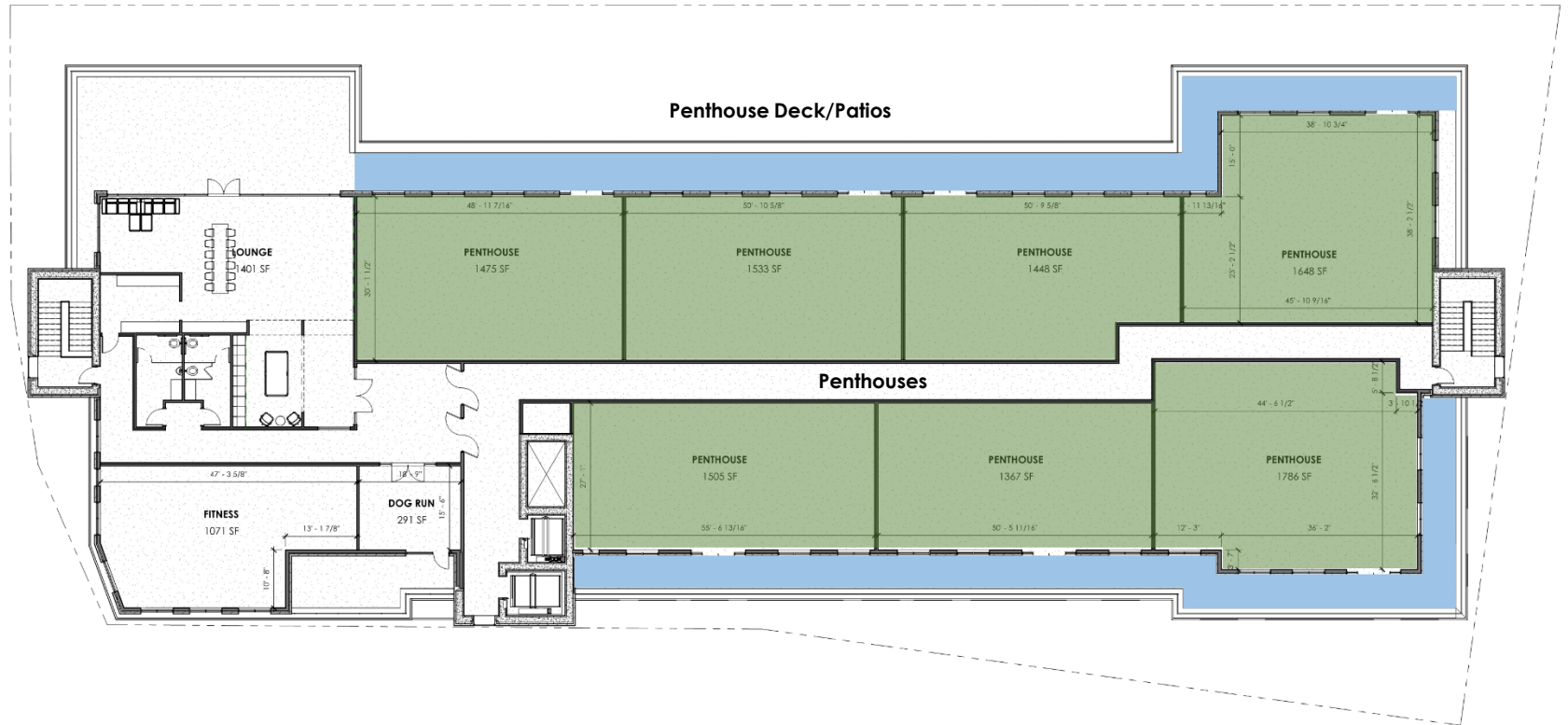


2 Bedroom + Den B





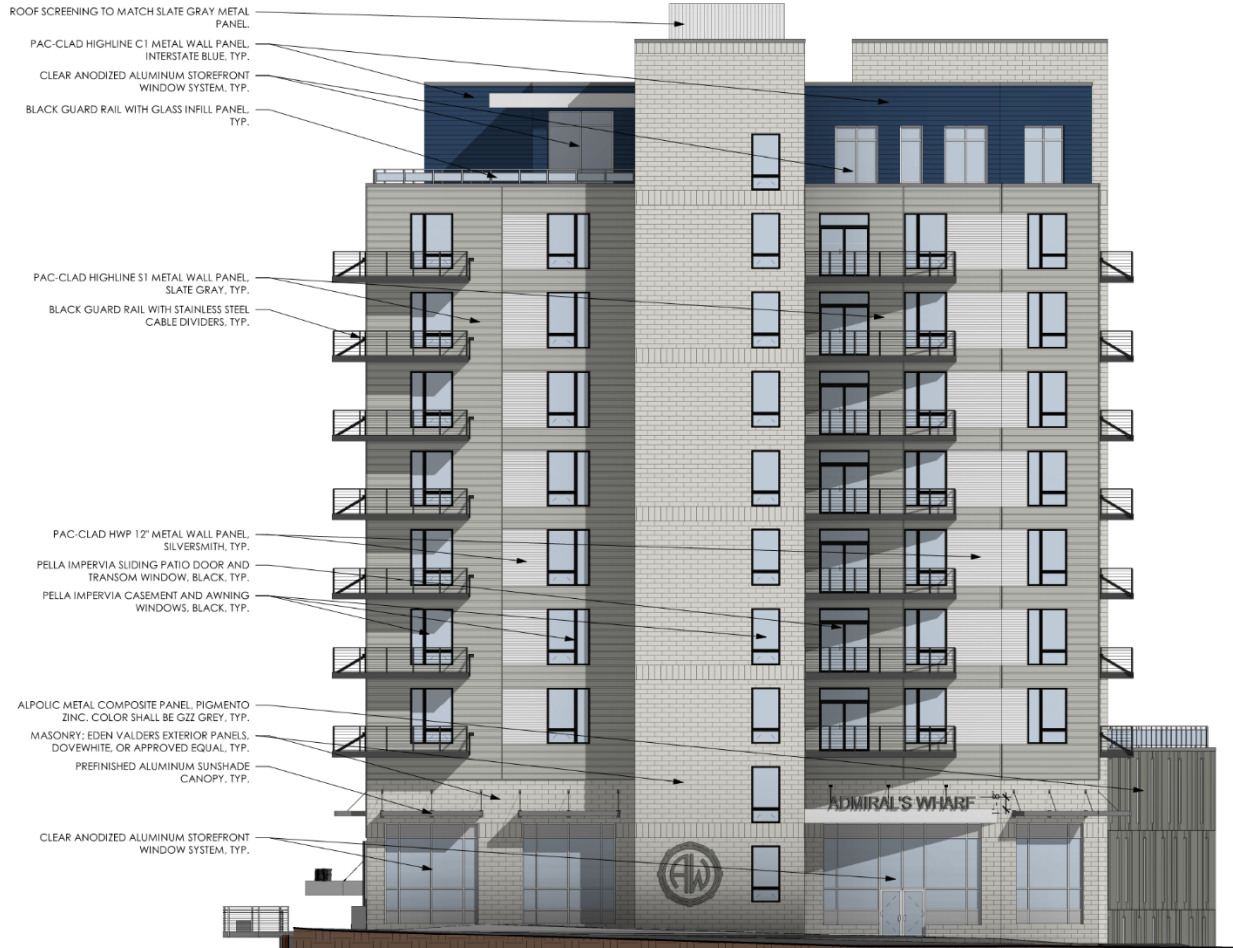
Eleventh Floor Plan



Eleventh Floor Plan



East Elevation



North Elevation



West Elevation



ROOF SCREENING TO MATCH SLATE GRAY METAL PANEL
 PAC-CLAD HIGHLINE C1 METAL WALL PANEL, INTERSTATE BLUE, TYP.
 CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM, TYP.
 BLACK GUARD RAIL WITH GLASS INFILL PANEL, TYP.
 BLACK GUARD RAIL WITH STAINLESS STEEL CABLE DIVIDERS, TYP.

PAC-CLAD HIGHLINE S1 METAL WALL PANEL, SLATE GRAY, TYP.
 MASONRY: EDEN VALDERS EXTERIOR PANELS, DOVEWHITE, OR APPROVED EQUAL, TYP.
 PAC-CLAD HWP 12' METAL WALL PANEL, SILVERSMITH, TYP.
 PELLA IMPERVIA CASEMENT AND AWNING WINDOWS, BLACK, TYP.

