# The Marq - A Detailed Planned Development

2040 W. Wisconsin Avenue

Milwaukee, WI 53233

PRA Project #140180-02 | July 14, 2015

PLUNKETT RAYSICH ARCHITECTS, LLP

PLUNKETT RAYSICH
ARCHITECTS, LLP

| Table of Contents | Page |
|---|---|
| Project Team | 1 |
| Owner's Statement of Intent | 2 |
| Detailed Plan Project Description | 3 |
| Vicinity Maps | 5 |
| Site Plan | 6 |
| Plat of Survey | 7 |
| Grading Plan | 8 |
| Utility Plan | 9 |
| Landscape Plan | 10 |
| Signage and Landscape Photos | 11 |
| Building Elevations | 18 |
| Building Signage | 20 |
| Site Images | 21 |

11000 west park place milwaukee, wisconsin 53224 t 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900
1613 fruitville road suite 3 sarasota, florida 34236 t 941 348 3618

intelligent designs. inspired results. | www.prarch.com

Partners: Michael P. Brush, Martin P. Choren, Gregg R. Golden, Kim D. Hassell, Mark C. Herr, John J. Holz, Nicholas D. Kent, Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak

PLUNKETT RAYSICH
ARCHITECTS, LLP

**Project Team**

**Owner:**
**C150 2040 West Wisconsin Avenue LLC**
A subsidiary of Campus Advantage, Inc.
110 Wild Basin Road
Suite 365
Austin, TX 78746

**Architect:**
**Plunkett Raysich Architects, LLP.**
209 S. Water Street
Milwaukee, WI 53204

## Owner's Statement of Intent

C150 2040 West Wisconsin Avenue LLC, a Delaware limited liability company, acquired the property at 2040 West Wisconsin Avenue in March of 2014. Now known and marketed as "The Marq," it is a 231 unit apartment community within close proximity of Marquette University's main campus and within five blocks of the academic core. The project sits on 2.05 acres. It was constructed in two phases: Phase One was built in 1956 as a seven story mid-rise medical office building and was converted to a 131-unit, 372-bed apartment building in 2006. Phase Two, which consists of 100 units and 240 beds, was built in 2009 as a five story-midrise apartment building. In total, The Marq consists of 231 units with an average unit size of 908 square feet, providing 235,266 square feet of total residential space. In addition to the apartments, there are 175 residential parking spaces, as well as 2,453 square feet of retail space that is currently 100% occupied. Since acquisition in March of 2014, the property owners have spent over $1,300,000 in capital improvements to the common area amenities and security of the property. Additions include controlled access entry, a new leasing area, improved social gathering areas, fitness on demand, a game room, lounge areas, a clerk-less convenience store, computer labs and tanning beds, all intended to make the property more attractive to students seeking a high-quality living experience. Although the property is marketed to students of Marquette and UW-Milwaukee, Fair Housing laws require that the property not exclude anyone that wants to lease at the property who meets rental guidelines.

C150 2040 West Wisconsin Avenue LLC is a subsidiary of Campus Advantage, a corporation with its principal offices in Austin, Texas. Campus Advantage was founded in March 2003 and is the 10th largest manager and 13th largest owner of student housing with 43 student housing assets located in 18 states and 32 markets.

The proposed Detailed Planned Development is consistent with the purposes of section 295-907, Milwaukee Ordinances, in that the property demonstrates flexibility in land development and is compatible with its surroundings and consistent with the City's Near West Side Area Comprehensive Plan, adopted March 19, 2004, and amended on March 3, 2009. The Comprehensive Plan is met in the following specific respects:

- Land Use Policy in the Plan encourages "residential above retail on commercial corridors and between intensively developed commercial nodes." The subject property accomplishes that objective.
- Further, the Plan states as policy for Commercial Uses that "street level, pedestrian-oriented commercial uses" and "residential apartments and condominiums above retail" uses are encouraged and that "residential uses along commercial corridors should be multi-story, densely developed, with minimal curb cuts along the commercial corridor." The Marq fully satisfies these policy objectives.
- The Plan directs that "building should be built-out to the street so that, collectively, the buildings on a block work together to define the pedestrian area and the street itself," "face the front façade of the principal building onto a public street" and "provide a clear entrance facing the primary street frontage" with the main entrance shall having a direct connection to the public sidewalk. The subject property satisfies these objectives, as well, with the main entrance directly adjoining the sidewalk along West Wisconsin Avenue.

Because a number of units in the property have four beds and may be occupied by persons not constituting a family, those units fall into the definition of a "rooming house" for purposes of the City of Milwaukee Zoning Ordinance. The current zoning of the property is RO2 (Residential and Office), and rooming houses are permitted as a special use in that zoning district. The property currently has an approved special use permit, but the property owner is seeking Detailed Plan Development approval to eliminate the potential risk that the special use approval would not be available in the future. The uncertainty of approval of the property's continued use can adversely affect the owner's ability to finance or sell the property. All other ancillary elements of the project now or in the future will conform to the requirements of the RO2 Zoning District.

The Marq is a substantial, high-quality asset serving Marquette University well and it is of substantial benefit to the Avenues West Neighborhood in which it is located. The certainty of its continued use as university student housing will encourage its ownership to continue making significant investments in its improvements and maintenance.

PLUNKETT RAYSICH
ARCHITECTS, LLP

## Detailed Plan Project Description

1. Gross Land Area (GLA): 97,445sf (per survey dated 5/10/2011)

2. Maximum Area of Land Covered by Principal Buildings: 71,160sf (73% of GLA)

3. Maximum Area of Land for Parking, Drives and Parking Structures: 56,915sf (58% of GLA)

4. Minimum Area of Land for Landscaped Open Space: 17,604sf (18% of GLA)

5. Maximum Dwelling Unit Density and Total Area for Non-residential Users:

   a. Building Density: Not Restricted per Section 295-505-2
      i. Maximum Dwelling Unit density: 97,445sf / 231 Dwelling Units = 422sf / Dwelling Unit
      ii. 505-2 Dimensional Variance - Granted per BOZA Record 28856 on 4/17/2008

   b. Area for Non-residential users: 2,500sf

6. Number of Buildings: 2

7. Maximum Dwelling Units per Building:
   a. South Building: 131 Units
   b. North Building: 100 Units

8. Bedrooms per Unit:
   There are one, two, three and four bedroom units. The units are arranged with one occupant per bedroom.

a. The south building has the following occupancy/unit breakdown:
   17 occupants in (17)-1 bedroom units; 82 occupants in (41)-2 bedroom units; 39 occupants in (13)-3 bedroom units; 240 occupants in (60)-4 bedroom units. A total of 378 occupants in the south building.

b. The north building has the following occupancy/unit breakdown:
   120 occupants in (60)-2 bedroom units; 120 occupants in (40)-3 bedroom units. A total of 240 occupants in the north building.

c. Combined total of 618 occupants in 618 bedrooms within 231 units for both buildings. Included are 60 rooming house (4 bedroom) units with a total of 240 occupants.

