1400 West Wells Street

Milwaukee, WI 53233

Detailed Plan Development Submittal

OPUS
THE OPUS GROUP

KORB TREDO ARCHITECTS

Table Of Contents

- Project Team 3
- Owner's Statement of Intent 4
- Detailed Plan Project Description 5
- Vicinity Maps 6
- Site Survey 9
- Architectural Site & Landscape Plan 10
- Civil Site Preparation and Erosion Control Plan 11
- Civil Site Plan 12
- Civil Grading Plan 13
- Civil Utility Plan 14
- Civil Erosion Control Details 15
- Civil Details 16
- Architectural Building Plans 17
- Architectural Building Elevations 20
- Site Images 24

KORB TREDO ARCHITECTS

Architect: Jason Korb
790 N. Milwaukee Street, Suite 210
Milwaukee, WI 53202
p: 414.273.8230
f: 414.273.8231
Email: jason@korbtredo.com

OPUS
THE OPUS GROUP

Owner: The Opus Group
330 East Kilbourn Avenue, Suite 222
Milwaukee, WI 53202
p: 414.266.9393

The Opus Group has a long history with university housing, and has been particularly active in the student apartment market in recent years. The expectations of university students and their parents have evolved dramatically since the days of barrack-style dorms and ultra-cheap private housing. Institutions (and the cities in which they reside) are now being evaluated on a much more broad set of criteria, of which one of the most significant is the quality and proximity of student housing options.

This evolution has created both challenges and opportunities. To help meet them, the proposed development will provide 80 new high end apartment units and quality retail options directly across the street from the Alumni Memorial Union at Marquette University.

The proposed development complies with the City of Milwaukee's Near West Side Area Comprehensive Plan as adopted in 2004 and amended in 2009. First off, the site is specifically noted as a "Rehab Opportunity" in the Plan. The proposed use also meets the expectations of the Plan for a commercial corridor such as Wells Street:

- The Plan's Land Use Policy calls on the City to "encourage residential above retail on commercial corridors and between intensively developed commercial nodes". The corner of 16th and Wells Street is specifically noted as such a commercial node.

- The Plan also stresses that the "size of structures in relationship to the lot size and placement of the building on the lot should generally complement the existing modulation of other structures on the block face." It continues by encouraging developers to "keep building heights close to (within 50% plus or minus) what is typical for the area unless the building is being utilized to transition a residential area into a more intense non-residential area." The height and density of the proposed development fits well into the overall transition from low-rise residential north and west of the site to mid- and high-rise commercial/institutional south and east of the site.

- Regarding policies for commercial uses: "Encourage street level, pedestrian-oriented commercial uses… Encourage residential apartments and condominiums above retail uses… Residential uses along commercial corridors should be multi-story, densely developed, with minimal curb cuts along the commercial corridor… Face the front façade of the principal building onto a public street." These concepts are all clearly evident in the proposed design.

This project will ultimately provide substantial benefits to the City of Milwaukee and the region as a whole. When completed, this development will serve as an amenity that will significantly benefit both the University and the City for years to come.

1. **Gross land area:**
   17,250 sq. ft. (0.396 acres)

2. **Maximum amount of land covered by principal buildings:**
   17,250 sq. ft.

3. **Maximum amount of land devoted to parking, drives and parking structures:**
   6,420 SF

4. **Minimum amount of land devoted to landscaped open space:**
   None (0 SF)

5. **Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:**
   216 lot sq. ft. per residential dwelling unit
   8,126 gross retail square footage

6. **Proposed number of buildings:**
   1 building

7. **Maximum number of dwelling units per building:**
   Up to 80 dwelling units (see Table A)

   TABLE A – Proposed residential unit mix

Unit Type	Qty - Units	Qty – Bedrooms*	Avg SF/Unit
Studio	10	10	427
1BR / 1BA	10	10	621
2BR / 2BA	45	90	832
3BR / 2BA	5	15	1,001
4BR / 2BA	10	40	1,134
Total	**80 units (16 units/floor)**	**165 bedrooms (2.06 beds/unit)**	**806 SF/unit 395 SF/bed**

   * Note: All one bedroom and two bedroom units have the potential for bunked beds.

8. **Bedrooms per unit:**
   165 total bedrooms, 2.06 bedrooms per unit (see Table A)

9. **Occupancy:**
   Maximum 4 occupants per dwelling unit. Maximum 270 occupants per building or such lesser total as may be permitted by building code requirements.

10. **Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if not residential:**

Parking required per Milwaukee Zoning Code:		**63 spaces**
Residential (295-403-2-a)	2 spaces per 3 dwelling units	54 spaces
General Retail (295-403-2-a)	1 space per 1,000 GSF	9 spaces
Parking provided per Milwaukee Zoning Code:		**63 spaces***
Parking inside building (295-403-2-b-1)	See building plans	20 spaces*
Street parking adjacent to property (295-403-2-b-2)	Refer to site plan	8 spaces
Transit district reduction (295-403-b-4)	25% of total requirement	16 spaces
Credit for nearby public parking (295-403-b-7)	Refer to vicinity maps	17 spaces

   *Current plan is 20 spaces. Final plan may range from 18 to 22 spaces.

11. **Circulation, parking, loading and trash collection:**

    Twenty (20) resident parking spaces are provided on the ground floor of the building for monthly rental. Access to the garage will be via 14th Street. Travel through the garage will be one way (east-to-west), with the exit via the public alley.

    Retail deliveries will be received via the public alley through a common corridor to the rear of the tenant spaces. Residential deliveries will likely be received via the apartment lobby on 14th Street.

    Residential trash and recycling chutes are provided to service every apartment floor. A shared trash room is located at the west end of the ground floor, with a large door opening directly to the alley for trash and recycling pick-up.

12. **Uses**

    Permitted uses shall be consistent with the "LB2" district as outlined in Subchapter 6 of Chapter 295-601 of the City of Milwaukee Zoning Code. Permitted uses include multi-family residential (including but not limited to university housing in the form of a private dormitory to be occupied by both students and non-students. The private dormitory shall have on-site management.), accessory public spaces, accessory parking, office, general retail and restaurant – sit-down, delivery, and carry out.

    Four uses designated as "Special Uses" or "Limited Uses" in the LB2 district shall be "Permitted Uses" for this Detailed Planned Development:

    - Dormitory

    - Rooming House: The building includes ten (10) 4-bedroom units which will each have capacity for four (4) unrelated persons. In addition, the bedrooms in all 1-bedroom and 2-bedroom units are sized to allow for double occupancy, meaning that the 2-bedroom units may house four (4) unrelated persons.

    - Secondhand store: One of the current retail tenants on the site is a college textbook store that may return to the new building. This business currently maintains a Special Use Permit to allow for re-sale of college textbooks. This use shall be a "Permitted Use" via this Detailed Planned Development.

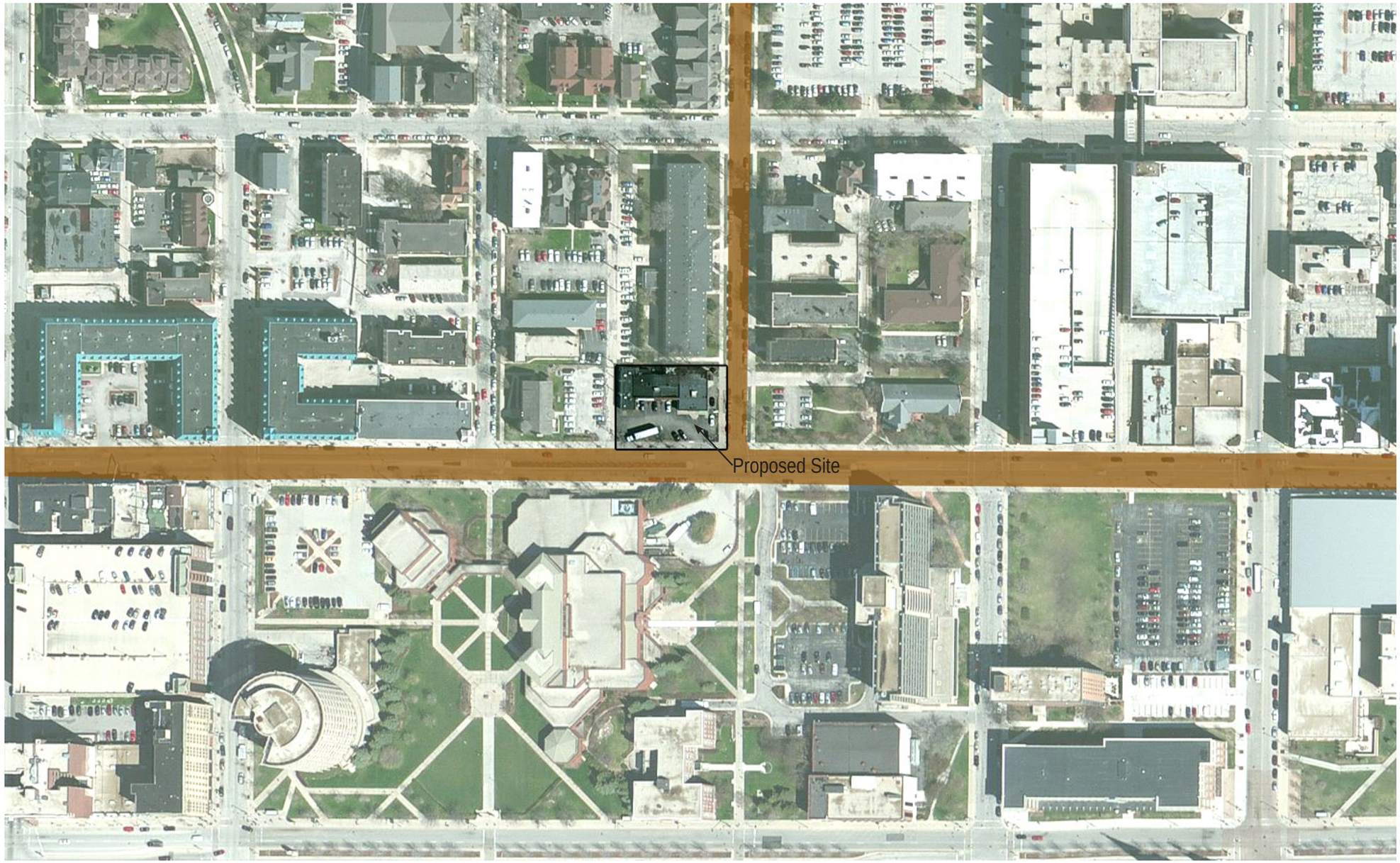
    - Restaurant, fast-food/carry-out: Another of the existing tenants is a sandwich shop. This tenant may also be returning to be building. It is also likely that, given the location and student housing component of this development, the chances that another fast-food and/or carry-out tenant will want to move in is good. Such use shall be permitted via this DPD.