ALPOLIC METAL COMPOSITE PANEL, PIGMENTO ZINC, COLOR SHALL BE GZZ GREY, TYP.
 MASONRY: EDEN VALDERS EXTERIOR PANELS, DOVEWHITE, OR APPROVED EQUAL, TYP.
 CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM, TYP.
 CLEAR ANODIZED ALUMINUM OVERHEAD DOORS WITH SPANDREL BOTTOM PANEL, TYP.
 H.M. DOOR AND FRAME PAINTED TO MATCH SURROUNDING MASONRY, TYP.
 MECHANICAL GRILLES: PAINT TO MATCH SURROUNDING MASONRY, TYP.

Southeast Elevation





Perspective from Water/Pittsburgh St.



Entry looking South down Water St.



View looking North down Water St.



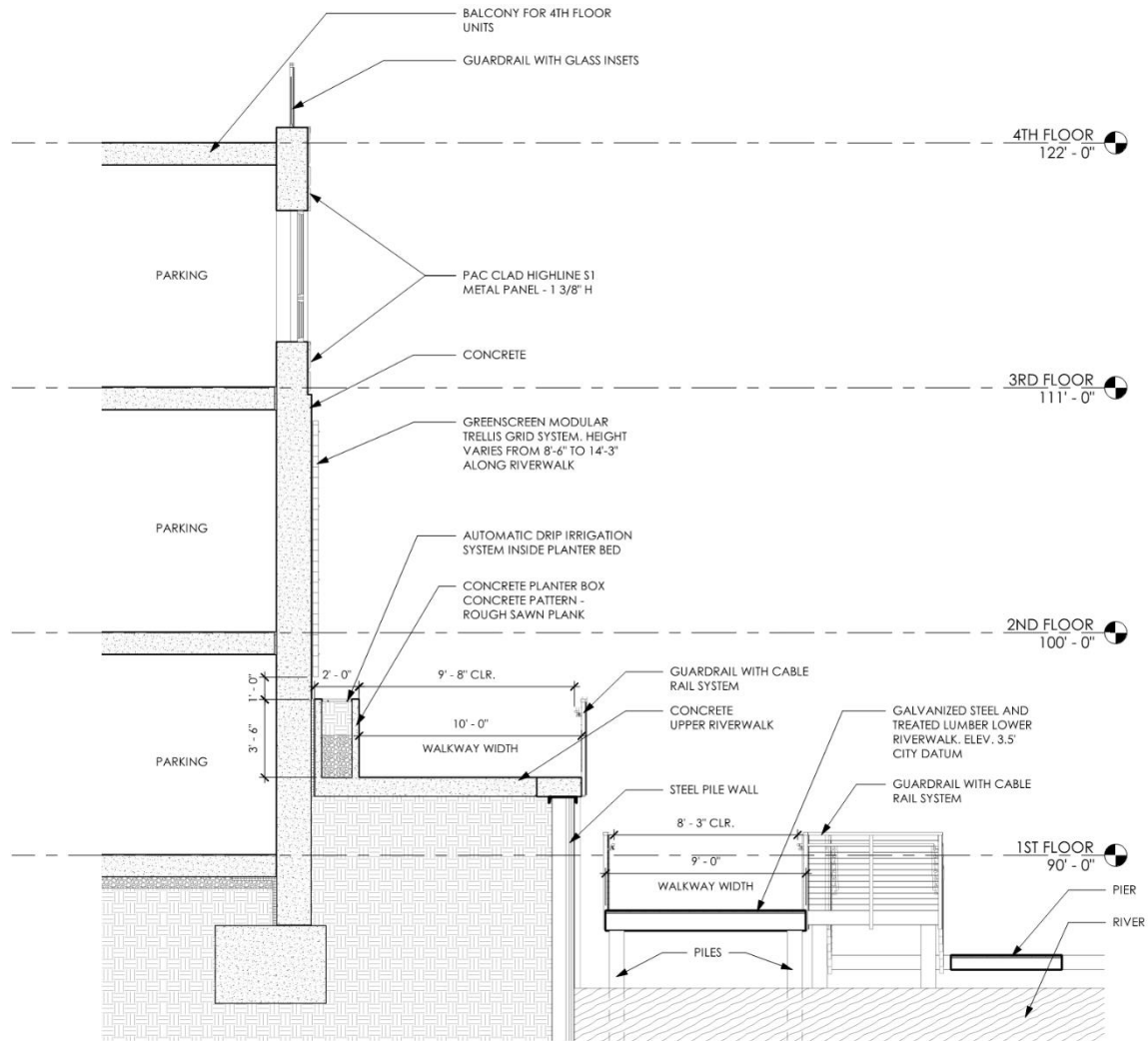
View from River



Pedestrian View on Riverwalk looking South



Pedestrian View on Riverwalk looking North



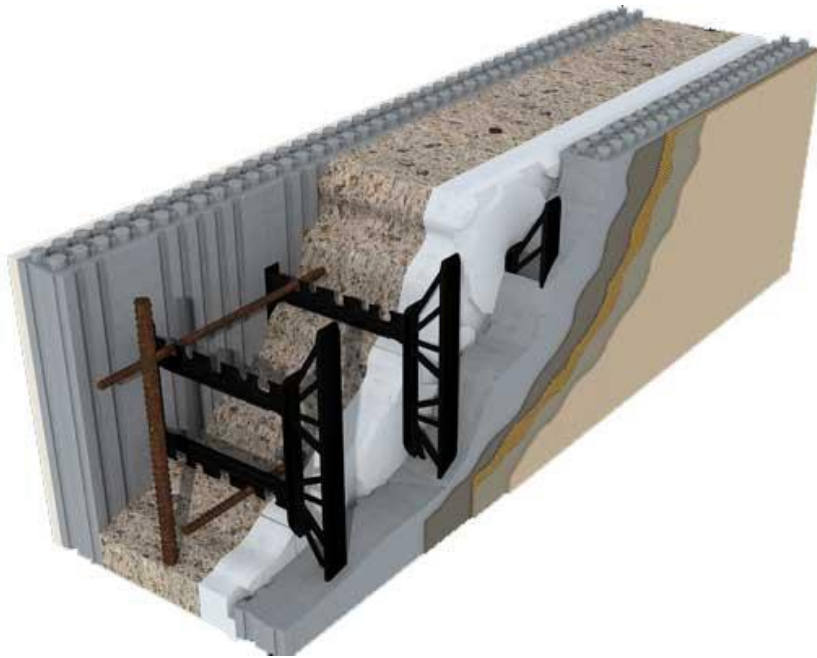