PLUNKETT RAYSICH
ARCHITECTS, LLP

See charts of unit types and bedroom count distribution below:

| SOUTH BUILDING - UNIT STATISTICS | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Unit Type** | **1A** | **1A.1** | **1B** | **2A** | **2B** | **2C** | **2D** | **2E** | **3A** | **3A.1** | **3B** | **3C** | **4A** | **4B** | **4C** | **4D** | **4E** | **4F** | **4G** | **TOTAL** |
| **Rms/Unit** | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | |
| | | | | | | | | | | | | | | | | | | | | |
| **1st Floor** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **2nd Floor** | 0 | 1 | 1 | 3 | 1 | 0 | 1 | 1 | 0 | 1 | 1 | 1 | 2 | 0 | 2 | 2 | 1 | 2 | 1 | 21 |
| **3rd Floor** | 2 | 0 | 1 | 4 | 1 | 1 | 1 | 0 | 1 | 0 | 1 | 0 | 2 | 1 | 2 | 2 | 1 | 2 | 0 | 22 |
| **4th Floor** | 2 | 0 | 1 | 4 | 1 | 1 | 1 | 0 | 1 | 0 | 1 | 0 | 2 | 1 | 2 | 2 | 1 | 2 | 0 | 22 |
| **5th Floor** | 2 | 0 | 1 | 4 | 1 | 1 | 1 | 0 | 1 | 0 | 1 | 0 | 2 | 1 | 2 | 2 | 1 | 2 | 0 | 22 |
| **6th Floor** | 2 | 0 | 1 | 4 | 1 | 1 | 1 | 0 | 1 | 0 | 1 | 0 | 2 | 1 | 2 | 2 | 1 | 2 | 0 | 22 |
| **7th Floor** | 2 | 0 | 1 | 4 | 1 | 1 | 1 | 0 | 1 | 0 | 1 | 0 | 2 | 1 | 2 | 2 | 1 | 2 | 0 | 22 |
| | | | | | | | | | | | | | | | | | | | | |
| **Total Units** | 10 | 1 | 6 | 23 | 6 | 5 | 6 | 1 | 5 | 1 | 6 | 1 | 12 | 5 | 12 | 12 | 6 | 12 | 1 | 131 |
| **Total Bed Rms** | 10 | 1 | 6 | 46 | 12 | 10 | 12 | 2 | 15 | 3 | 18 | 3 | 48 | 20 | 48 | 48 | 24 | 48 | 4 | 378 |

| NORTH BUILDING - UNIT STATISTICS | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Unit Type** | **A** | **A.1** | **A.2** | **A.3** | **B** | **B.1** | **B.2** | **C** | **D** | | | | | | | | | | | **TOTAL** |
| **Rms/Unit** | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 2 | 2 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| **1st Floor** | 0 | 2 | 7 | 1 | 0 | 2 | 6 | 1 | 1 | | | | | | | | | | | 20 |
| **2nd Floor** | 0 | 2 | 7 | 1 | 0 | 2 | 6 | 1 | 1 | | | | | | | | | | | 20 |
| **3rd Floor** | 7 | 2 | 0 | 1 | 6 | 2 | 0 | 1 | 1 | | | | | | | | | | | 20 |
| **4th Floor** | 7 | 2 | 0 | 1 | 6 | 2 | 0 | 1 | 1 | | | | | | | | | | | 20 |
| **5th Floor** | 7 | 2 | 0 | 1 | 6 | 2 | 0 | 1 | 1 | | | | | | | | | | | 20 |
| | | | | | | | | | | | | | | | | | | | | |
| **Total Units** | 21 | 10 | 14 | 5 | 18 | 10 | 12 | 5 | 5 | | | | | | | | | | | 100 |
| **Total Bed Rms** | 42 | 20 | 28 | 10 | 54 | 30 | 36 | 10 | 10 | | | | | | | | | | | 240 |

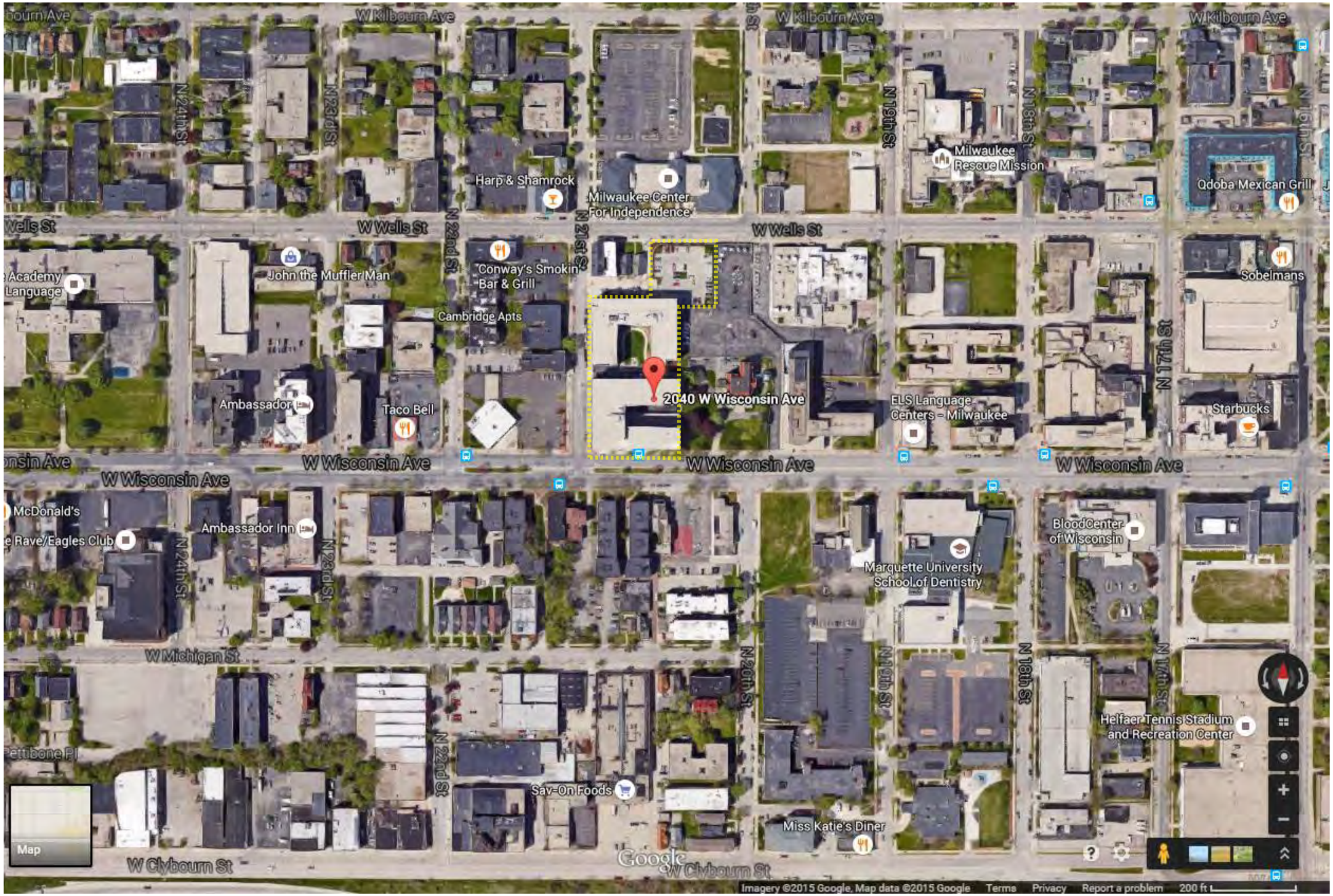
9. Occupancy:
   a. Current Occupancy
      i. RO2 – Residential Office
      ii. 603-1 Special Use – Rooming House - Granted per BOZA Record 27234 on 1/26/2006.
      iii. 503-1 Special Use – Rooming House - Granted per BOZA Record 26439 on 3/31/2005.
   b. Proposed Occupancy
      i. Planned Development