13. **Signage**

    Permanent signage shall be consistent with the signage allowed under the LB2 zoning designation in Chapter 295-605-5 of the Zoning Code. In general, this allows for 50 sqft of "Type A" signage and 25 sqft of "Type B" signage for every 25 lnft of frontage. Such signage will be necessary for retail tenants. Additionally, a decorative sign at the residential lobby entrance shall be included.

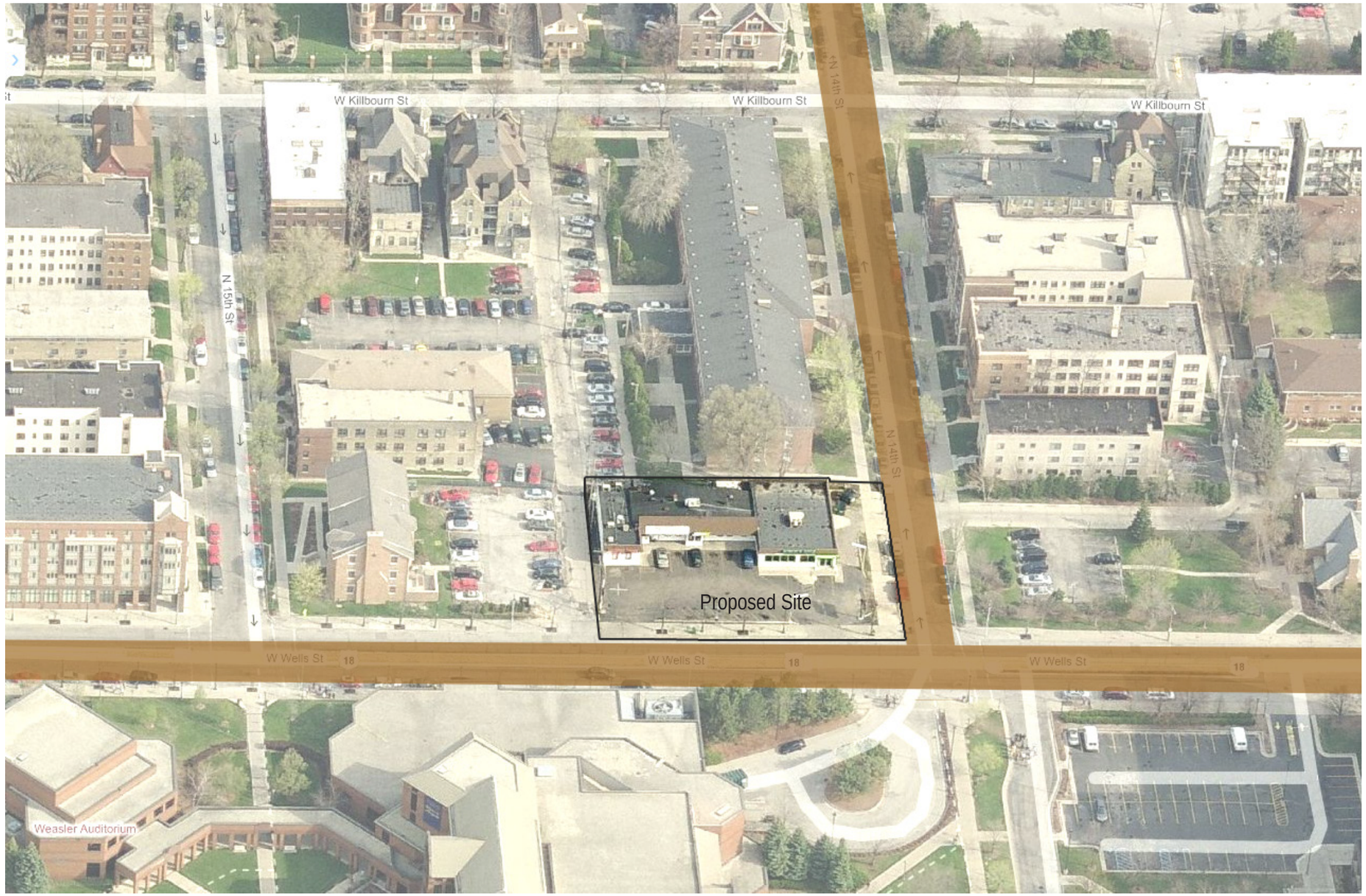
    Temporary signage shall be consistent with the signage allowed in Chapter 295-407-3-b of the Zoning Code. We anticipate tasteful, well-maintained temporary board or banner signage to support the advertising and leasing of the building while under construction. Such signage may be mounted to the perimeter security fence and/or the building, depending upon the stage of construction, and will provide both advertising and safety/security screening.

N. 14th Street



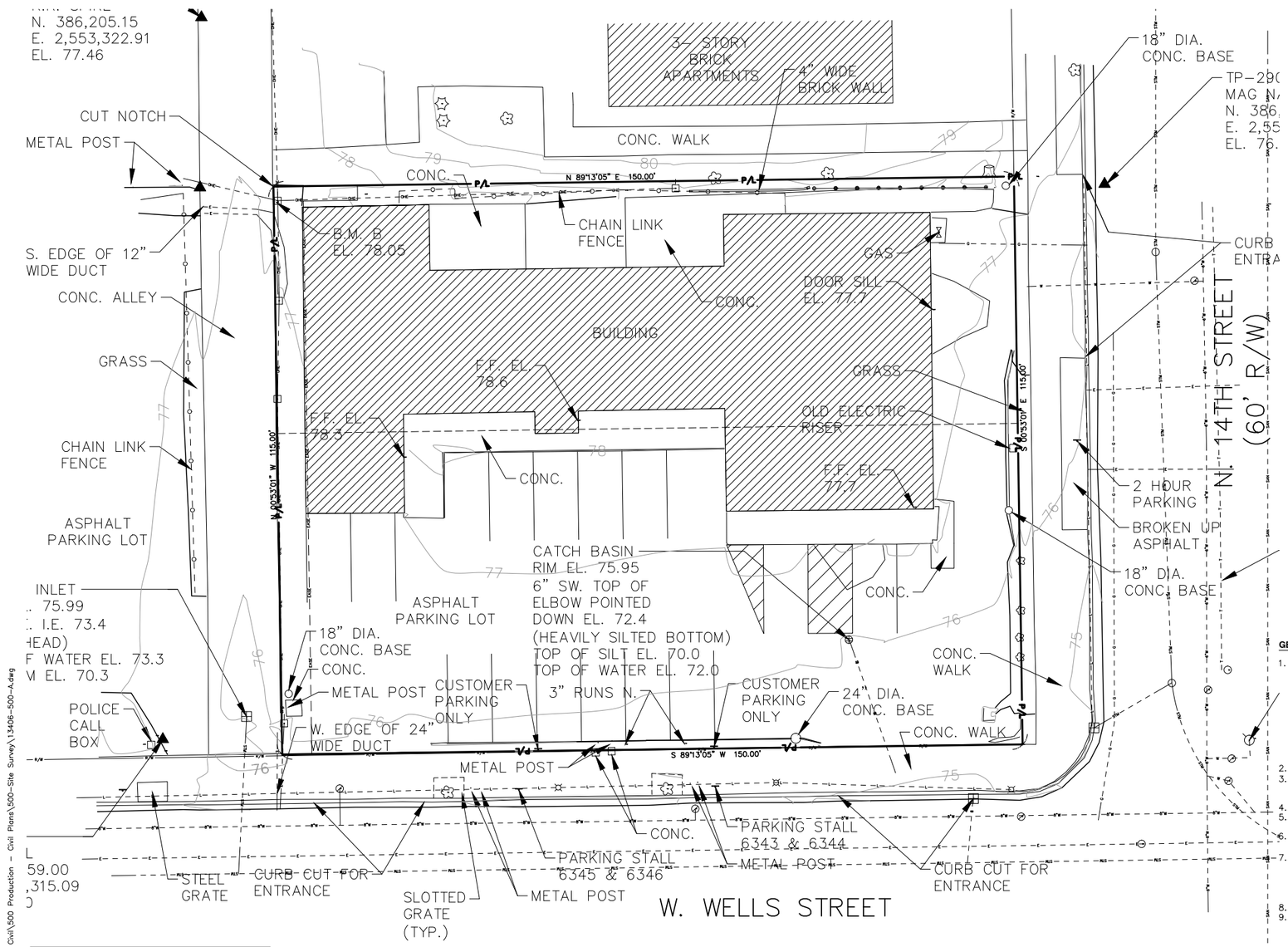
W. Wells Street

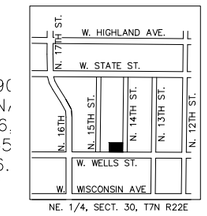
N. 14th Street



W. Wells Street

W. Wells Street
N 15th St
N 15th St
N 15th St
W Wells St
Proposed Site
W Wells St
N 14th St
N 14th St
N 14th St
W Kilbourn St
N. 14th Street





LOCATION MAP

GRAPHIC SCALE
0 10' 20'

LEGEND

- TRAVERSE POINT
- POWER POLE
- MANHOLE
- STORM INLET
- WV WATER VALVE
- GV GAS VALVE
- FIRE HYDRANT
- 1"IP 1" IRON PIPE
- VENT VENT PIPE
- EL R ELECTRIC RISER
- GRD GUARD POST
- CATCH BASIN
- DECIDUOUS TREE
- CONIFEROUS TREE
- STUMP
- BUSH
- SIGN
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- BURIED GAS MAIN
- BURIED WATER MAIN
- EXISTING RIGHT OF WAY

