

STOWELL & WEBSTER

2500 WEBSTER AVE. MILWAUKEE, WI



ARCHITECT

WORKSHOP ARCHITECTS
614 NORTH BROADWAY
MILWAUKEE, WI 53202
PHONE 414-272-8822
FAX 414-272-8812

STRUCTURAL ENGINEER

MATSEN FORD DESIGN ASSOCIATES, INC.
325 FOREST GROVE DR.
PEWAUKEE, WI 53072-3702
PHONE 262-691-2900

PROJECT DATA

PROJECT AREA & HEIGHT
8 STORIES RESIDENTIAL
5 STORIES PARKING/LOBBY

OVERALL: 246,934 SQFT

OCCUPANCY
LOWER LEVEL PARKING: S2
GROUND LEVEL: A2
UPPER LEVEL PARKING: S2
TERRACE LEVEL: R2
TYPICAL UNIT LEVELS: R2
PENTHOUSE UNIT LEVELS: R2

CONSTRUCTION
TYPE: IA PARKING AND GROUND LEVELS
TYPE: IIA TERRACE, TYPICAL, AND PENTHOUSE UNITS
FULLY SPRINKLED
HIGH RISE REQUIREMENTS APPLY

PARKING COUNT
OFFICE PARKING SPACES: 90
RESIDENTIAL PARKING SPACES: 134
TOTAL PARKING SPACES: 224

TYPICAL FIRE RATED CONSTRUCTION

TYPE IA - 3 HR COLUMNS & BEAMS
- 3 HR BEARING WALLS
- 2 HR FLOOR DECK
- 3 HR TRANSFER SLAB

TYPE IIA - 1 HR COLUMNS & BEAMS
- 1 HR BEARING WALLS
- 1 HR FLOOR DECK

2 HR SHAFTED WALLS
1 HR CORRIDOR WALLS
1 HR RATING BETWEEN UNITS

DETAILED PLAN DEVELOPMENT SUBMITTAL

SHEET INDEX

ARCHITECTURAL

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- A201 LOWER PARKING FLOOR PLAN -1
- A202 GROUND FLOOR PLAN
- A203 UPPER PARKING FLOOR PLAN +1
- A204 UPPER PARKING FLOOR PLAN +2
- A205 4TH FLOOR UNIT PLAN - TERRACE
- A206 5TH - 7TH UNIT PLAN
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- A209 10TH FLOOR UNIT PLAN
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- A403 ELEVATION

WORKSHOP ARCHITECTS

614 N. BROADWAY MILWAUKEE, WI 53202
PHONE: 414.272.8822 FAX: 414.272.8812



PROJECT:
STOWELL/WEBSTER

ADDRESS:
MILWAUKEE, WI

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO. | 05-108
SCALE | AS NOTED
PHASE | DD
DATE | DEC. 21, 2006

TITLE SHEET
T100

32' in Block 4 in MILWAUKEE SAVINGS AND INVESTMENT ASSOCIATION'S SUBDIVISION NO. 3, all being in the Southwest 1/4 of Section 15, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

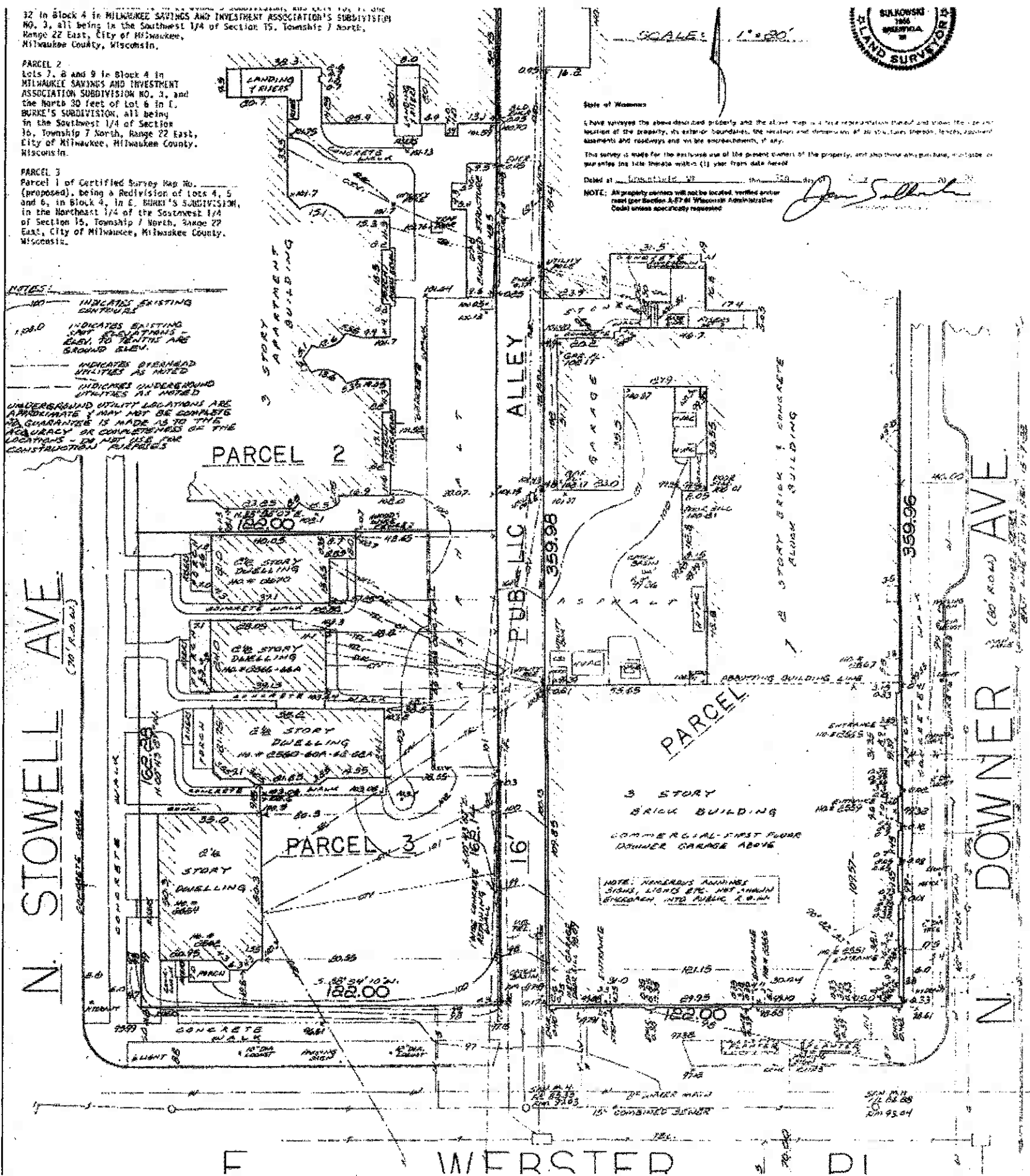
PARCEL 2
Lots 7, 8 and 9 in Block 4 in MILWAUKEE SAVINGS AND INVESTMENT ASSOCIATION SUBDIVISION NO. 3, and the North 30 feet of lot 6 in C. BURKE'S SUBDIVISION, all being in the Southwest 1/4 of Section 16, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

PARCEL 3
Parcel 1 of Certified Survey Map No. (proposed), being a Redivision of lots 4, 5 and 6, in Block 4, in C. BURKE'S SUBDIVISION, in the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

NOTES:
--- INDICATES EXISTING CONTROLS
--- INDICATES EXISTING CURBS, STAIRS, ELEV. TO FINISH ARE GROUND ELEV.
--- INDICATES OVERHEAD UTILITIES AS NOTED
--- INDICATES UNDERGROUND UTILITIES AS NOTED
UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE & MAY NOT BE COMPLETE. NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATIONS - DO NOT USE FOR CONSTRUCTION PURPOSES



State of Wisconsin
I, Ronald J. Salsbery, Surveyor, do hereby certify that I have surveyed the above-described property and the above map is a true representation thereof and shows the location and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, easements and roadways and all other encroachments, if any.
This survey is made for the exclusive use of the present owners of the property, and they shall purchase, maintain or guarantee the same therein within (1) year from date hereof.
Dated at Milwaukee, WI, this 15th day of December, 2006.
NOTE: All property corners will not be located, verified and reset per Section 4.67M Wisconsin Administrative Code unless specifically requested.