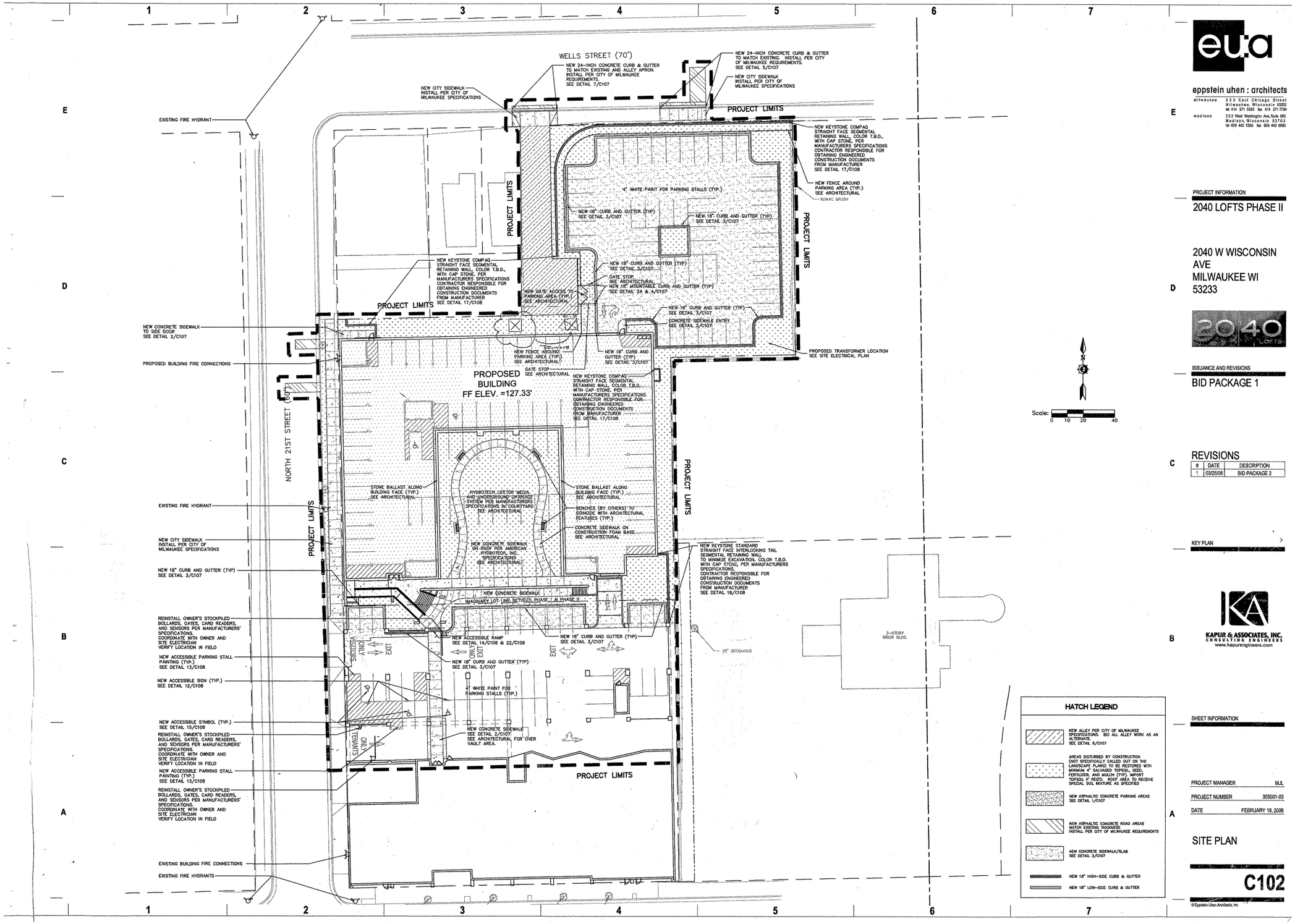
10. Parking Spaces:
    a. Parking Spaces Provided in Compliance with Milwaukee Zoning Ordinance (Table 295-403-2-a):
       i. Total On-Site Parking Provided: 188 spaces
       ii. Required parking is calculated on the basis of a ratio of 2 stalls for every 3 apartments, including the apartments falling under the "rooming house" designation. This method was approved as part of the Dimensional Variance granted by the Board of Zoning Appeals on April 17, 2008 (BOZA Record 28856). Under this approach, the on-site parking exceeds the requirement of 155 stalls.

11. Circulation, Parking, Loading and Trash Collection:
    a. 137 resident parking spaces are provided under the North and South buildings on the ground level. An additional 51 spaces are provided at the North open parking lot. Access and exit from the parking areas is off of North 21th Street. The open parking lot is fenced and the entire parking area is accessed through the control gate on North 21th Street.
    b. Residential trash and recycling is delivered down through trash chutes and is collected in trash rooms located within the parking areas under the buildings.
    c. Retail delivery and access is off of West Wisconsin Avenue.

12. Uses:
    a. The facility consists of 171 multi-family housing units, 60 rooming house units and with two restaurants. The rooming house component is an approved special use with permit number 15153. The permit expires 4/4/2020. All future commercial uses shall be uses permitted in the RO2 Zoning District.
    b. The project received dimensional variances for site density and the use of metal panels on the façade. Site density based on the requirements for apartments (400 square feet per unit) was approved by the Board of Zoning Appeals on April 17, 2008 (BOZA Record 28856). The use of metal panels totaling 21% of the façade area on the West façade was also approved by the Board of Zoning Appeals on April 17, 2008 (BOZA Record 28856).

13. Signage:
    a. The wall mounted permanent signage for the building, including the two restaurants are located along West Wisconsin Avenue and are compliant with the RO2 zoning designation, under Section 295-505-5 and with requirements under table 295-605-5 for NS2. All future signage will be consistent with the signage permitted in the RO2 zoning district.