GENERAL NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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.
2. THERE ARE NO WETLANDS ON SITE.
3. FLOOD ZONE X, FEMA MAP 55079C0091E, DATED 9/26/08. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. PARCEL IS ZONED LB2.
5. PARCEL ADDRESS IS 1400 WEST WELLS STREET, MILWAUKEE, WISCONSIN.
6. ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF WEST WELLS STREET WHICH IS ASSUMED TO BEAR S 89°13'05" W.
7. LOTS 7 AND 8 IN BLOCK 211 IN ELDRED'S ADDITION AND LOTS 7 AND 8 IN BLOCK 211 IN SUBDIVISION OF THE SOUTH 23,572 ACRES OF THE EAST 38 ACRES OF THE NORTHEAST 1/4 OF SECTION 30, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.
8. CONTAINING 17,250 SQ. FT. (0.396 AC.)
9. BENCHMARKS:
   - B.M. A – WEST FLANGE BOLT ON TOP FLANGE OF FIRE HYDRANT AT THE NORTHEAST CORNER OF W. WELLS ST. AND N. 14TH ST. – ELEVATION = 76.67
   - B.M. B – SET GEAR SPIKE IN SOUTHWEST FACE OF POWER POLE #814 AT THE NORTH CORNER OF 1440 W. WELLS ST. PROPERTY – ELEVATION = 78.05

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD DATA AS MARKED BY DIGGERS HOTLINE AND OBTAINED DURING THIS SURVEY, INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, AND AS-BUILT INFORMATION. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

TO OBTAIN LOCATIONS OF NON-UTILITY OWNED UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

File: I:\Opus Dev\13406 Wells\060 CAD\C - Civil\500 Production - Civil Plans\500-Site Survey\13406-500-A.dwg

KORB TREDO ARCHITECTS

PROJECT:
1400 WEST WELLS

OWNER:
OPUS DEVELOPMENT CORPORATION
330 EAST KILBOURNE
SUITE 222
MILWAUKEE, WI 53202

ARCHITECT:
KORB TREDO ARCHITECTS
790 N. MILWAUKEE STREET
SUITE 210
MILWAUKEE, WI 53202

CONSTRUCTION MANAGER:
OPUS DEVELOPMENT CORPORATION
330 EAST KILBOURNE
SUITE 222
MILWAUKEE, WI 53202

CIVIL ENGINEER:
SIGMA GROUP
Sigma Terra Asset Solutions
Engineering Consultants
1300 West Oklahoma Ave
Milwaukee, WI 53213
Phone: 414-643-4200
Fax: 414-643-4210

REVISION NO.	DATE

COMM NO:	12023
SCALE:	AS NOTED
PHASE:	SCHEMATIC DESIGN
DATE:	JANUARY 2013

SITE SURVEY

C001

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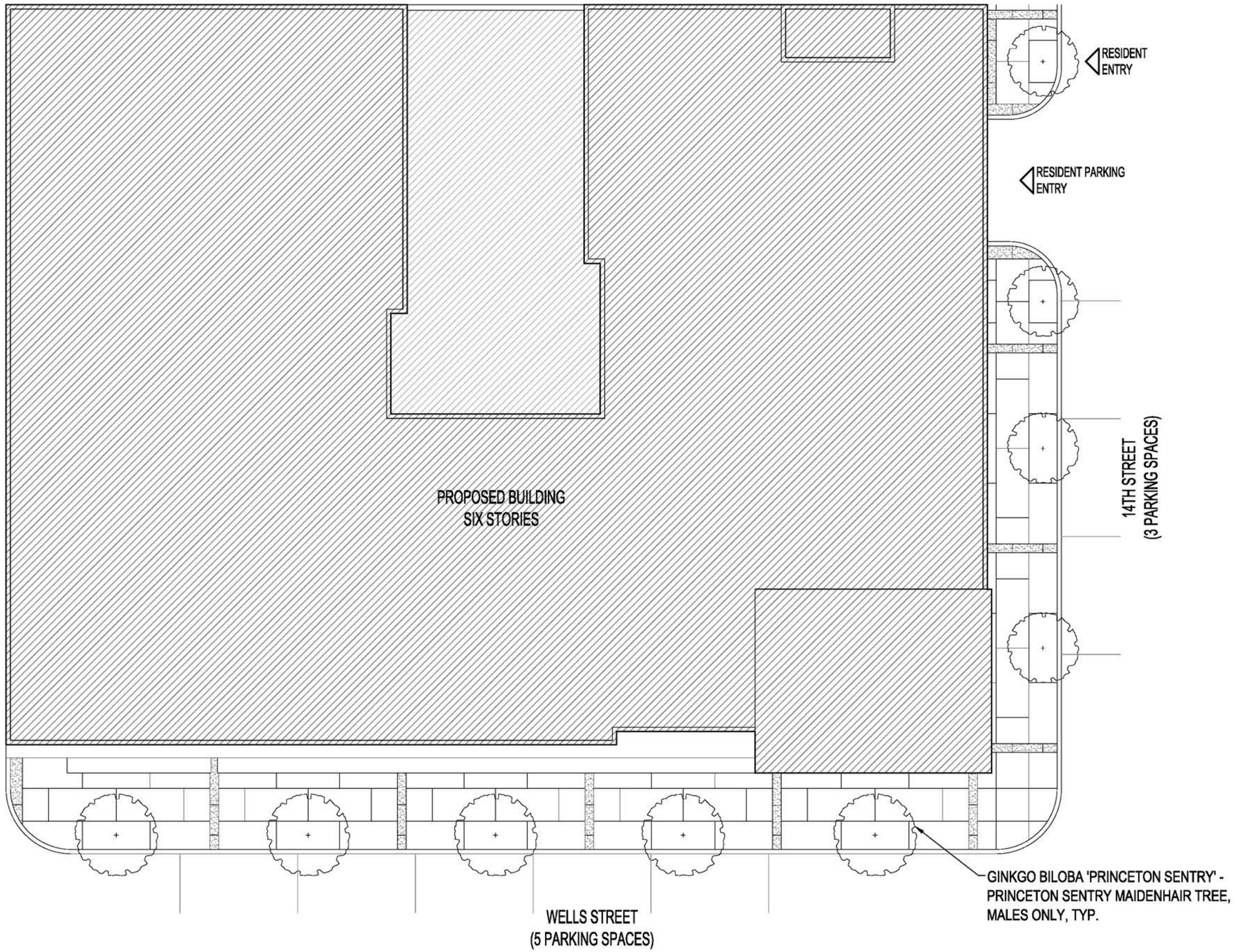
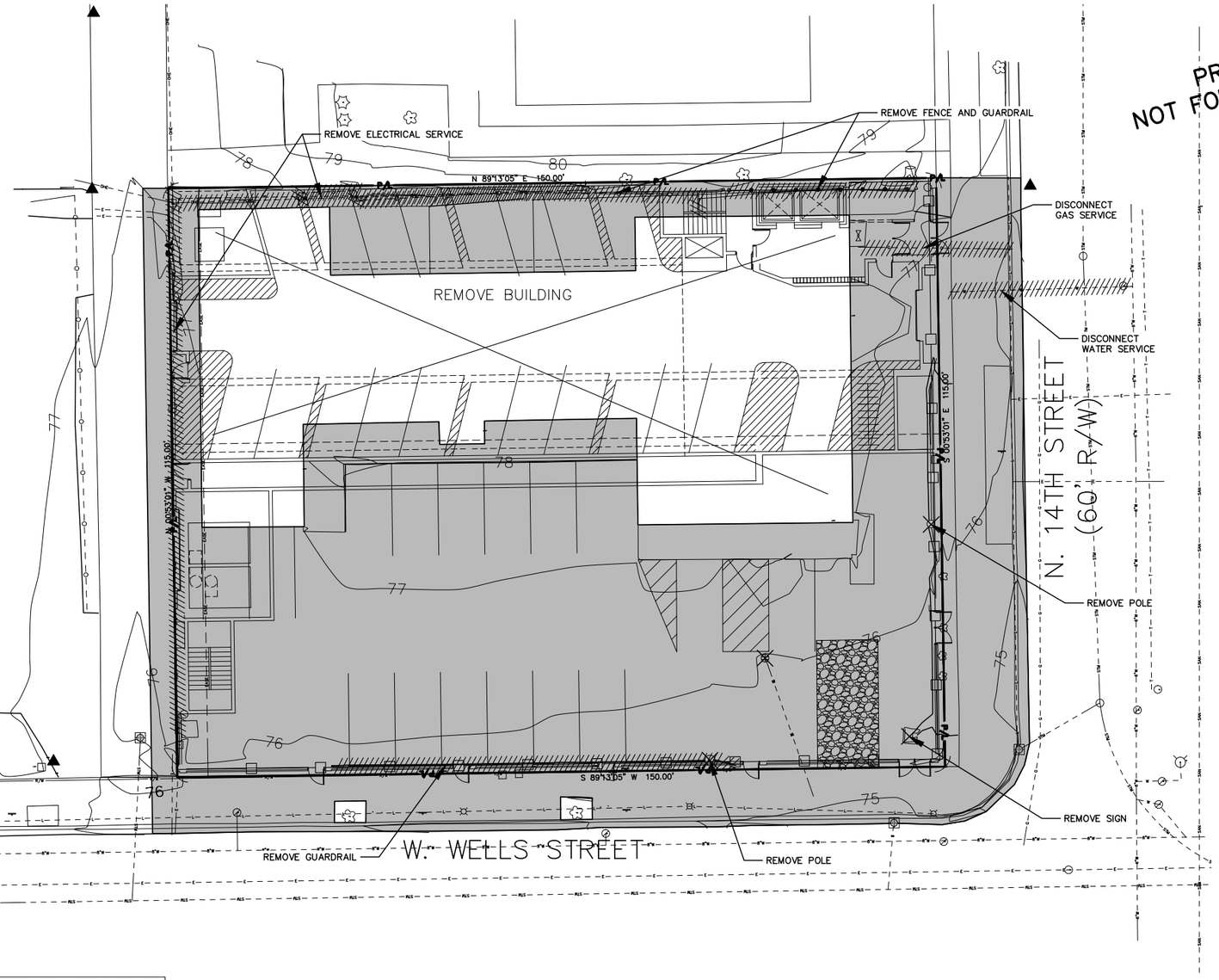