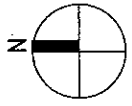
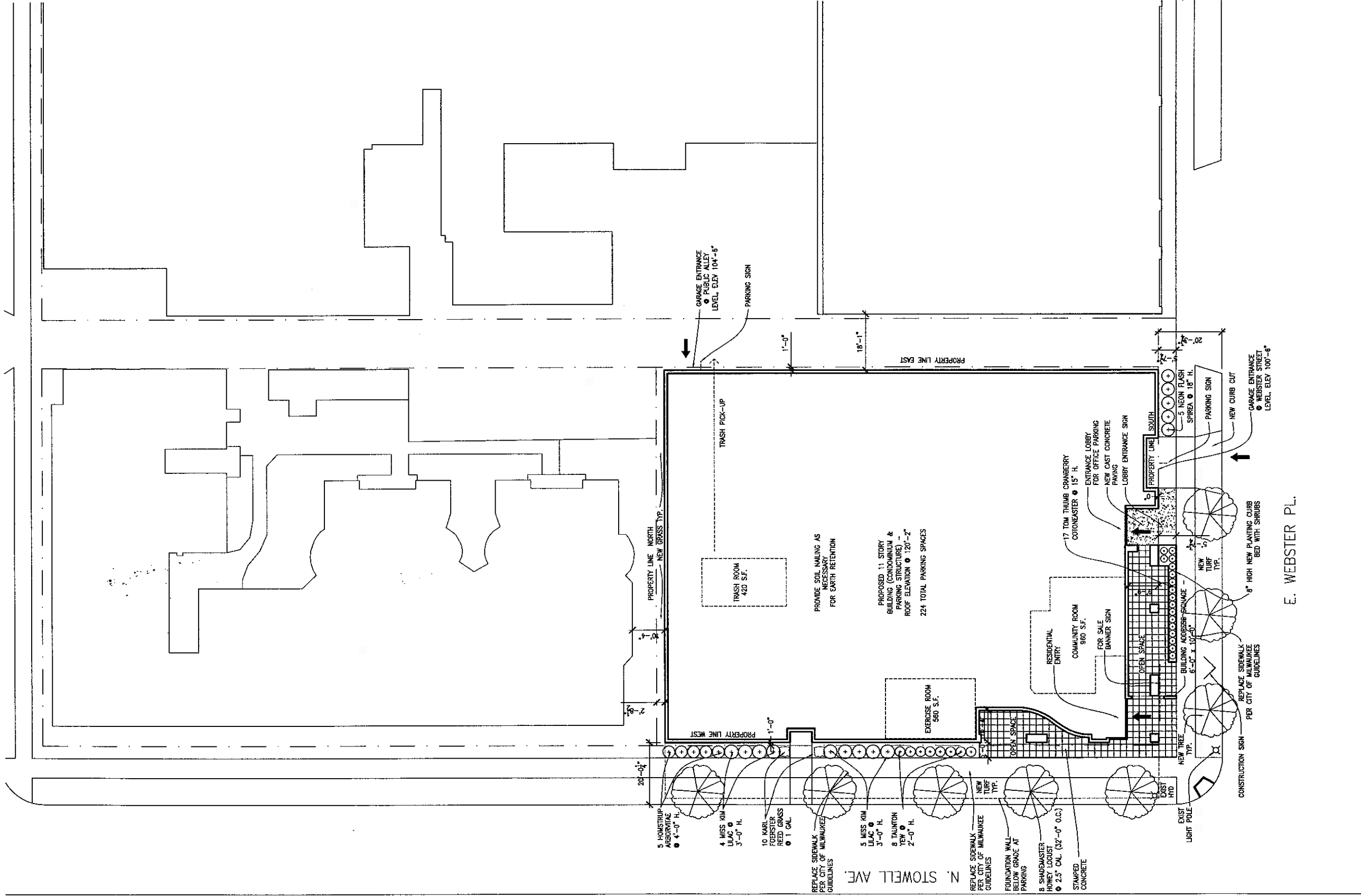
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WSA PROJECT NO. 06-106
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PHASE DD
DATE DEC. 21, 2006

DETAILED SURVEY



1 SITE & LANDSCAPE PLAN

1
1/32"=1'-0"

E. WEBSTER PL.



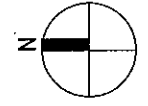
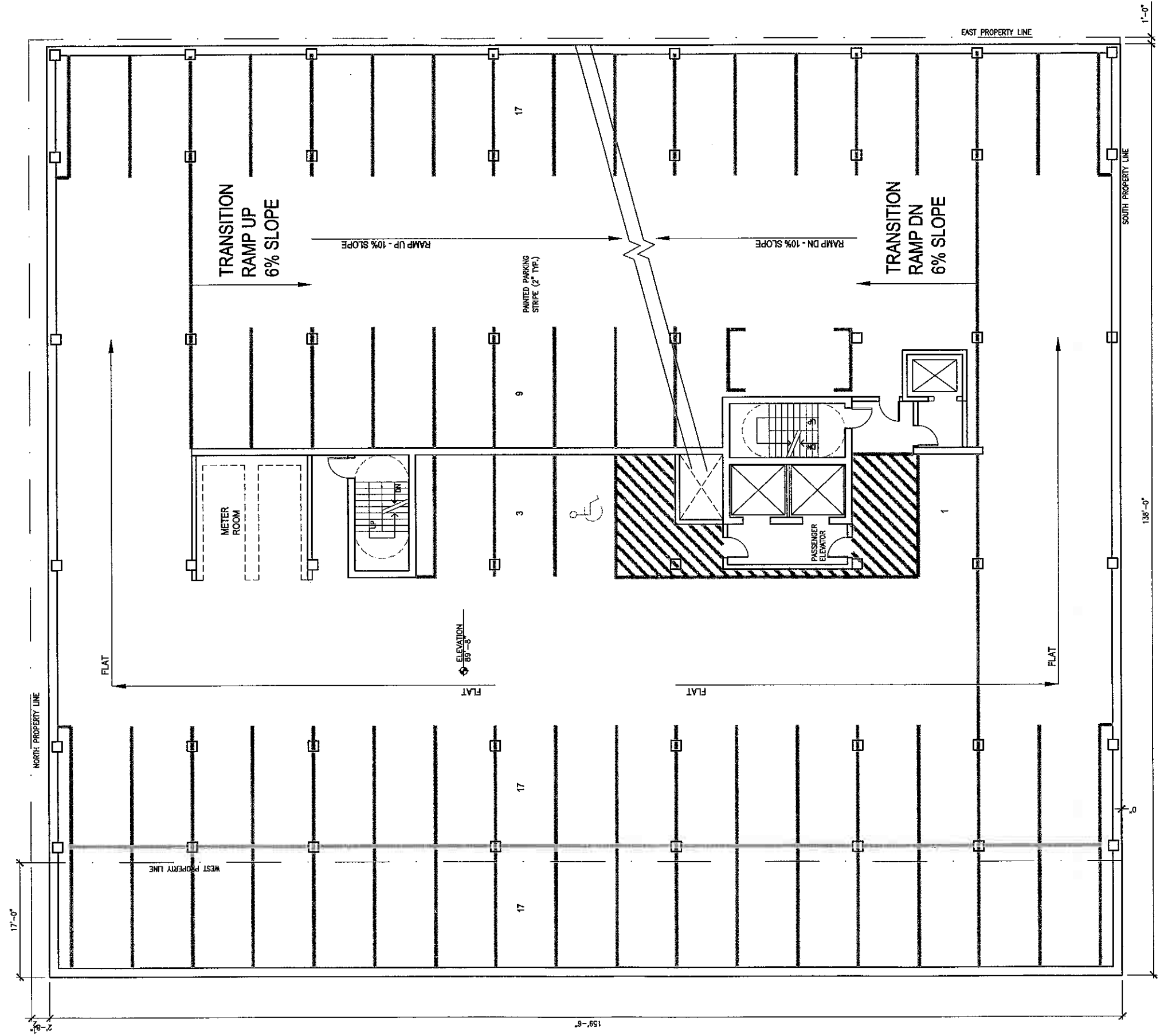
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WSA PROJECT NO. | 06-108
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NEW SITE PLAN &
 LANDSCAPE PLAN
A011