W Kilbourn Ave
N 24th St
N 23rd St
N 22nd St
N 21st St
N 19th St
N 18th St
N 17th St
N 16th St
Harp & Shamrock
Milwaukee Center For Independence
Milwaukee Rescue Mission
Qdoba Mexican Grill
W Wells St
John the Muffler Man
Conway's Smokin' Bar & Grill
Cambridge Apts
Sobelmans
Ambassador
Taco Bell
2040 W Wisconsin Ave
ELS Language Centers - Milwaukee
Starbucks
W Wisconsin Ave
McDonald's
Ambassador Inn
BloodCenter of Wisconsin
Marquette University School of Dentistry
W Michigan St
Helfaer Tennis Stadium and Recreation Center
Sav-On Foods
Miss Katie's Diner
W Clybourn St
Map
Imagery ©2015 Google, Map data ©2015 Google
Terms
Privacy
Report a problem
200 ft




eu:a

eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 tel 414 271 5353 fax 414 271 7794

madison 222 West Washington Ave, Suite 850 Madison, Wisconsin 53703 tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

2040 LOFTS PHASE II

2040 W WISCONSIN AVE
MILWAUKEE WI
53233

ISSUANCE AND REVISIONS

BID PACKAGE 1

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 03/25/08 | BID PACKAGE 2 |

KEY PLAN

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
www.kapurengineers.com

SHEET INFORMATION

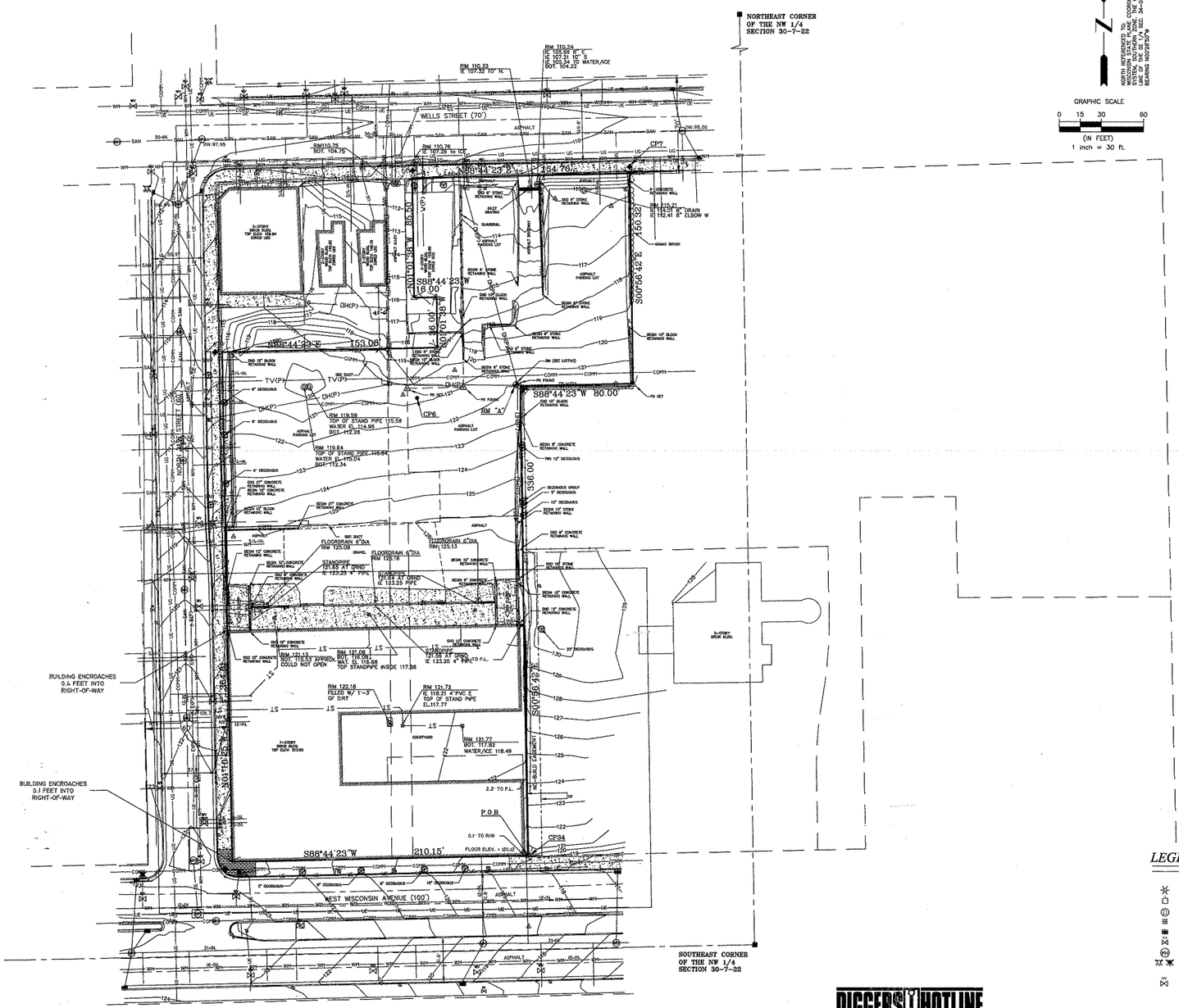
| | |
|---|---|
| PROJECT MANAGER | MJL |
| PROJECT NUMBER | 305001-03 |
| DATE | FEBRUARY 19, 2008 |

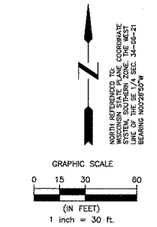
SITE PLAN

C102

© Eppstein Uhen Architects, Inc.

# BOUNDARY / TOPO SURVEY




## BENCH MARKS (NGVD 1929)

| BM | LOCATION | ELEV. |
|---|---|---|
| BM "A" | RR SPIKE IN POWER POLE | 123.55 |

= 96.22' (3.78' BELOW 1ST FLR. FL.)

## HORIZONTAL CONTROL POINT TABLE

| CP NO. | DESCRIPTION | NORTHING | EASTING |
|---|---|---|---|
| 6 | PK NAIL | 385746.97 | 2551030.05 |
| 7 | CHISELED "+" | 385912.18 | 2551180.95 |
| 34 | 1" IP | 385419.61 | 2551108.97 |

*The Horizontal control in this table was set on December 17, 2007. Kapur and Associates is not responsible for the perpetuation of these monuments.*

## LEGAL DESCRIPTION:

Legal Description Pending:

## SURVEYORS CERTIFICATE:

I Anthony J. Gromacki Land Surveyor in the State of Wisconsin, do hereby certify that on December 17, 2007, I surveyed the above described property and that the above map is a true representation of its boundary and the location of visible structures, fencelines, major trees, treelines, contours, visible utilities and other topographical features.