RESIDENT ENTRY
RESIDENT PARKING ENTRY
PROPOSED BUILDING
SIX STORIES
14TH STREET
(3 PARKING SPACES)
GINKGO BILOBA 'PRINCETON SENTRY' -
PRINCETON SENTRY MAIDENHAIR TREE,
MALES ONLY, TYP.
WELLS STREET
(5 PARKING SPACES)

Scale: 1/16" = 1'-0"

Civil Site Preparation and Erosion Control Plan



PRELIMINARY NOT FOR CONSTRUCTION

GRAPHIC SCALE 0 10' 20'

LEGEND

- PROPOSED SILT FENCE (A C400)
- PROPOSED INLET PROTECTION (B C400)
- PROPOSED TRACKING PAD (D C400)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED EROSION MATTING
- UTILITY REMOVAL
- STRUCTURE REMOVAL
- PAVEMENT REMOVAL

GENERAL NOTES:

1. WORK TO BE COMPLETED BY CONTRACTOR IS INDICATED IN BOLD LINE TYPE. EXISTING CONDITIONS ARE INDICATED BY LIGHT LINE TYPE.
2. CALL DIGGER'S HOTLINE PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY UTILITIES.
3. INSTALL EROSION CONTROL MEASURES PRIOR TO INITIATION OF ANY SITE WORK.
4. BASE SURVEY PLAN IS BASED ON SURVEY BY GRAEF DEVELOPMENT, DATED SEPTEMBER 2012.
5. BEARINGS, DIMENSIONS, AND EASEMENTS SHOWN ARE FOR REFERENCE ONLY. REFER TO ALTA/ASCM LAND TITLE SURVEY TO VERIFY INFORMATION.
6. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD DATA AS MARKED BY DIGGERS HOTLINE AND OBTAINED DURING THIS SURVEY, INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, AND AS-BUILT INFORMATION. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.
7. ELECTRONIC FILES ARE AVAILABLE UPON REQUEST. CIVIL SHEETS AND FILES ARE NOT TO BE USED FOR BUILDING LAYOUT.

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MILW. AREA 259-1181

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1400 WEST WELLS

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OPUS DEVELOPMENT CORPORATION
330 EAST KILBOURNE
SUITE 222
MILWAUKEE, WI 53202

ARCHITECT:
KORB TREDO ARCHITECTS
790 N. MILWAUKEE STREET
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MILWAUKEE, WI 53202

CONSTRUCTION MANAGER:
OPUS DEVELOPMENT CORPORATION
330 EAST KILBOURNE
SUITE 222
MILWAUKEE, WI 53202

CIVIL ENGINEER:
SIGMA GROUP
Single Source Professionals
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

REVISION NO:	DATE:

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PHASE:	SCHEMATIC DESIGN
DATE:	JANUARY 2013

SITE PREPARATION & EROSION CONTROL PLAN

C002

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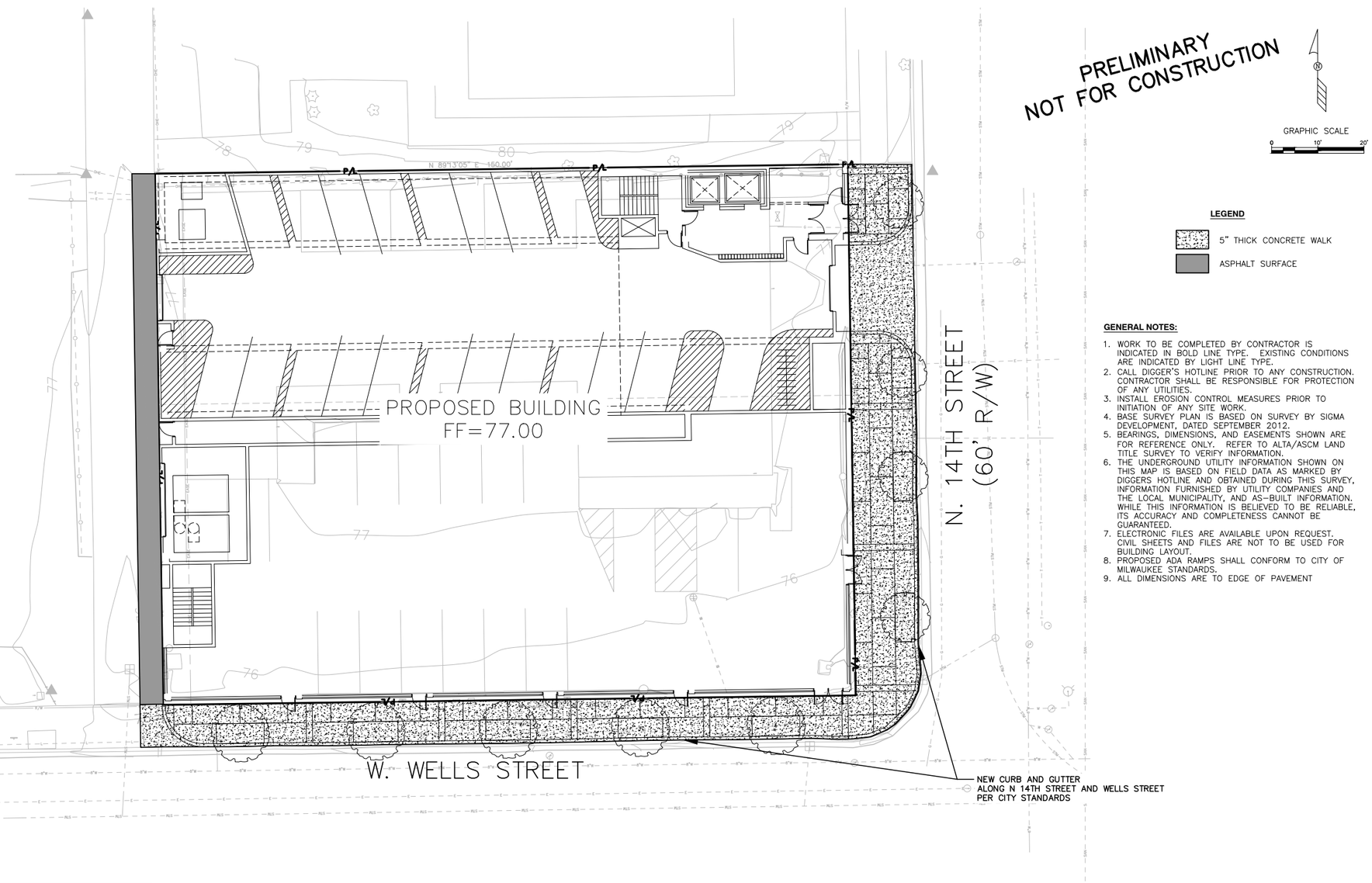

LEGEND

- 5" THICK CONCRETE WALK
- ASPHALT SURFACE

GENERAL NOTES:

1. WORK TO BE COMPLETED BY CONTRACTOR IS INDICATED IN BOLD LINE TYPE. EXISTING CONDITIONS ARE INDICATED BY LIGHT LINE TYPE.
2. CALL DIGGER'S HOTLINE PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY UTILITIES.
3. INSTALL EROSION CONTROL MEASURES PRIOR TO INITIATION OF ANY SITE WORK.
4. BASE SURVEY PLAN IS BASED ON SURVEY BY SIGMA DEVELOPMENT, DATED SEPTEMBER 2012.
5. BEARINGS, DIMENSIONS, AND EASEMENTS SHOWN ARE FOR REFERENCE ONLY. REFER TO ALTA/ASCM LAND TITLE SURVEY TO VERIFY INFORMATION.
6. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD DATA AS MARKED BY DIGGERS HOTLINE AND OBTAINED DURING THIS SURVEY, INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, AND AS-BUILT INFORMATION. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.
7. ELECTRONIC FILES ARE AVAILABLE UPON REQUEST. CIVIL SHEETS AND FILES ARE NOT TO BE USED FOR BUILDING LAYOUT.
8. PROPOSED ADA RAMPS SHALL CONFORM TO CITY OF MILWAUKEE STANDARDS.
9. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT

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SITE PLAN

C100

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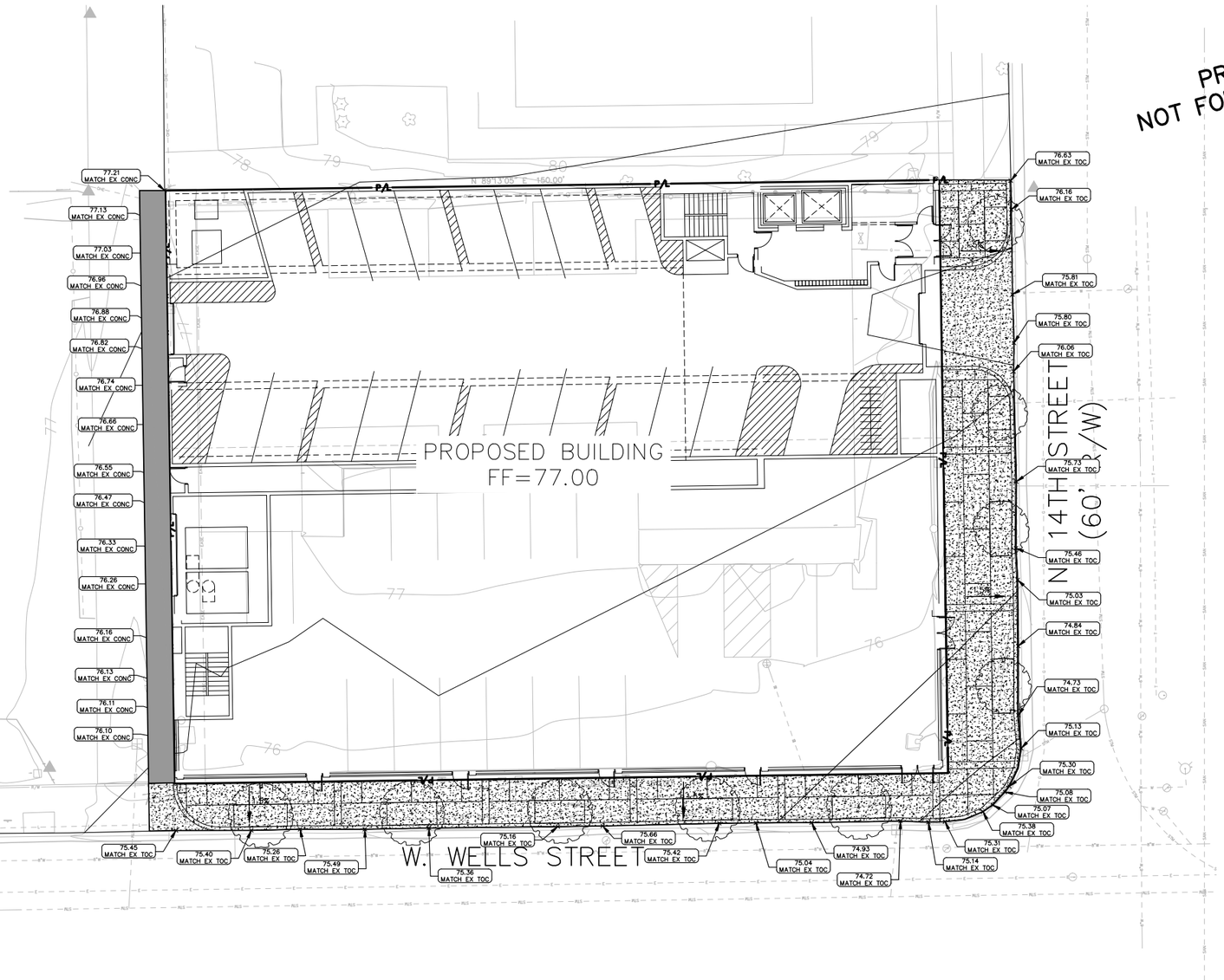
Civil Grading Plan



PRELIMINARY
NOT FOR CONSTRUCTION

GRAPHIC SCALE
0 10' 20'

LEGEND

5" THICK CONCRETE WALK

ASPHALT SURFACE

5 PROPOSED CONTOUR

5 EXISTING CONTOUR

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4. BASE SURVEY PLAN IS BASED ON SURVEY BY GRAEF DEVELOPMENT, DATED JULY 2012.
5. BEARINGS, DIMENSIONS, AND EASEMENTS SHOWN ARE FOR REFERENCE ONLY. REFER TO ALTA/ASCM LAND TITLE SURVEY TO VERIFY INFORMATION.

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330 EAST KILBOURNE
SUITE 222
MILWAUKEE, WI 53202

CIVIL ENGINEER:
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
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GRADING PLAN

C200

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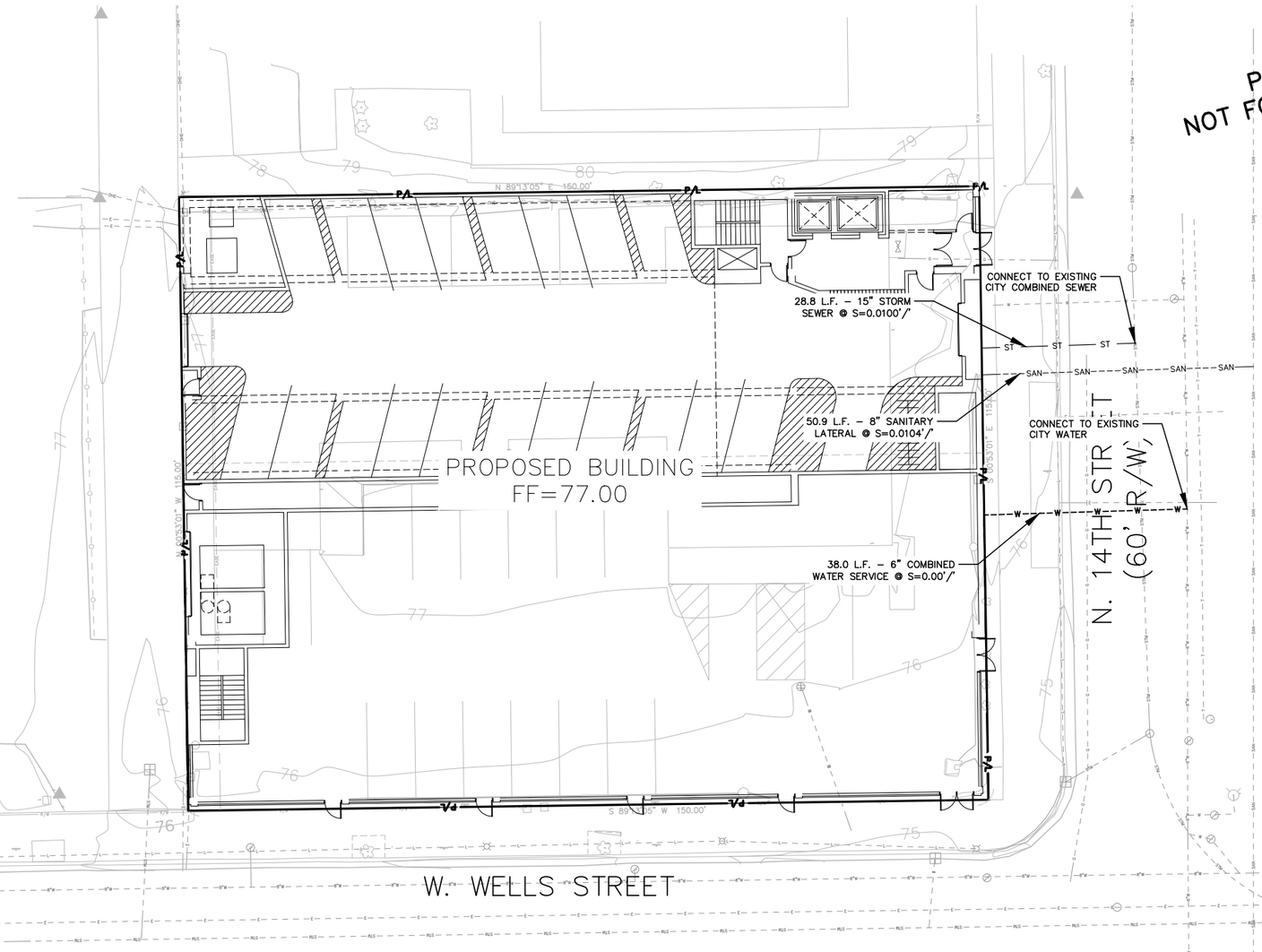
Civil Utility Plan



LEGEND

——W——	PROPOSED WATER SERVICE
——SAN——	PROPOSED SANITARY SERVICE
—— ST ——	PROPOSED STORM SEWER
——E——	PROPOSED ELECTRICAL SERVICE
——T——	PROPOSED TELEPHONE SERVICE
——G——	PROPOSED GAS SERVICE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. STORM SEWER AND SANITARY SEWER SHALL BE PVC SDR–35 D3034. WATER MAIN SHALL BE D.I. CL. 55.
6. PRIVATE WATER MAIN AND SANITARY SEWER SHALL MAINTAIN 6' MINIMUM COVER. IF MINIMUM COVER CANNOT BE MAINTAINED THEN INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH WI SAFETY AND PROFESSIONAL SERVICES CHAPTER SPS 382.
7. IF PAVEMENT, CURB & GUTTER, OR OTHER EXISTING FEATURES ARE DISTURBED WITHIN ROW FOR UTILITY INSTALLATION, CONTRACTOR SHALL REINSTALL IN KIND AND RETURN ALL DISTURBED AREAS TO EXISTING CONDITIONS.
8. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
9. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
10. PROPOSED GAS, ELECTRIC, AND TELEPHONE SERVICES, INCLUDING TRANSFORMER, TO BE COORDINATED WITH SERVICE PROVIDERS BY CONTRACTOR. SERVICES SHOWN PER PLAN ARE FOR REFERENCE PURPOSES ONLY AND FINAL LOCATIONS SHALL BE DETERMINED BY CONTRACTOR.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD DATA AS MARKED BY DIGGERS HOTLINE AND OBTAINED DURING THIS SURVEY, INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, AND AS-BUILT INFORMATION. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

TO OBTAIN LOCATIONS OF UNDERGROUND UTILITIES & FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

KORB TREDO ARCHITECTS

PROJECT:
1400 WEST WELLS

OWNER:
OPUS DEVELOPMENT CORPORATION
330 EAST KILBOURNE
SUITE 222
MILWAUKEE, WI 53202

ARCHITECT:
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Fax: 414-643-4210

REVISION NO:	DATE:

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UTILITY PLAN

C300

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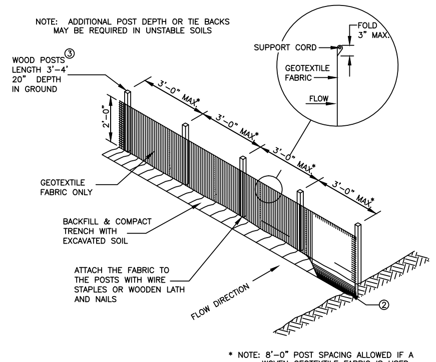
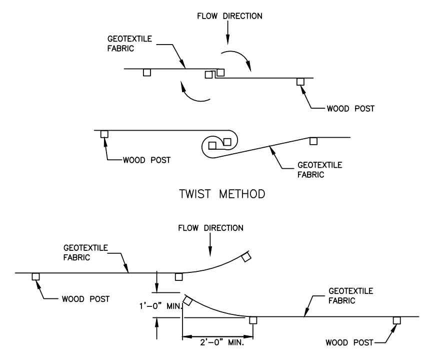


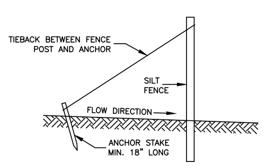
SILT FENCE



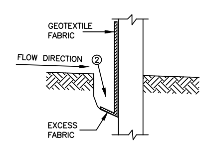
TWIST METHOD

HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE⑤



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL

GENERAL NOTE:
SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056

THIS DRAWING BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.

GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

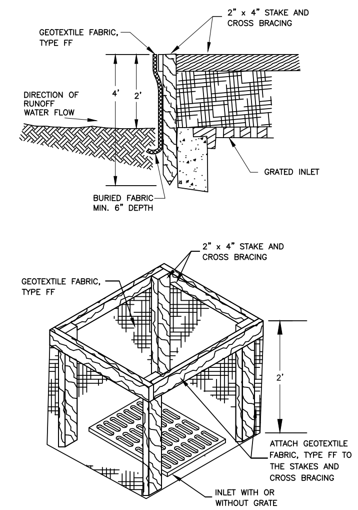
③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/32" X 1-1/32" OF OAK OR HICKORY.

④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

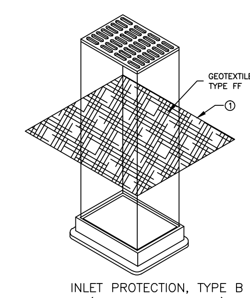
⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

A SILT FENCE: WDNR TS-1056

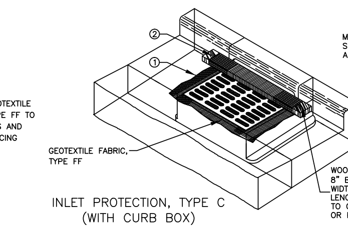
NOT TO SCALE



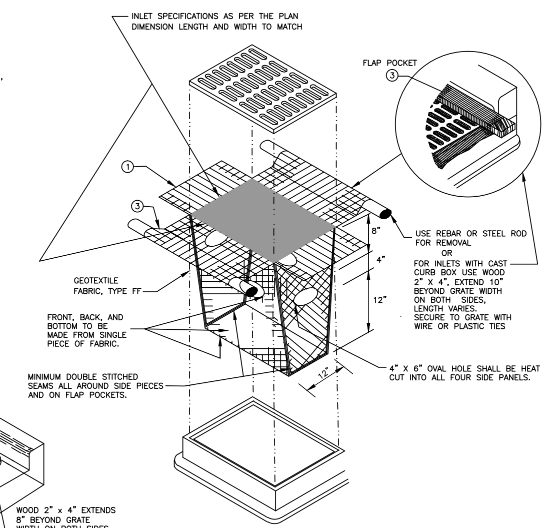
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ②)

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

GENERAL NOTE:
INLET PROTECTION SHALL CONFORM TO DNR CONSERVATION PRACTICE STANDARD #1060.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

B INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060

NOT TO SCALE

EROSION CONTROL NOTES:

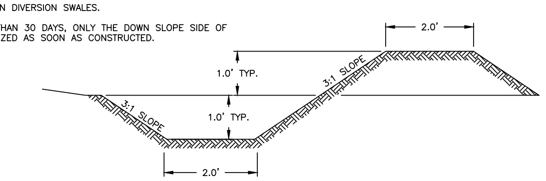
1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.

NOTE:
MATCH BERMS TO EXISTING GROUND AND GRADE SWALES TO DRAIN TO BASIN.

FOR SWALES THAT ARE TO SERVE LONGER THAN 30 DAYS, THE SIDE SLOPES, INCLUDING THE RIDGE AND DOWN SLOPE SIDE, SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.

TEMPORARY TOP SOILING AND SEEDING WITH CLASS 1 TYPE B EROSION MATTING SHALL BE USED FOR STABILIZATION. WATER-SOLUBLE ANIONIC POLYACRYLAMIDE (PAM) SHALL NOT BE USED IN DIVERSION SWALES.

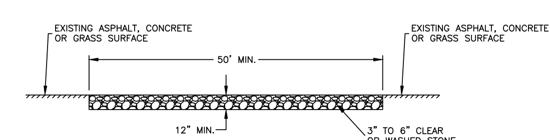
FOR SWALES SERVING LESS THAN 30 DAYS, ONLY THE DOWN SLOPE SIDE OF THE SWALE SHALL BE STABILIZED AS SOON AS CONSTRUCTED.



GENERAL NOTE:
CONSTRUCTION SITE DIVERSION SWALES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1066

C CONSTRUCTION SITE DIVERSION: WDNR TS-1066

NOT TO SCALE



GENERAL NOTE:
STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057

D CONSTRUCTION ENTRANCE/ EXIT DETAIL: WDNR TS-1057

NOT TO SCALE

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO EXISTING STORM SWALE. INSTALL ASSOCIATED DITCH CHECKS.
5. PERFORM CLEARING AND GRUBBING AS REQUIRED.
6. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
7. INSTALL PAVEMENTS.
8. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
9. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

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KORB TREDO ARCHITECTS

PROJECT:
1400 WEST WELLS

OWNER:
OPUS DEVELOPMENT CORPORATION
330 EAST KILBOURNE
SUITE 222
MILWAUKEE, WI 53202

ARCHITECT:
KORB TREDO ARCHITECTS
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SUITE 210
MILWAUKEE, WI 53202

CONSTRUCTION MANAGER:
OPUS DEVELOPMENT CORPORATION
330 EAST KILBOURNE
SUITE 222
MILWAUKEE, WI 53202

CIVIL ENGINEER:
THE SIGMA GROUP
Single Source. Sound Solutions.
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1300 West Canal Street
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REVISION NO:	DATE:

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EROSION CONTROL DETAILS

C400

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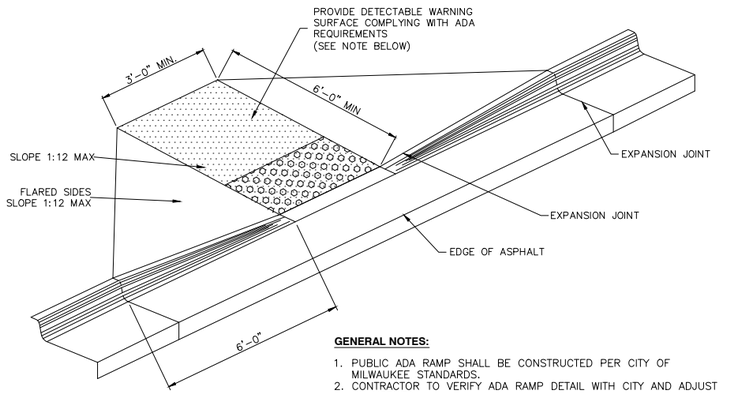
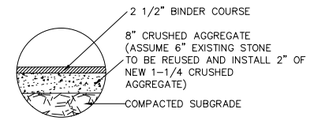


GENERAL NOTES:

1. PUBLIC ADA RAMP SHALL BE CONSTRUCTED PER CITY OF MILWAUKEE STANDARDS.
2. CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
3. PROVIDE DETECTABLE WARNINGS CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
4. DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

A ADA CONCRETE RAMP
NOT TO SCALE



B ASPHALT PAVEMENT SECTION
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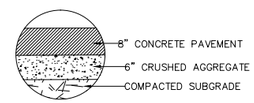

C CONCRETE PAVEMENT SECTION
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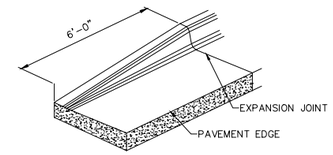
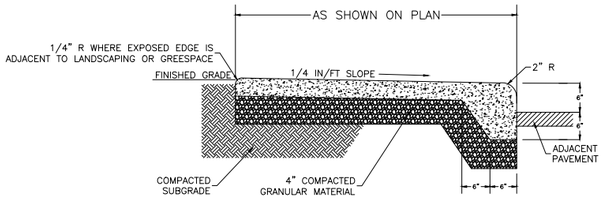