1 LOWER PARKING FLOOR PLAN - 1
1/16"=1'-0"

WORKSHOP ARCHITECTS

154 N. BROADWAY MILWAUKEE, WISCONSIN 53233
 VOICE: 414.224.2442 FAX: 414.224.2442

NEW LAND
ENGINEERING ARCHITECTS

PROJECT:
STOWELL/WEBSTER

ADDRESS:
MILWAUKEE, WI

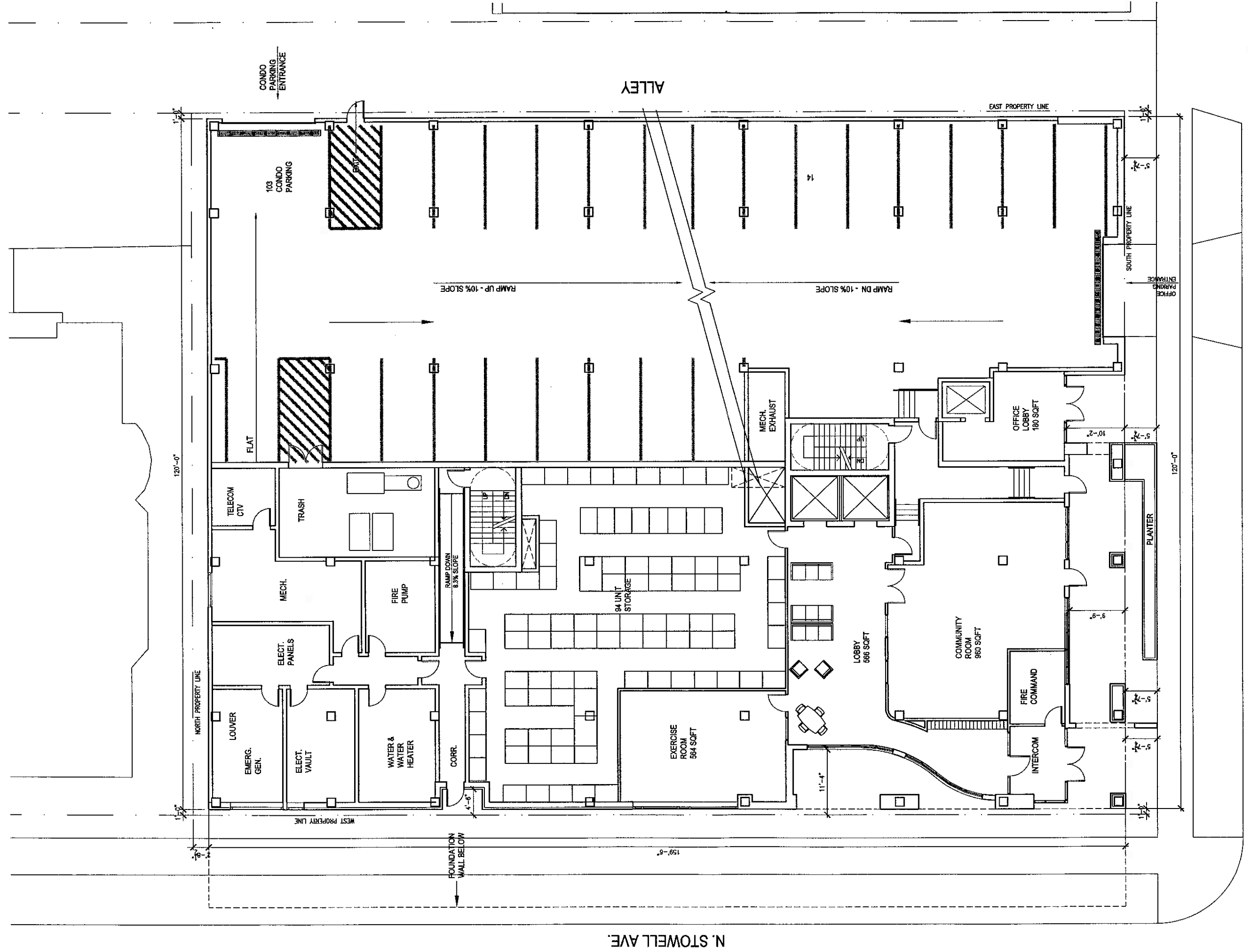
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LOWER PARKING
FLOOR PLAN - 1

A201

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N. STOWELL AVE.

E. WEBSTER PL.

1 GROUND FLOOR PLAN

1/16" = 1'-0"

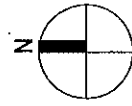
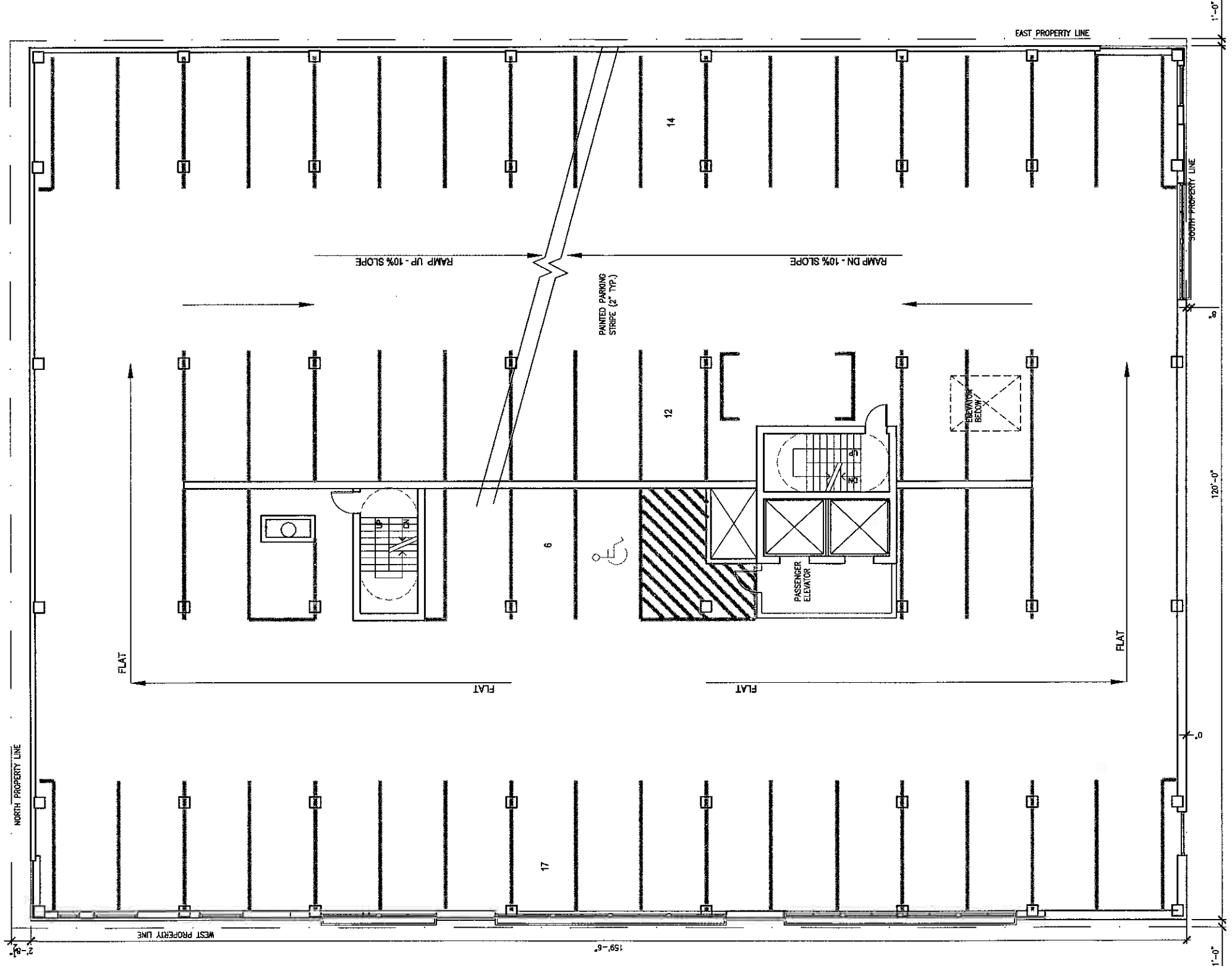


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1
1/32"=1'-0"

1 UPPER PARKING FLOOR PLAN + 1



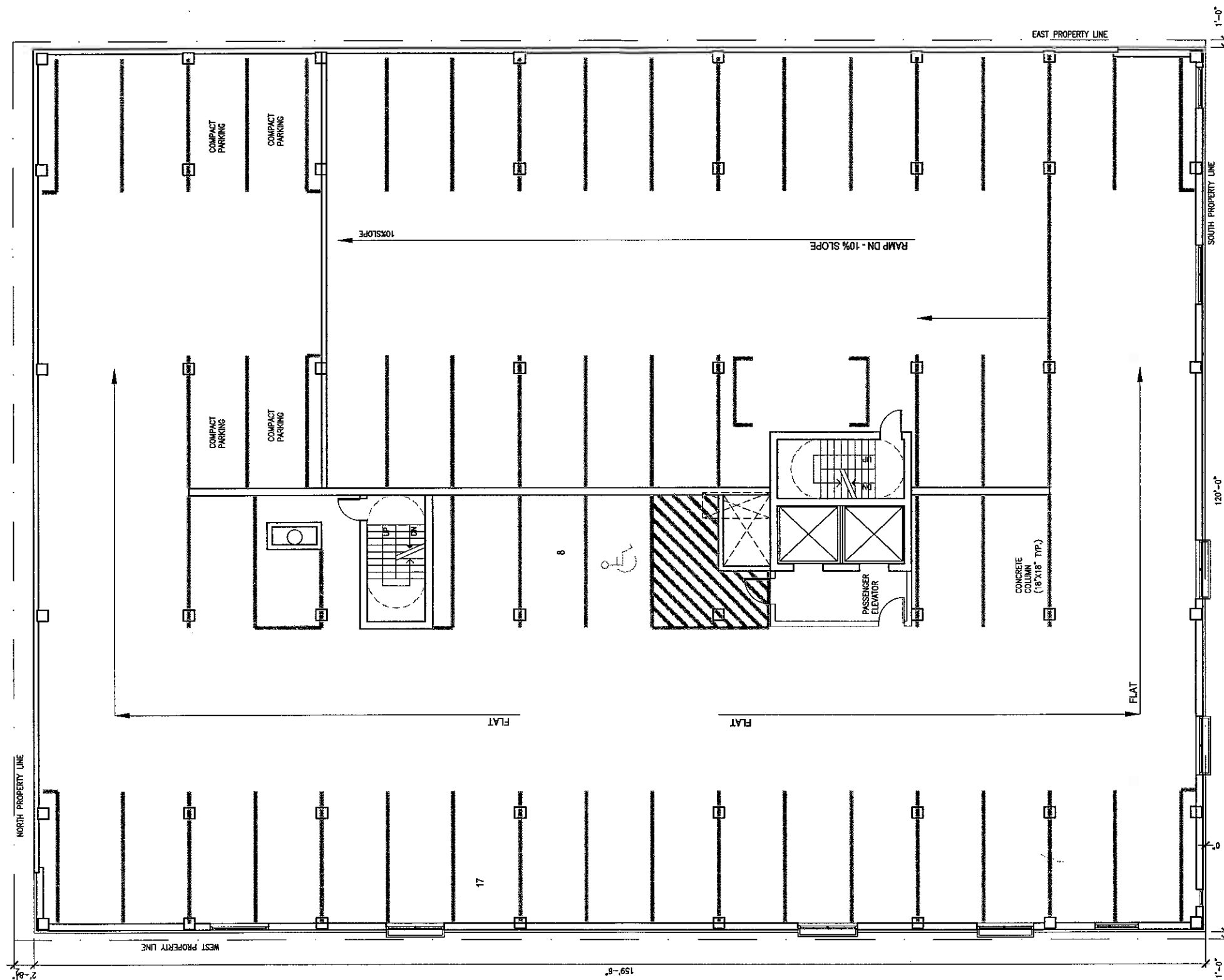
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WSA PROJECT NO. 05-104
 SCALE AS NOTED
 PHASE 1/3
 DATE DEC. 21, 2006