Dated this ___ day of _____, 2007

Anthony J. Gromacki S-2090

## LEGEND:

*SYMBOLS AND PATTERNS*

- = LIGHT POLE
- = POWER POLE
- = STORM SEWER MANHOLE
- = CATCH BASIN
- = INLET
- = GAS VALVE
- = MANHOLE
- = FIRE HYDRANT (EXISTING AND PROPOSED)
- = WATER VALVE
- = BENCH MARK
- = CONTROL POINT
- = 1-1/4" O.D. IRON PIPE FOUND
- = CHISLED "+" FOUND
- = 3/4" REBAR SET
- = SECTION CORNER MON.
- = SIGN ON POST
- = TREE (CONIFEROUS)
- = TREE (DECIDUOUS)
- = CONCRETE SURFACE

*LINE STYLES AND DEFINITIONS*

- WM — WM = WATER MAIN
- SS — SS = STORM SEWER
- SAN — SAN = SANITARY SEWER
- UG — UG = NATURAL GAS MAIN
- TV — TV = UNDERGROUND CABLE TELEVISION
- UE — UE = UNDERGROUND ELECTRIC
- OH — OH = OVERHEAD UTILITY LINES
- SAN — SAN = SANITARY SEWER
- COMM — COMM = COMUNICATION LINE
- E(P) — E(P) = UNDERGROUND ELECTRIC PER PLAN
- OH(P) — OH(P) = OVERHEAD UTILIY LINE PER PLAN
- W(P) — W(P) = WATERMAIN PER PLAN
- TV(P) — TV(P) = CABLE TELEVISION PER PLAN
- 967 — 967 = MINOR CONTOUR
- 970 — 970 = MAJOR CONTOUR
- = CURB AND GUTTER
- = CHAINLINK FENCE
- = RETAINING WALL
- = WOODED AREA

**DIGGERS HOTLINE**

Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
2007-4904286 2007-4904303 2007-494298
2007-4904380 2007-4904382 2007-4904380
2007-4904382

| NO. | REVISIONS | DATE |
|---|---|---|

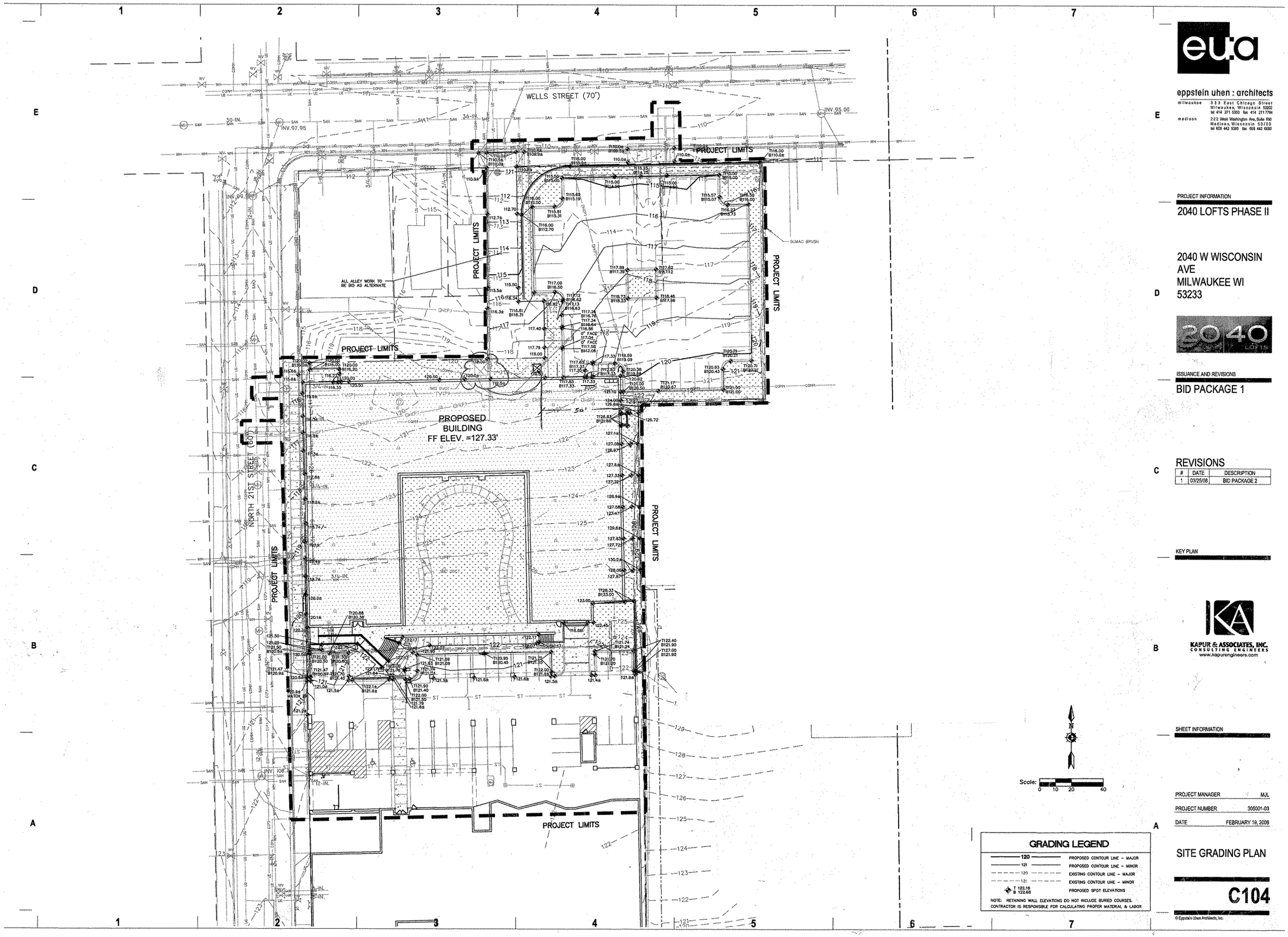
DESIGNED BY:
DRAWN BY: RKK
CHECKED BY: A.J.G.
APPROVED BY:
DATE: 01/16/2008
SCALE: 1" = 30'