D END SECTION CURB & GUTTER
NOT TO SCALE



E CONCRETE PAVEMENT
NOT TO SCALE

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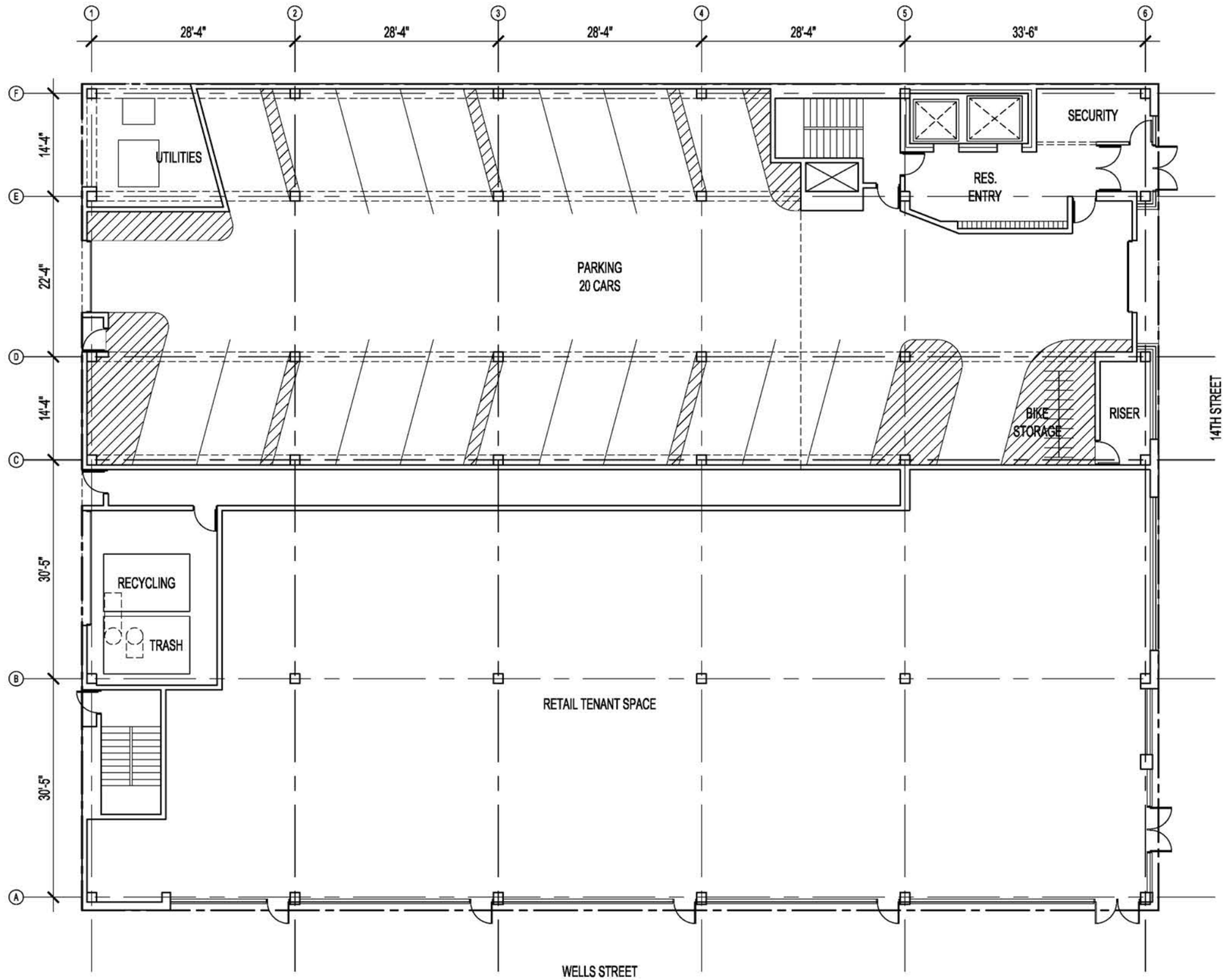
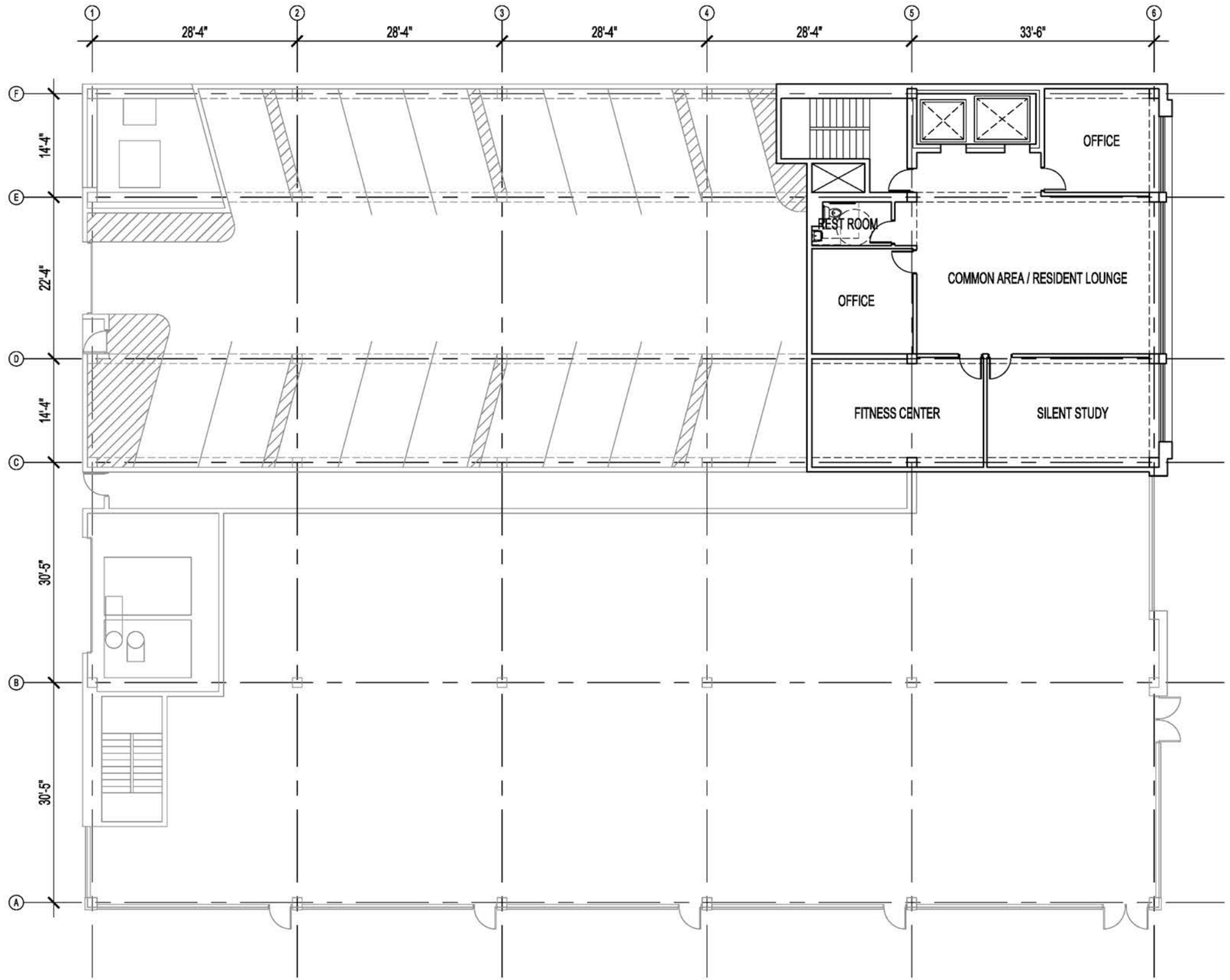

28'-4"
28'-4"
28'-4"
28'-4"
33'-6"
14'-4"
22'-4"
14'-4"
30'-5"
30'-5"
UTILITIES
PARKING
20 CARS
SECURITY
RES.
ENTRY
BIKE
STORAGE
RISER
14TH STREET
RECYCLING
TRASH
RETAIL TENANT SPACE
WELLS STREET

Scale: 1/16" = 1'-0"


1
2
3
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28'-4"
28'-4"
28'-4"
28'-4"
33'-6"
F
E
D
C
B
A
14'-4"
22'-4"
14'-4"
30'-5"
30'-5"
OFFICE
REST ROOM
OFFICE
COMMON AREA / RESIDENT LOUNGE
FITNESS CENTER
SILENT STUDY

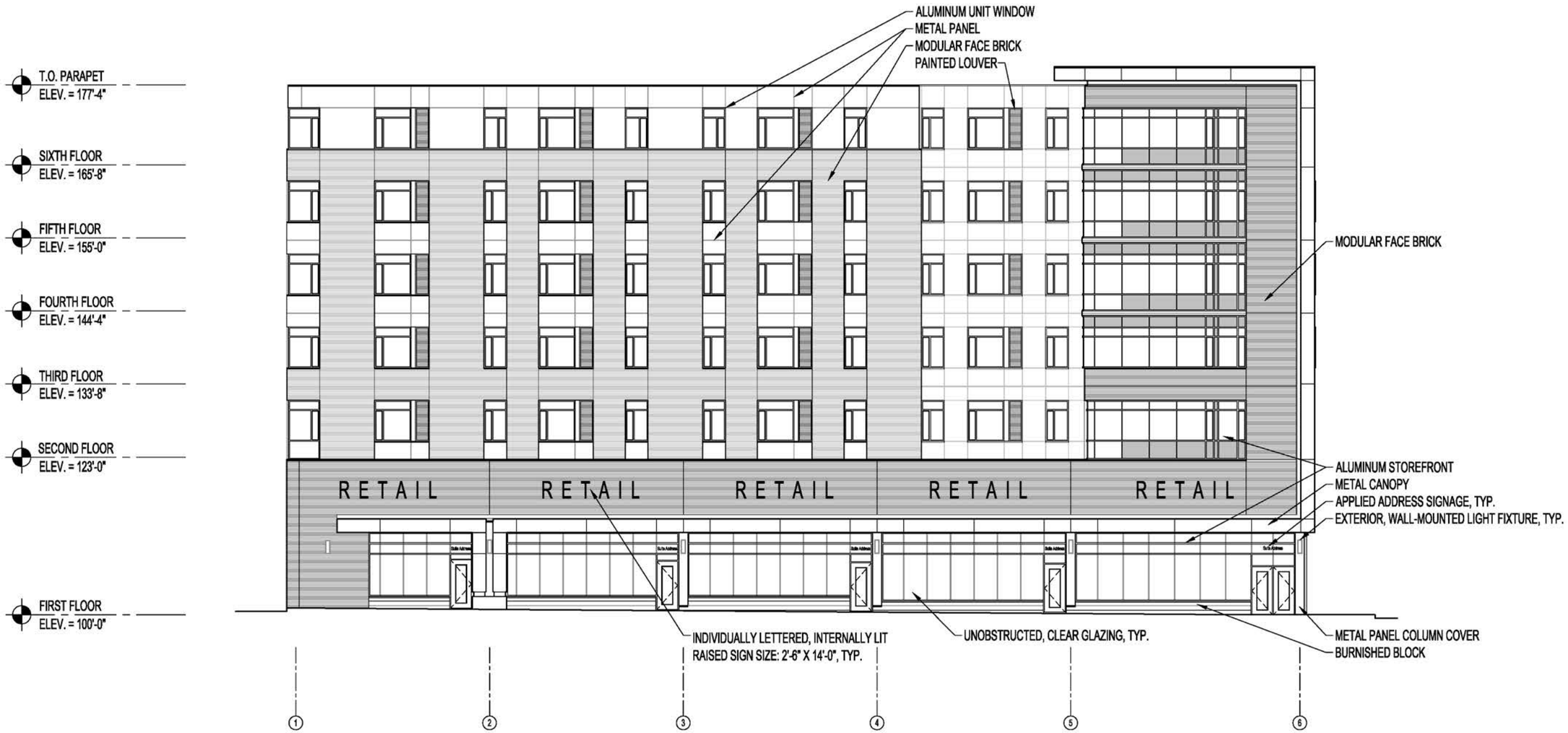
Scale: 1/16" = 1'-0"

1
2
3
4
5
6
28'-4"
28'-4"
28'-4"
28'-4"
33'-6"
F
E
D
C
B
A
14'-4"
22'-4"
14'-4"
30'-5"
30'-5"
2 BEDROOM
824 SF
2 BEDROOM
840 SF
STUDIO
417 SF
STUDIO
418 SF
EXTERNAL
COURTYARD
2 BEDROOM
840 SF
1 BEDROOM
541 SF
2 BEDROOM
833 SF
3 BEDROOM
980 SF
4 BEDROOM
1106 SF
4 BEDROOM
1178 SF
2 BEDROOM
833 SF
1 BEDROOM
511 SF
2 BEDROOM
853 SF
2 BEDROOM
853 SF
2 BEDROOM
787 SF
2 BEDROOM
825 SF