UPPER PARKING
 FLOOR PLAN + 1
A203





1 UPPER PARKING FLOOR PLAN + 2



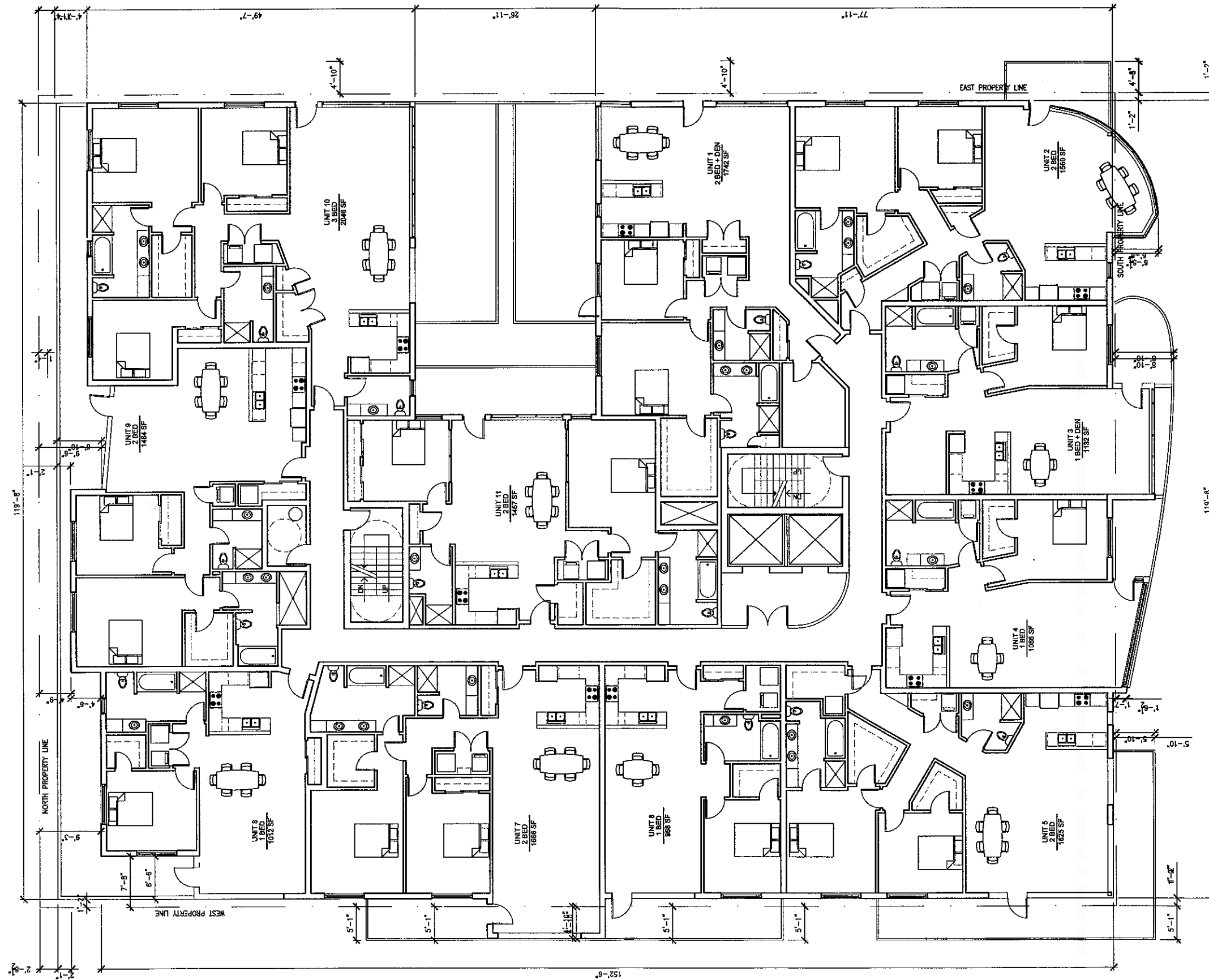
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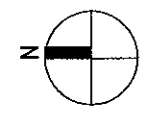
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UPPER PARKING
 FLOOR PLAN + 2
A204



1 4TH FLOOR UNIT PLAN - TERRACE
1/8" = 1'-0"



WORKSHOP ARCHITECTS

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MILWAUKEE, WI 53202
VOICE: 414.733.8027
FAX: 414.733.8022

NEW LAND
CONSTRUCTION SERVICES

PROJECT:
STOWELL/WEBSTER

ADDRESS:
MILWAUKEE, WI

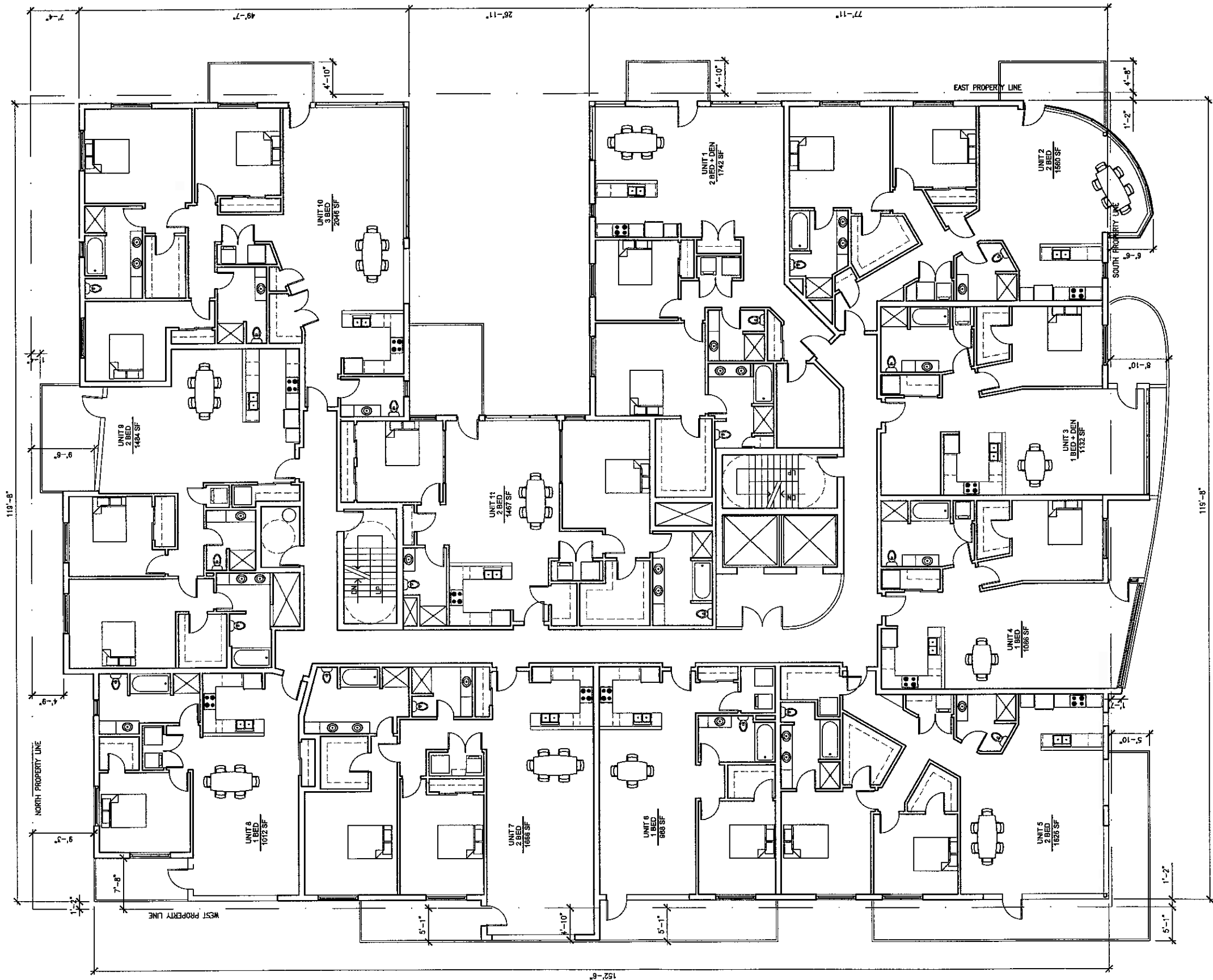
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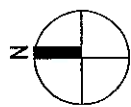
4TH FLOOR UNIT
PLAN - TERRACE