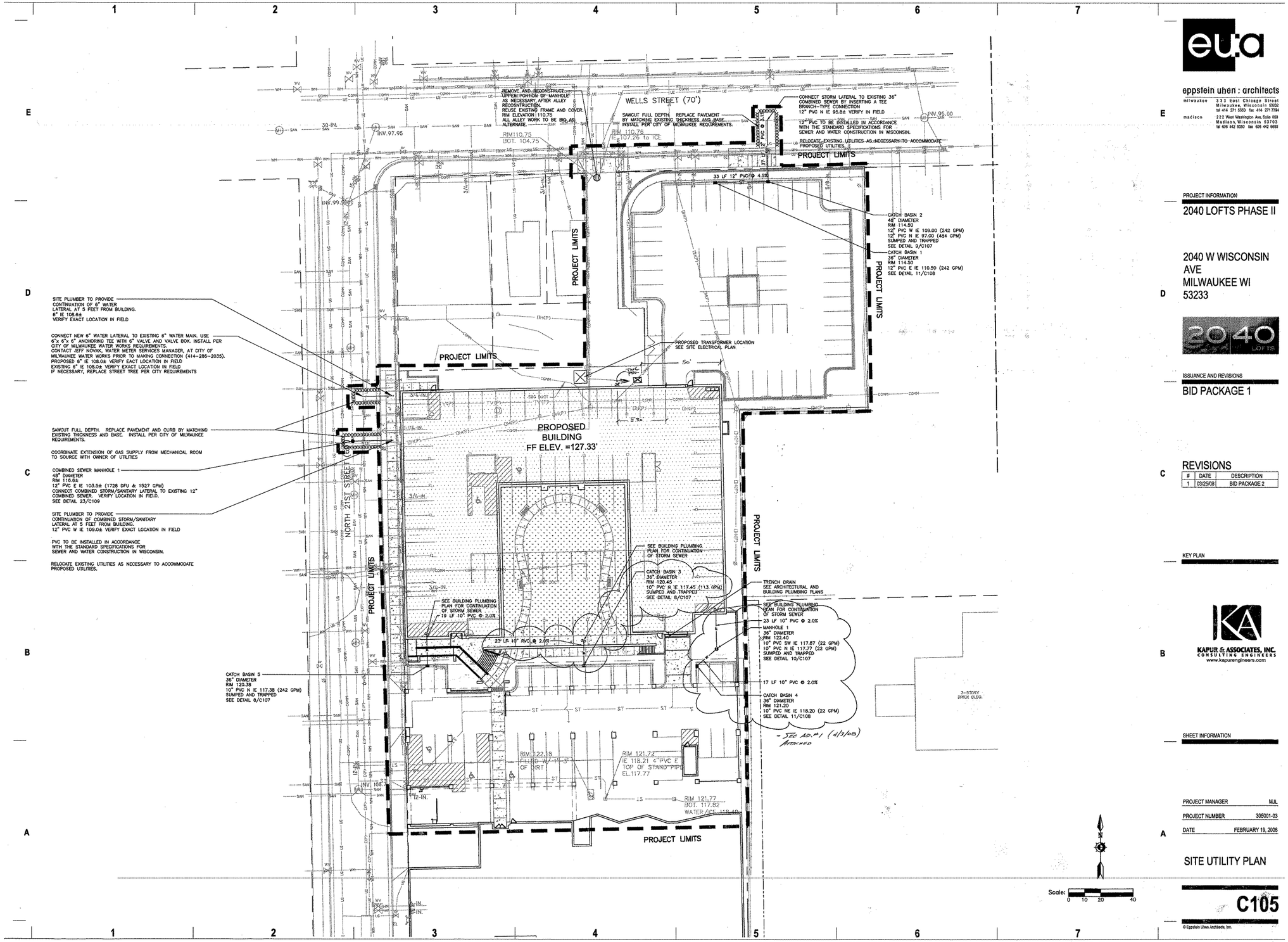
VERIFY SCALES
BAR ON ORIGINAL DRAWING IS ONE INCH
0 1
IF NOT ONE INCH ADJUST SCALES ACCORDINGLY

**KAPUR & ASSOCIATES, INC.**
CONSULTING ENGINEERS
MILWAUKEE, WISCONSIN
414.351.6668

BOUNDARY/TOPO SURVEY
2040 LOFTS
MILWAUKEE COUNTY, WISCONSIN

PROJECT NO. 080001.01
SHEET NO. 1 OF 1


WELLS STREET (70')
NORTH 21ST STREET (60')
PROJECT LIMITS
PROPOSED BUILDING
FF ELEV. =127.33'
ALL ALLEY WORK TO BE BID AS ALTERNATE
SUMAC BRUSH
GRADING LEGEND
120 PROPOSED CONTOUR LINE – MAJOR
121 PROPOSED CONTOUR LINE – MINOR
120 EXISTING CONTOUR LINE – MAJOR
121 EXISTING CONTOUR LINE – MINOR
T 122.16 B 122.66 PROPOSED SPOT ELEVATIONS
NOTE: RETAINING WALL ELEVATIONS DO NOT INCLUDE BURIED COURSES.
CONTRACTOR IS RESPONSIBLE FOR CALCULATING PROPER MATERIAL & LABOR
Scale: 0 10 20 40
eppstein uhen : architects
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 tel 414 271 5350 fax 414 271 7794
madison 222 West Washington Ave, Suite 600 Madison, Wisconsin 53703 tel 608 442 5350 fax 608 442 6680
PROJECT INFORMATION
2040 LOFTS PHASE II
2040 W WISCONSIN AVE MILWAUKEE WI 53233
ISSUANCE AND REVISIONS
BID PACKAGE 1
REVISIONS
# DATE DESCRIPTION
1 03/25/08 BID PACKAGE 2
KEY PLAN
KAPUR & ASSOCIATES, INC. CONSULTING ENGINEERS www.kapurengineers.com
SHEET INFORMATION
PROJECT MANAGER MJL
PROJECT NUMBER 305001-03
DATE FEBRUARY 19, 2008
SITE GRADING PLAN
C104
© Eppstein Uhen Architects, Inc.




eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 tel 414 271 5350 fax 414 271 7794

madison 222 West Washington Ave, Suite 650 Madison, Wisconsin 53703 tel 608 442 3350 fax 608 442 6680