Riverwalk Section

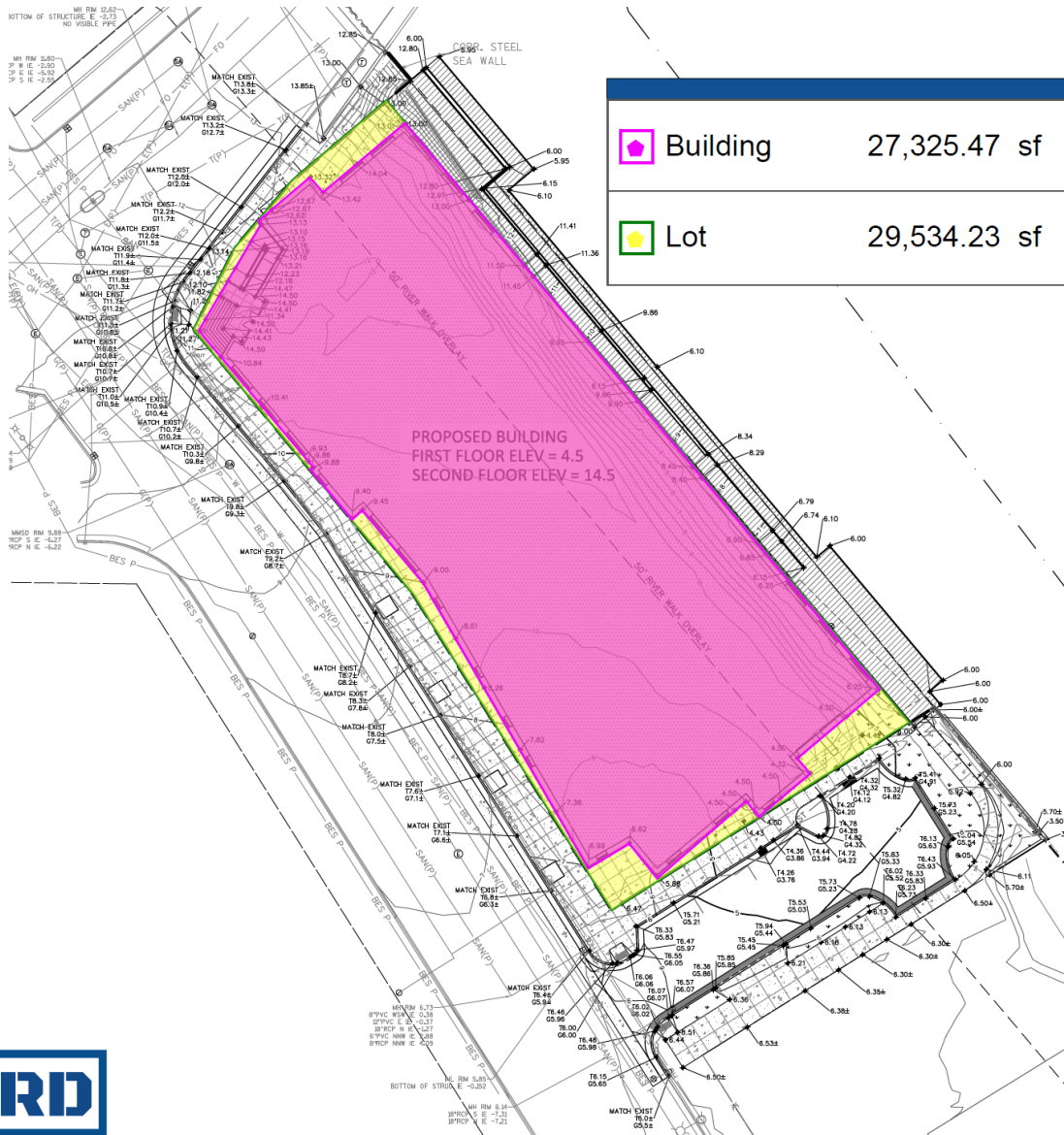
Energy Efficiency

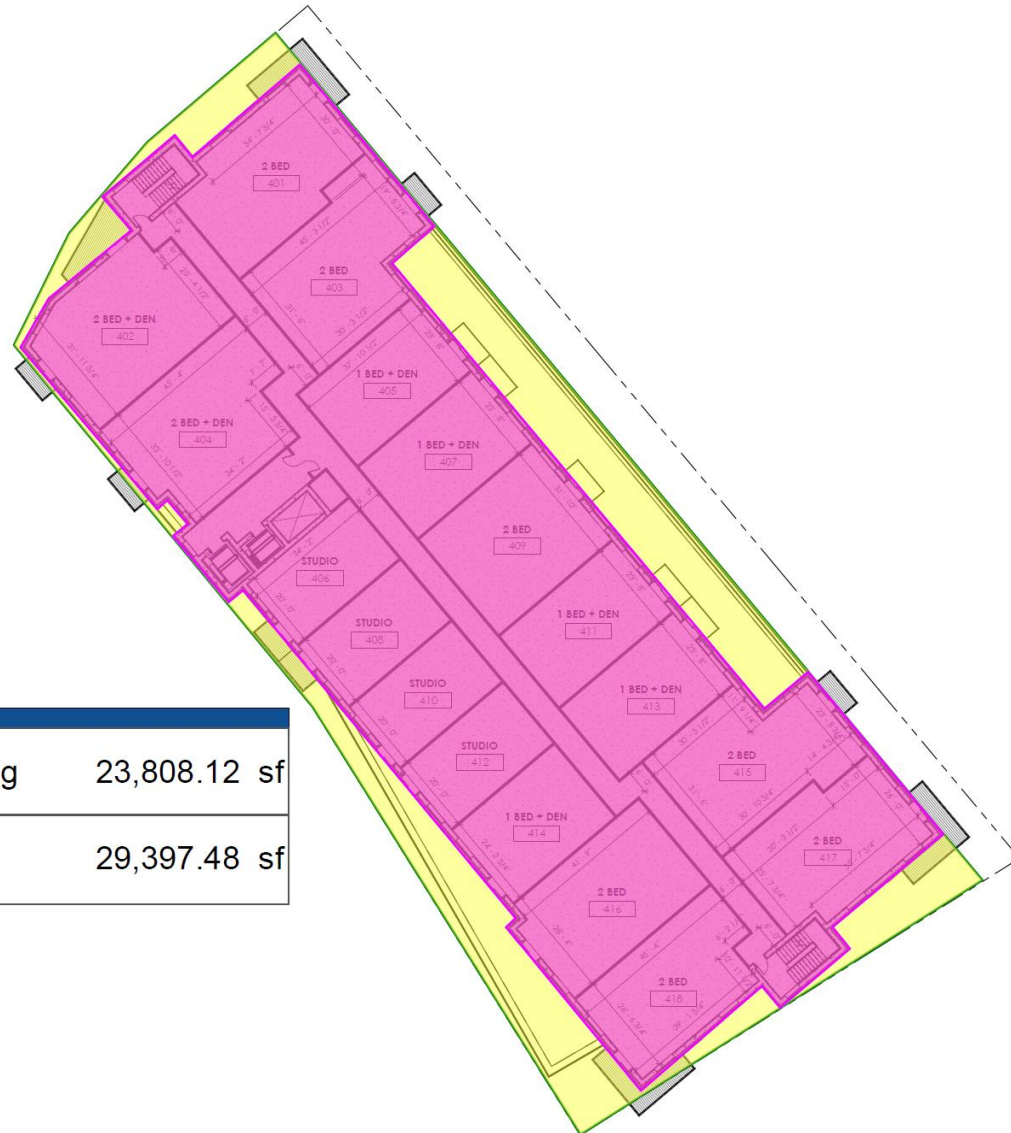
Statement of Energy Design Intent



Previously Approved Project: **75**

Similarly Constructed Project to Current Proposal: **98**







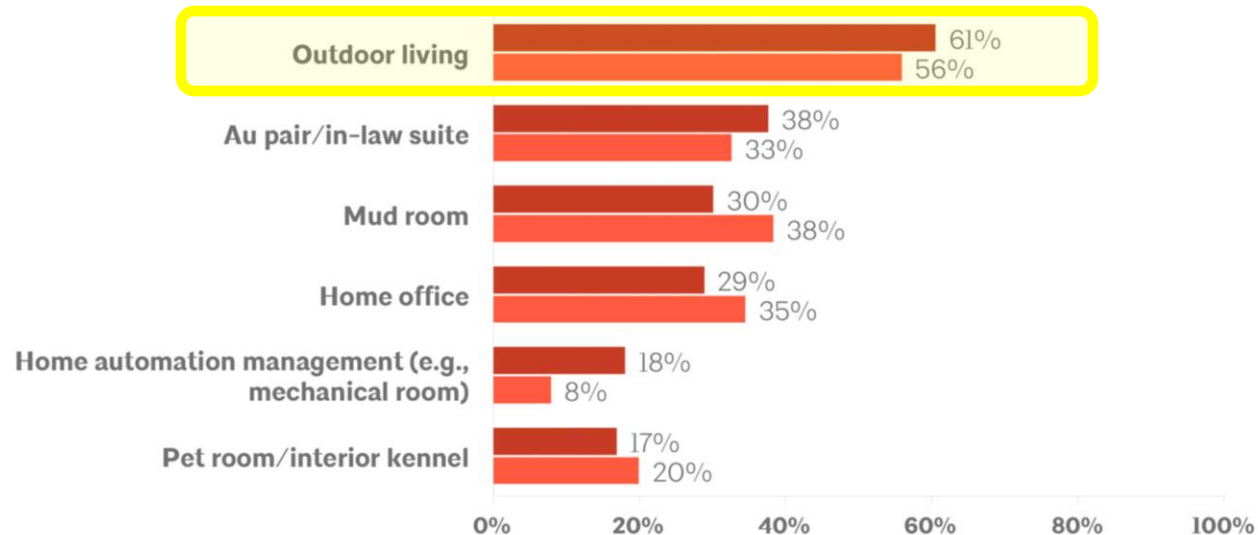
	Building	23,808.12 sf
	Lot	29,397.48 sf

Special Function Rooms/Areas

Outdoor living areas continue to be very popular spaces while dedicated spaces for home automation management grow in popularity

% of respondents reporting popularity of room “increasing” minus % reporting “decreasing;” data from Q2 2019 compared to data from Q2 2018

■ 2019 ■ 2018



Source: The American Institute of Architects Home Design Trends Survey

Questions?