A205

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1 5th - 7th FLOOR UNIT PLAN
1/8"=1'-0"



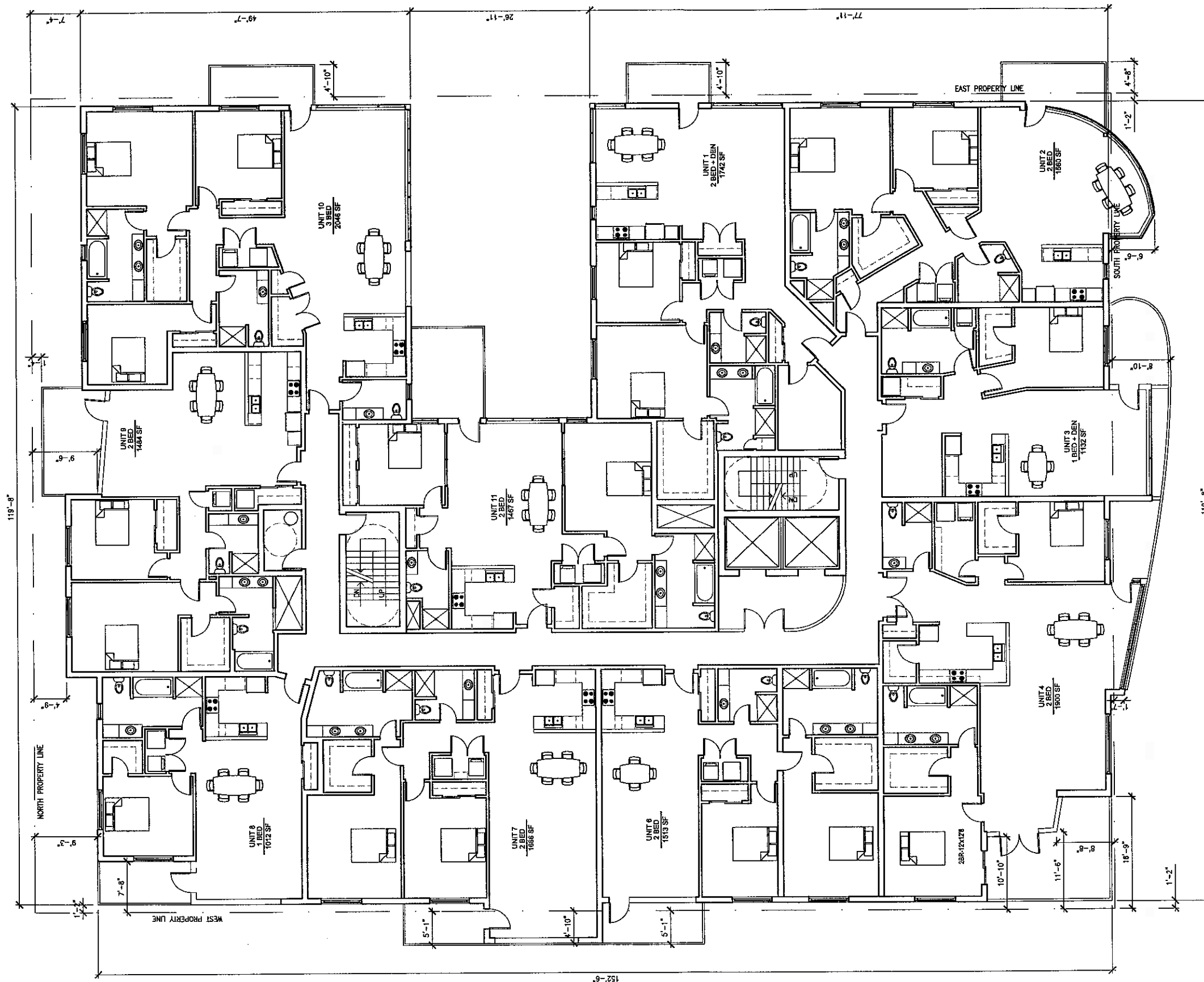
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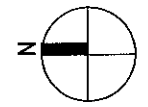
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5TH - 7TH FLOOR
UNIT PLAN
A206



1 8TH FLOOR UNIT PLAN



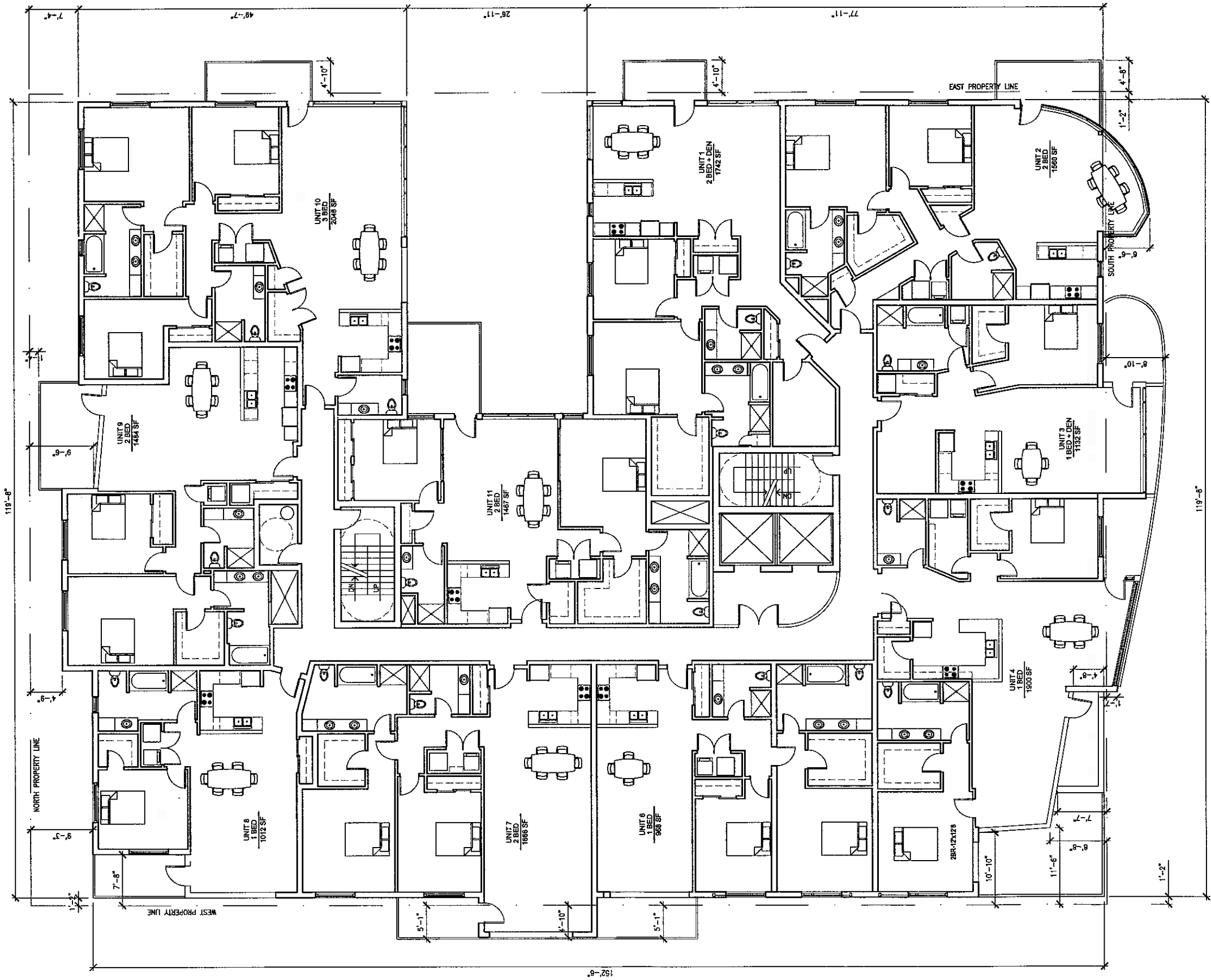
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8TH FLOOR
 UNIT PLAN
A207



1
1/16"=1'-0"