PROJECT INFORMATION

2040 LOFTS PHASE II

2040 W WISCONSIN AVE
MILWAUKEE WI
53233

ISSUANCE AND REVISIONS

BID PACKAGE 1

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 03/25/08 | BID PACKAGE 2 |

KEY PLAN

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
www.kapurengineers.com

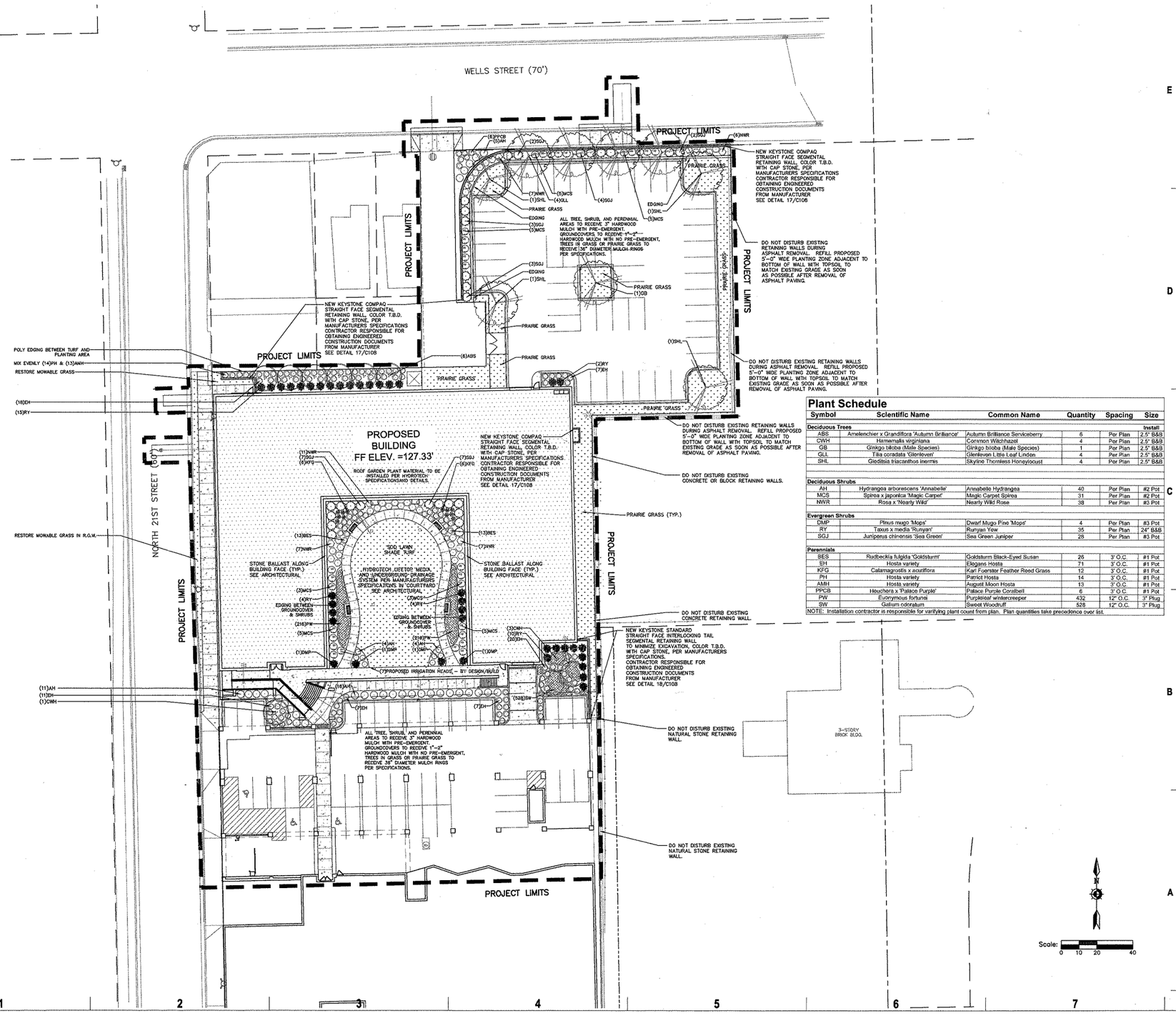
SHEET INFORMATION

| | |
|---|---|
| PROJECT MANAGER | MJL |
| PROJECT NUMBER | 305001-03 |
| DATE | FEBRUARY 19, 2008 |

SITE UTILITY PLAN

C105

© Eppstein Uhen Architects, Inc.




## Plant Schedule

| Symbol | Scientific Name | Common Name | Quantity | Spacing | Size |
|---|---|---|---|---|---|
| **Deciduous Trees** | | | | | Install |
| ABS | Amelanchier x Grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 6 | Per Plan | 2.5" B&B |
| CWH | Hamamelis virginiana | Common Witchhazel | 4 | Per Plan | 2.5" B&B |
| GB | Ginkgo biloba (Male Species) | Ginkgo biloba (Male Species) | 1 | Per Plan | 2.5" B&B |
| GLL | Tilia cordata 'Glenleven' | Glenleven Little Leaf Linden | 4 | Per Plan | 2.5" B&B |
| SHL | Gleditsia triacanthos inermis | Skyline Thornless Honeylocust | 4 | Per Plan | 2.5" B&B |
| **Deciduous Shrubs** | | | | | |
| AH | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | 40 | Per Plan | #2 Pot |
| MCS | Spiraea x japonica 'Magic Carpet' | Magic Carpet Spirea | 31 | Per Plan | #2 Pot |
| NWR | Rosa x 'Nearly Wild' | Nearly Wild Rose | 38 | Per Plan | #3 Pot |
| **Evergreen Shrubs** | | | | | |
| DMP | Pinus mugo 'Mops' | Dwarf Mugo Pine 'Mops' | 4 | Per Plan | #3 Pot |
| RY | Taxus x media 'Runyan' | Runyan Yew | 35 | Per Plan | 24" B&B |
| SGJ | Juniperus chinensis 'Sea Green' | Sea Green Juniper | 28 | Per Plan | #3 Pot |
| **Perennials** | | | | | |
| BES | Rudbeckia fulgida 'Goldsturm' | Goldsturm Black-Eyed Susan | 26 | 3' O.C. | #1 Pot |
| EH | Hosta variety | Elegans Hosta | 71 | 3' O.C. | #1 Pot |
| KFG | Calamagrostis x acutiflora | Karl Foerster Feather Reed Grass | 12 | 3' O.C. | #1 Pot |
| PH | Hosta variety | Patriot Hosta | 14 | 3' O.C. | #1 Pot |
| AMH | Hosta variety | August Moon Hosta | 13 | 3' O.C. | #1 Pot |
| PPCB | Heuchera x 'Palace Purple' | Palace Purple Coralbell | 6 | 3' O.C. | #1 Pot |
| PW | Euonymous fortunei | Purpleleaf wintercreeper | 432 | 12" O.C. | 3" Plug |
| SW | Galium odoratum | Sweet Woodruff | 528 | 12" O.C. | 3" Plug |

NOTE: Installation contractor is responsible for varifying plant count from plan. Plan quantities take precedence over list.