Scale: 1/16" = 1'-0"

T.O. MTL PANEL
ELEV. = 180'-0"
T.O. PARAPET
ELEV. = 177'-4"
SIXTH FLOOR
ELEV. = 165'-8"
FIFTH FLOOR
ELEV. = 155'-0"
FOURTH FLOOR
ELEV. = 144'-4"
THIRD FLOOR
ELEV. = 133'-8"
SECOND FLOOR
ELEV. = 123'-0"
FIRST FLOOR
ELEV. = 100'-0"
INDIVIDUALLY LETTERED, INTERNALLY LIT
RAISED SIGN SIZE: 2'-6" X 14'-0", TYP.
PAINTED LOUVER TO MATCH STOREFRONT
UNOBSTRUCTED, CLEAR GLAZING, TYP.
METAL PANEL COLUMN COVER
BURNISHED BLOCK
RETAIL
RETAIL
ALUMINUM UNIT WINDOW
METAL PANEL
MODULAR FACE BRICK
MODULAR FACE BRICK
ALUMINUM UNIT WINDOW
METAL PANEL
METAL PANEL ACCENT
UNOBSTRUCTED, CLEAR GLAZING, TYP.
BUILDING SIGN, 18" X 14'
EXTERIOR, WALL-MOUNTED LIGHT FIXTURE, TYP.
BUILDING ACCENT SIGN
MEZZANINE
ELEV. = 112'-8"
ALUMINUM STOREFRONT
BURNISHED BLOCK
RES. LOBBY
ELEV. = 102'-0"
FROSTED GLASS OVERHEAD DOOR
A
B
C
D
E
F

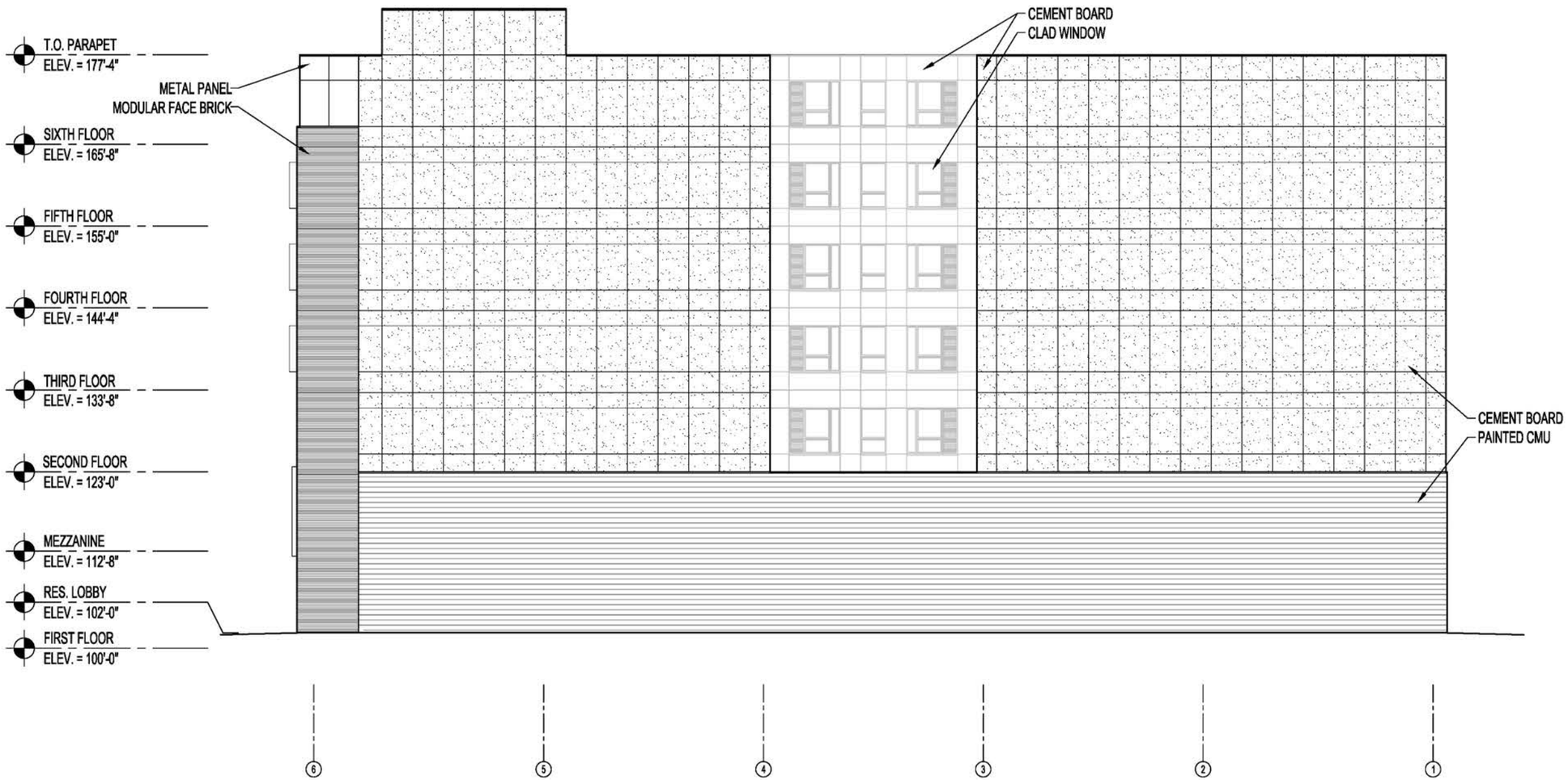
Scale: 1/16" = 1'-0"


T.O. PARAPET
ELEV. = 177'-4"
SIXTH FLOOR
ELEV. = 165'-8"
FIFTH FLOOR
ELEV. = 155'-0"
FOURTH FLOOR
ELEV. = 144'-4"
THIRD FLOOR
ELEV. = 133'-8"
SECOND FLOOR
ELEV. = 123'-0"
FIRST FLOOR
ELEV. = 100'-0"
ALUMINUM UNIT WINDOW
METAL PANEL
MODULAR FACE BRICK
PAINTED LOUVER
MODULAR FACE BRICK
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
ALUMINUM STOREFRONT
METAL CANOPY
APPLIED ADDRESS SIGNAGE, TYP.
EXTERIOR, WALL-MOUNTED LIGHT FIXTURE, TYP.
INDIVIDUALLY LETTERED, INTERNALLY LIT
RAISED SIGN SIZE: 2'-6" X 14'-0", TYP.
UNOBSTRUCTED, CLEAR GLAZING, TYP.
METAL PANEL COLUMN COVER
BURNISHED BLOCK
1
2
3
4
5
6

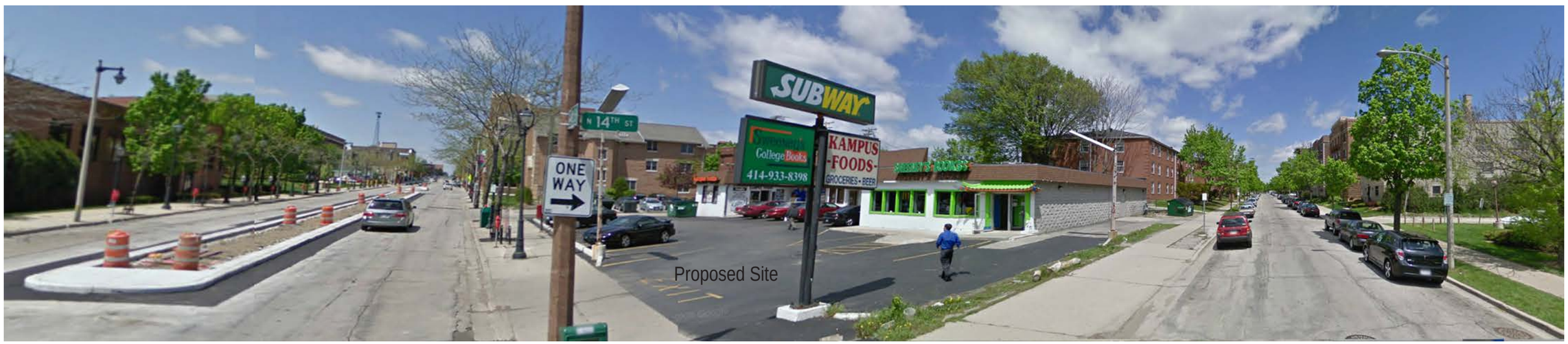
Scale: 1/16" = 1'-0"

T.O. PARAPET
ELEV. = 177'-4"
SIXTH FLOOR
ELEV. = 165'-8"
FIFTH FLOOR
ELEV. = 155'-0"
FOURTH FLOOR
ELEV. = 144'-4"
THIRD FLOOR
ELEV. = 133'-8"
SECOND FLOOR
ELEV. = 123'-0"
FIRST FLOOR
ELEV. = 100'-0"
CLAD WINDOW
PAINTED LOUVER
METAL PANEL
MODULAR FACE BRICK
ALUMINUM STOREFRONT
PAINTED CMU
F
E
D
C
B
A

Scale: 1/16" = 1'-0"


T.O. PARAPET
ELEV. = 177'-4"
SIXTH FLOOR
ELEV. = 165'-8"
FIFTH FLOOR
ELEV. = 155'-0"
FOURTH FLOOR
ELEV. = 144'-4"
THIRD FLOOR
ELEV. = 133'-8"
SECOND FLOOR
ELEV. = 123'-0"
MEZZANINE
ELEV. = 112'-8"
RES. LOBBY
ELEV. = 102'-0"
FIRST FLOOR
ELEV. = 100'-0"
METAL PANEL
MODULAR FACE BRICK
CEMENT BOARD
CLAD WINDOW
CEMENT BOARD
PAINTED CMU
6
5
4
3
2
1

Scale: 1/16" = 1'-0"



W. Wells Street

N. 14th Street