N

1 9TH FLOOR UNIT PLAN



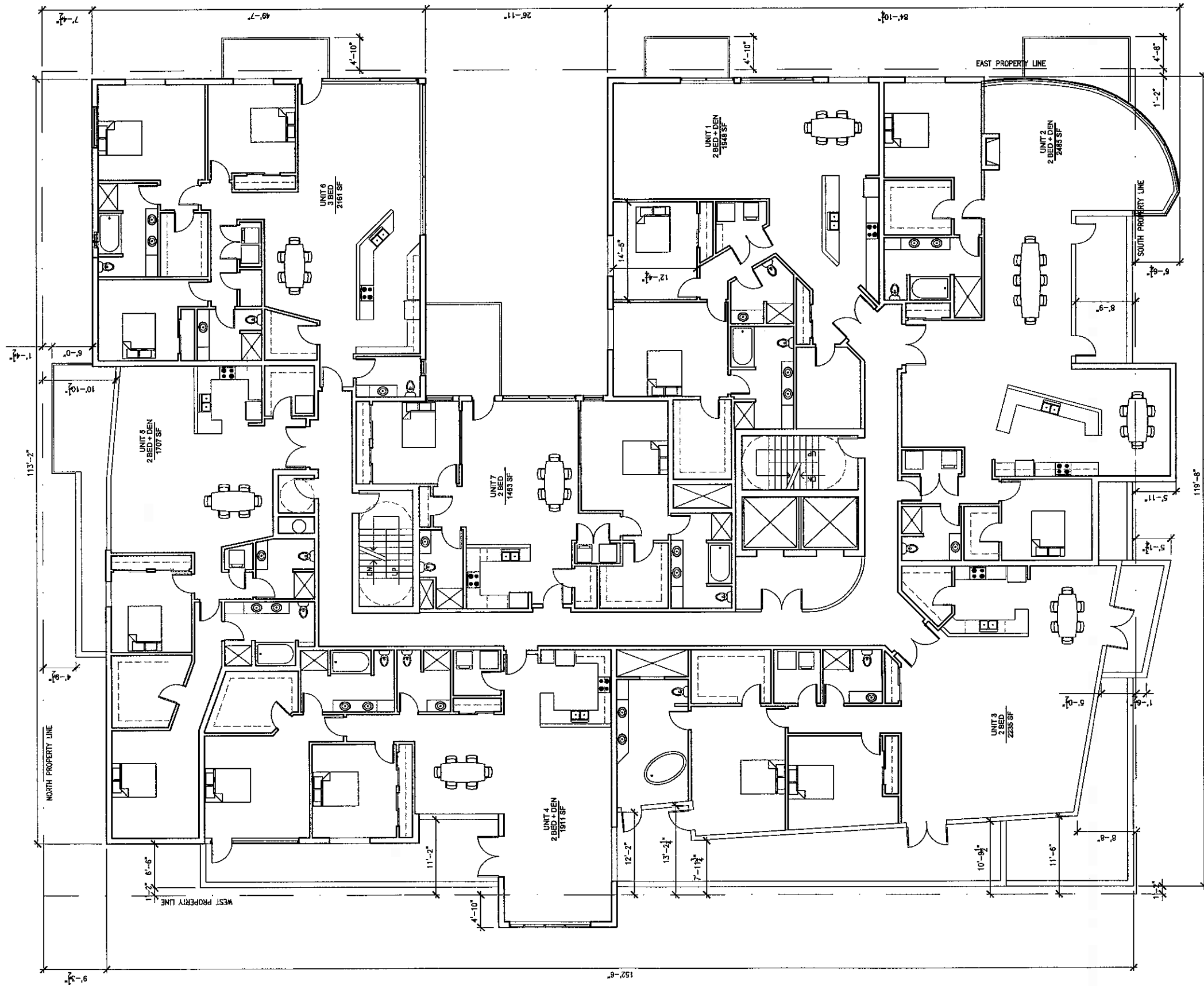
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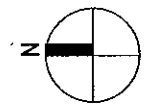
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9TH FLOOR
 UNIT PLAN
A208



1 10TH FLOOR UNIT PLAN



1/16" = 1'-0"

WORKSHOP ARCHITECTS

654 N. BROADWAY
MILWAUKEE, WI 53202
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NEW LAND
A PROFESSIONAL SERVICE

PROJECT:
STOWELL/WEBSTER

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MILWAUKEE, WI

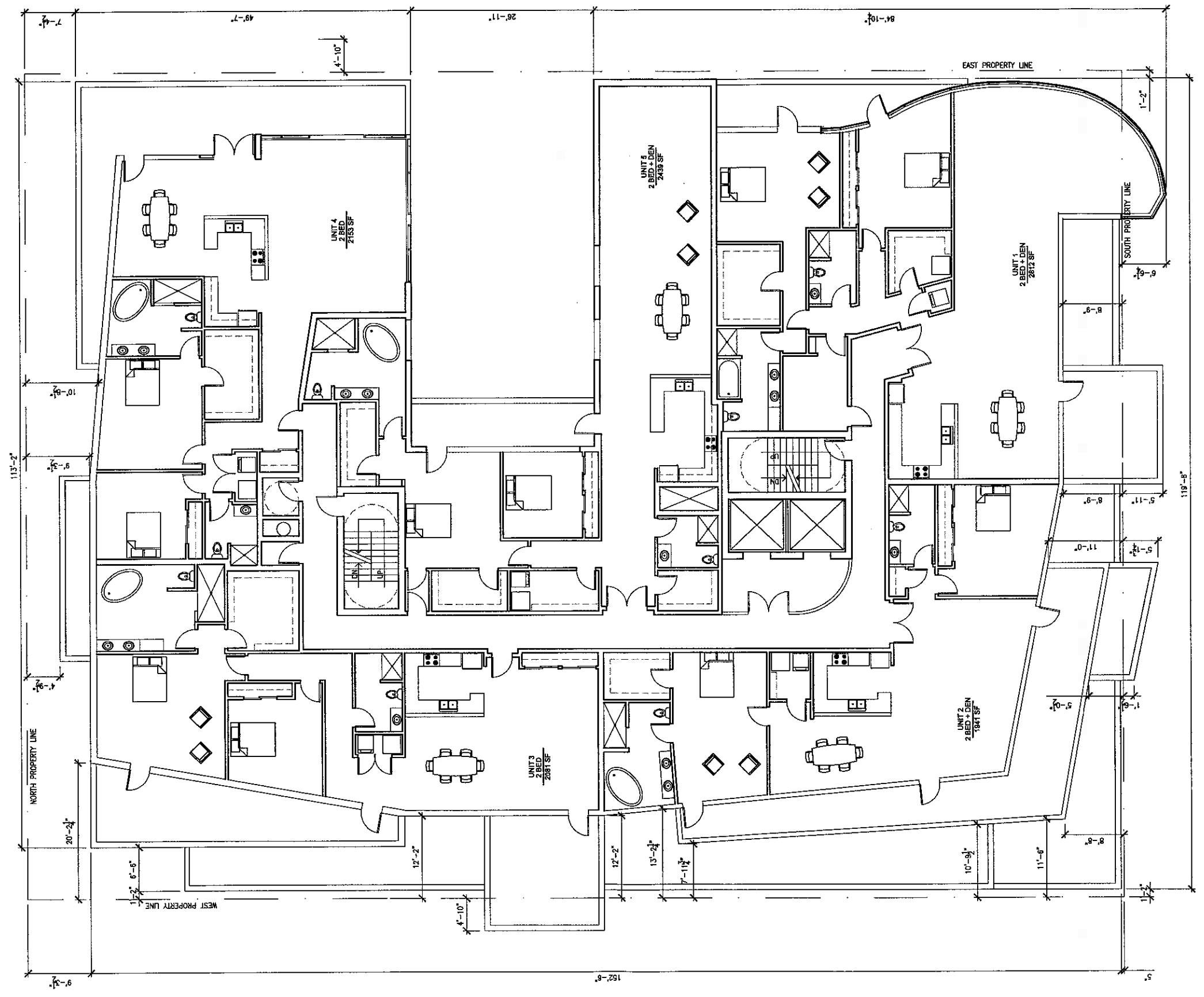
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
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**10TH FLOOR
UNIT PLAN**

A209

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1 11TH FLOOR UNIT PLAN

1/16"=1'-0"



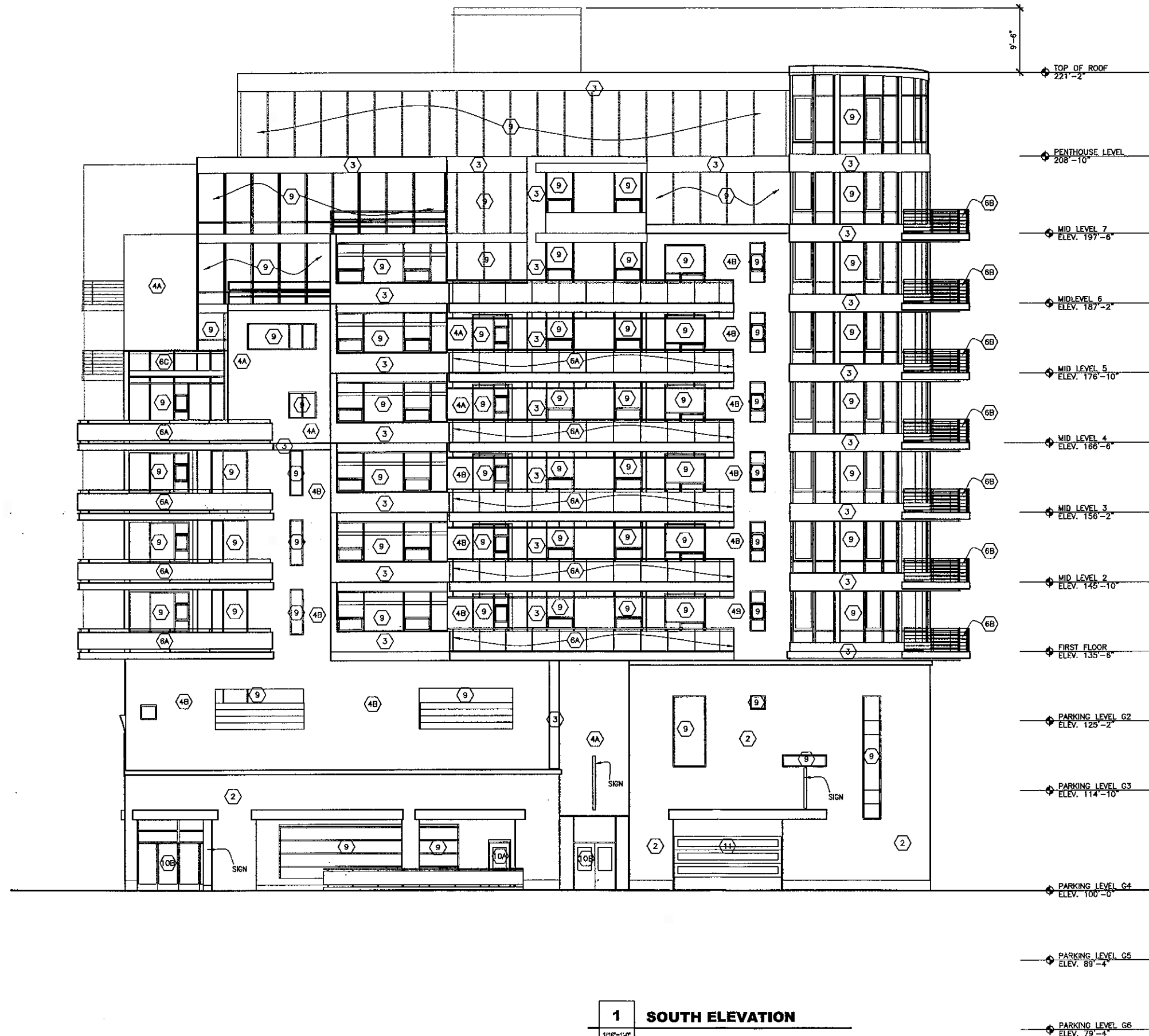
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11TH FLOOR
 UNIT PLAN
A210



1 SOUTH ELEVATION
1/16"=1'-0"

EXTERIOR MATERIALS AND FINISHES:

Wall Systems

- 1 Foundation Wall: Below Grade Parking Level
Cast-in place concrete walls, damproofing, perimeter insulation
- 2 Exterior Wall:
Renaissance Stone veneer with wall cap and oversized lintels - color: cream, pattern: running bond
- 3 Exterior Wall:
1 1/2" horizontally mounted Morin metal panel - flat profile, color gray metallic.
- 4A Exterior Wall:
8mm Light Brown Prodema veneer wood panel on metal stud furring over ice & water shield with exposed fasteners.
- 4B Exterior Wall:
8mm Dark Brown Prodema veneer wood panel on metal stud furring over ice & water shield with exposed fasteners.
- 5 Exterior Wall:
8" thick reinforced and insulated concrete masonry units painted to match Renaissance Stone w/ graffiti resistant paint.
- 6A Balcony:
1 1/2" duradek over steel framing with steel hand rail mounted to 2" vertical steel tube with hemmed 1" x 2" steel mesh welded to exterior face of 2" tubes. Powder coat all metal and provide epoxy touch up at welds.
- 6B Balcony:
1 1/2" duradek over steel framing. Provide steel hand rail mounted to 2" vertical steel tube with 1" horizontal steel tubes @ 4" O. C. vert welded to exterior face of 2" tubes. Powder coat all metal and provide epoxy touch up at welds.
- 6C Balcony:
1 1/2" duradek over steel framing with aluminum hand rail mounted to glass panel railing system anchored to steel framing.
- 7 Soffit System
Wood Soffit - 8 mm Prodema soffit - color to match wall below
- 8 Roof:
Fully adhered EDPM roof membrane - color white.
- 9 Aluminum Windows & Curtainwall
Clear annodized thermally broken fixed/operable aluminum window units. Punched openings by Sofferite Window Company with 4" deep frames. Storefront and curtainwall systems by CMI Architectural Products with 7 3/8" deep frames. All glazing is Low-E insulating.
- 10A Door Type: Steel doors and frames - All parking and utility areas. Provide insulated doors to exterior. Provide 90 minute fire rating at stairs, exit corridors, storage and mechanical areas.
- 10B Door Type 3 - Grade level entrances - Aluminum insulated entrance doors provided by store front system with aluminum frames and insulated Low-E glass.
- 11 Door Type 2 - Vehicle entrances - 16'-0" x 8'-2" Sectional aluminum overhead door with safety glass lites and automatic opener engaged by remote control.

WORKSHOPARCHITECTS

#64 N. BRADWAY #111 W. WISCONSIN ST. #1002
 MILWAUKEE, WI 53233 MILWAUKEE, WI 53233

PROJECT:
STOWELLWEBSTER

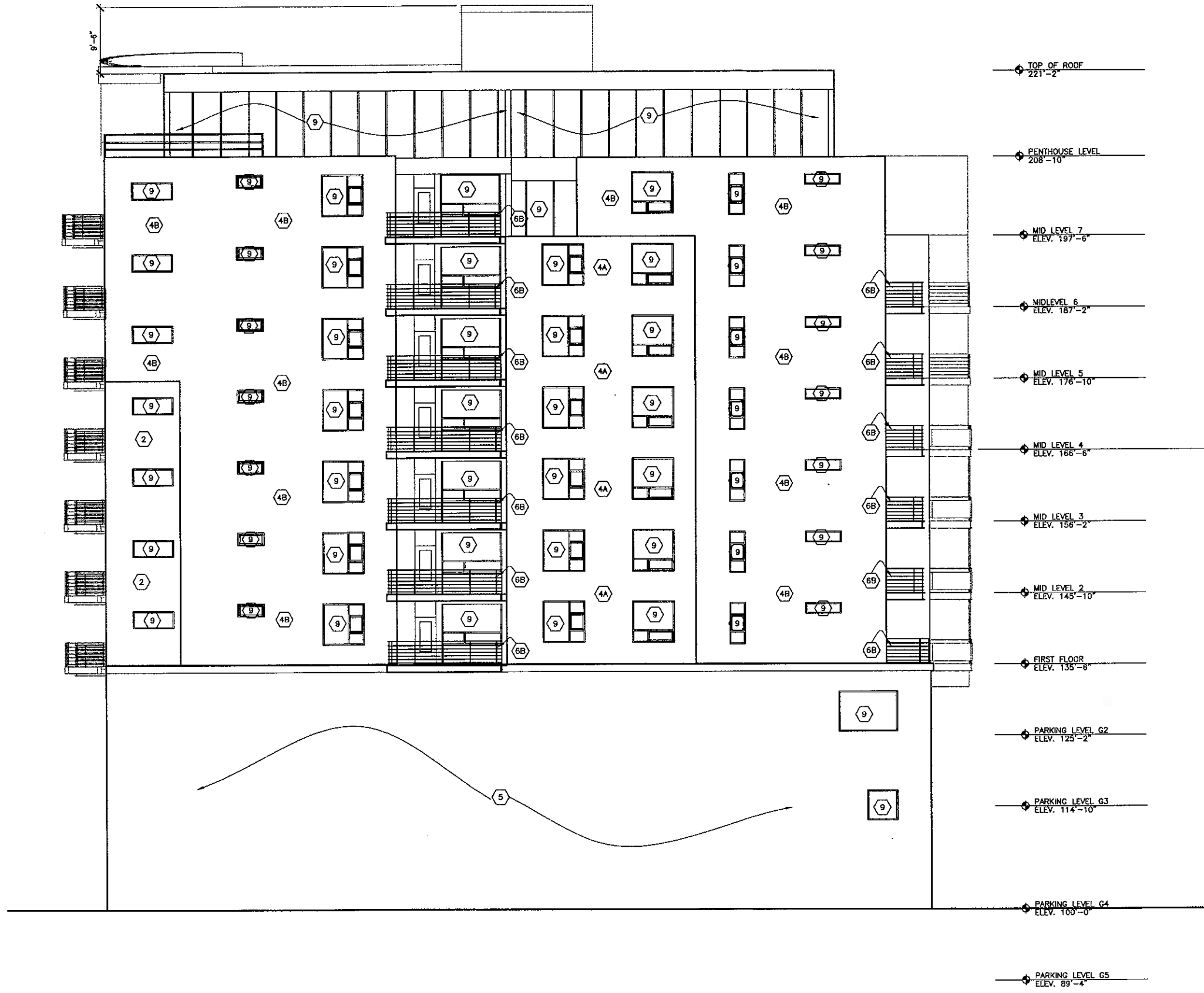
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WGA PROJECT NO. 06-108
 SCALE AS NOTED
 PHASE DO
 DATE DEC. 21, 2006

ELEVATION
A400

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1 NORTH ELEVATION
1/16"=1'-0"

EXTERIOR MATERIALS AND FINISHES:

Wall Systems

- 1 Foundation Wall: Below Grade Parking Level
Cast-in place concrete walls, dampproofing, perimeter insulation
- 2 Exterior Wall:
Renaissance Stone veneer with wall cap and oversized lintels - color: cream, pattern: running bond
- 3 Exterior Wall:
1 1/2" horizontally mounted Morin metal panel - flat profile, color gray metallic.
- 4A Exterior Wall:
8mm Light Brown Prodema veneer wood panel on metal stud furring over ice & water shield with exposed fasteners.
- 4B Exterior Wall:
8mm Dark Brown Prodema veneer wood panel on metal stud furring over ice & water shield with exposed fasteners.
- 5 Exterior Wall:
8" thick reinforced and insulated concrete masonry units painted to match Renaissance Stone w/ graffiti resistant paint.
- 6A Balcony:
1 1/2" duradek over steel framing with steel hand rail mounted to 2" vertical steel tube with hemmed 1" x 2" steel mesh welded to exterior face of 2" tubes. Powder coat all metal and provide epoxy touch up at welds.
- 6B Balcony:
1 1/2" duradek over steel framing. Provide steel hand rail mounted to 2" vertical steel tube with 1" horizontal steel tubes @ 4" O. C. vert welded to exterior face of 2" tubes. Powder coat all metal and provide epoxy touch up at welds.
- 6C Balcony:
1 1/2" duradek over steel framing with aluminum hand rail mounted to glass panel railing system anchored to steel framing.
- 7 Soffit System
Wood Soffit - 8 mm Prodema soffit - color to match wall below
- 8 Roof:
Fully adhered EDPM roof membrane - color white.
- 9 Aluminum Windows & Curtainwall
Clear annealed thermally broken fixed/operable aluminum window units. Punched openings by Softerite Window Company with 4" deep frames. Storefront and curtainwall systems by CMI Architectural Products with 7 3/8" deep frames. All glazing is Low-E insulating.
- 10A Door Type: Steel doors and frames - All parking and utility areas. Provide insulated doors to exterior. Provide 90 minute fire rating at stairs, exit corridors, storage and mechanical areas.
- 10B Door Type 3 - Grade level entrances - Aluminum insulated entrance doors provided by store front system with aluminum frames and insulated Low-E glass.
- 11 Door Type 2 - Vehicle entrances - 16'-0" x 8'-2" Sectional aluminum overhead door with safety glass lites and automatic opener engaged by remote control.

WORKSHOP ARCHITECTS

1414 N. BROADWAY MILWAUKEE, WI 53233
PHONE: 414.331.8822 FAX: 414.331.8822

PROJECT:
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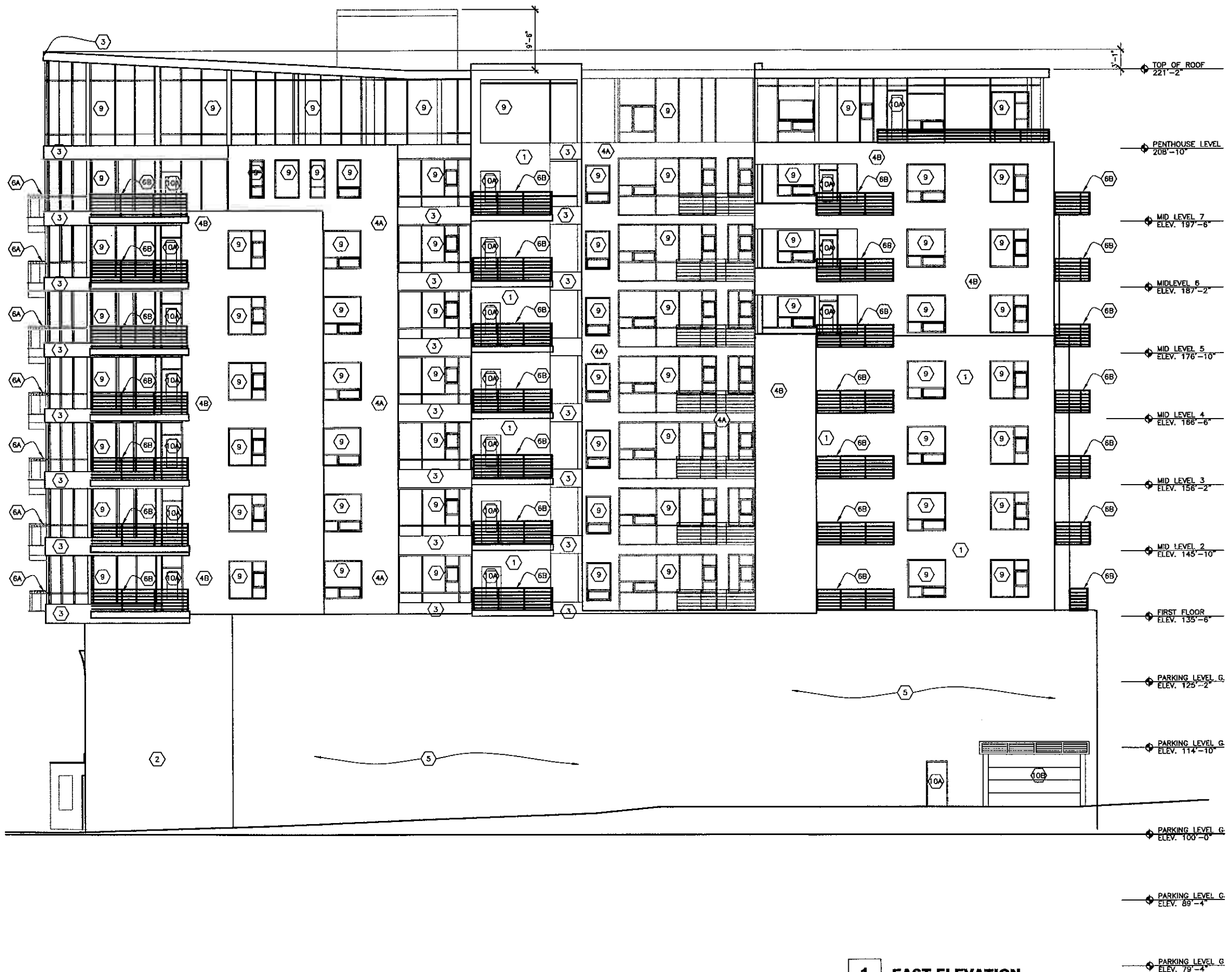
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WSA PROJECT NO. 98-108
SCALE AS NOTED
PHASE 50
DATE DEC. 21, 2000

ELEVATION
A401

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1 EAST ELEVATION
1/16"=1'-0"

- Wall Systems**
- 1 Foundation Wall: Below Grade Parking Level
Cast-in place concrete walls, damproofing, perimeter insulation
 - 2 Exterior Wall:
Renaissance Stone veneer with wall cap and oversized lintels - color: cream, pattern: running bond
 - 3 Exterior Wall:
1 1/2" horizontally mounted Morin metal panel - flat profile, color gray metallic.
 - 4A Exterior Wall:
8mm Light Brown Prodemra veneer wood panel on metal stud furring over ice & water shield with exposed fasteners.
 - 4B Exterior Wall:
8mm Dark Brown Prodemra veneer wood panel on metal stud furring over ice & water shield with exposed fasteners.
 - 5 Exterior Wall:
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 - 6C Balcony:
1 1/2" duradek over steel framing with aluminum hand rail mounted to glass panel railing system anchored to steel framing.
 - 7 Soffit System
Wood Soffit - 8 mm Prodemra soffit - color to match wall below
 - 8 Roof:
Fully adhered EDPM roof membrane - color white.
 - 9 Aluminum Windows & Curtainwall
Clear annealed thermally broken fixed/operable aluminum window units. Punched openings by Softerite Window Company with 4" deep frames. Storefront and curtainwall systems by CMI Architectural Products with 7 3/8" deep frames. All glazing is Low-E insulating.
 - 10A Door Type: Steel doors and frames - All parking and utility areas. Provide insulated doors to exterior. Provide 90 minute fire rating at stairs, exit corridors, storage and mechanical areas.
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WORKSHOPARCHITECTS

NEW LAND
STOWELLWEBSTER

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STOWELLWEBSTER

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DATE DEC. 21, 2006

ELEVATION
A402

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1 WEST ELEVATION
1/16"=1'-0"

EXTERIOR MATERIALS AND FINISHES:

Wall Systems

- 1 Foundation Wall: Below Grade Parking Level
Cast-in place concrete walls, damproofing, perimeter insulation
- 2 Exterior Wall:
Renaissance Stone veneer with wall cap and oversized lintels - color: cream, pattern: running bond
- 3 Exterior Wall:
1 1/2" horizontally mounted Monin metal panel - flat profile, color gray metallic.
- 4A Exterior Wall:
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- 4B Exterior Wall:
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STOWELLWEBSTER

ADDRESS:
MILWAUKEE, WI

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ELEVATION
A403