eu:a


eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 0300 fax 414 271 7794

madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5300 fax 608 442 6080


PROJECT INFORMATION

2040 LOFTS PHASE II

2040 W WISCONSIN AVE
MILWAUKEE WI
53233

2040 LOFTS

ISSUANCE AND REVISIONS

BID PACKAGE 1

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 03/25/08 | BID PACKAGE 2 |

KEY PLAN

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
www.kapurenginaers.com

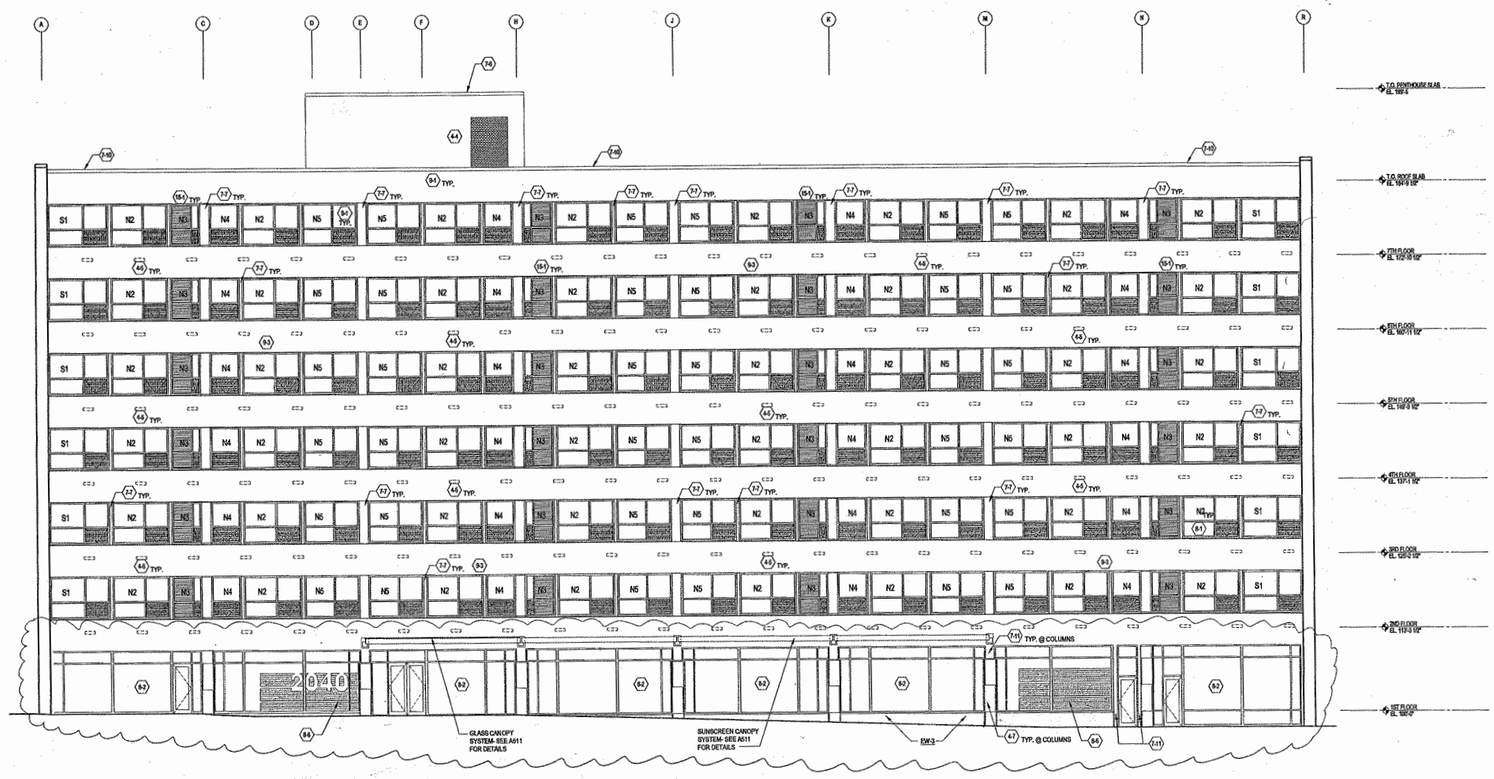
SHEET INFORMATION

| | |
|---|---|
| PROJECT MANAGER | MJL |
| PROJECT NUMBER | 305001-03 |
| DATE | FEBRUARY 19, 2008 |

SITE LANDSCAPE PLAN

L101

© Eppstein Uhen Architects, Inc.




1 SOUTH ELEVATION
1/8" = 1'-0"

## GENERAL NOTES

1. SEE A5/6 FOR TYPICAL WINDOW TYPES.
2. SEE A5/6 FOR TYPICAL WINDOW DETAILS
3. XXX- INDICATES SYSTEM ASSEMBLY, SEE G000 FOR SYSTEM DESCRIPTION NOTES.
4. (XX) INDICATES COMPONENT KEY NOTE. SEE G000 FOR KEYNOTE DESCRIPTIONS
5. SEE A0/0 TO A0/3 FOR SECTION CUT LOCATIONS
6. 2ND TO 7TH FLOOR DATEM ELEVATIONS: DATEM ELEVATIONS NOTED ON THE BUILDING ELEVATIONS AND SECTION AT THESE FLOORS IS REFERENCING THE TOP OF SLAB AT THE EXISTING FLOOR. FOR DATEM ELEVATIONS AT THE NEW TOPPING SLAB ADD 4" UNLESS NOTED OTHERWISE.

EPPSTEIN UHEN
ARCHITECTS
333 East Chicago Street
Milwaukee, WI 53202
414 271-3350 • FAX 414 271-7794
www.eppsteinuhen.com

Project
**2040 LOFTS**
2040 West
Wisconsin Avenue
Milwaukee, Wi. 53233

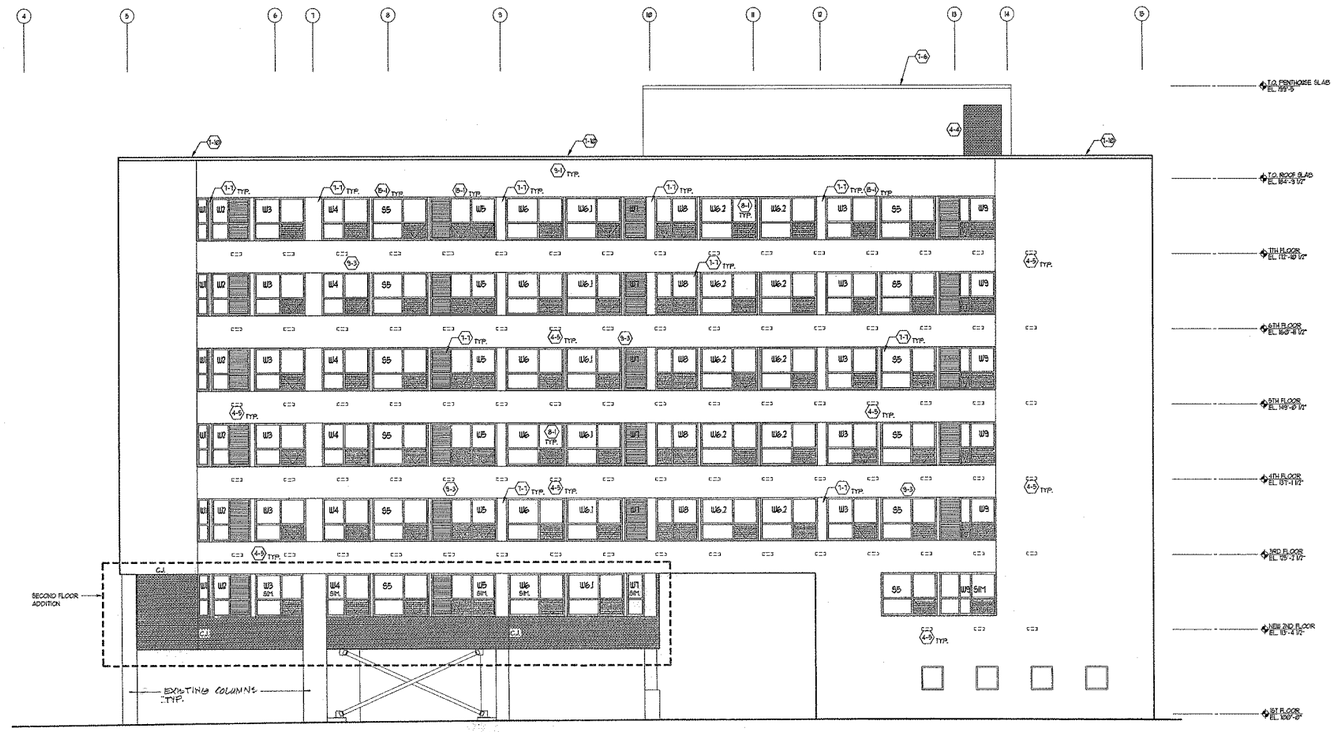
Sheet Title
SOUTH
ELEVATION

Revisions

| Item | Date | By |
|---|---|---|
| GMP BID PACK | 03-08-05 | MCH |
| 2nd FLR INFILL | 03-31-05 | MCH |
| PLAN REVIEW | 04-06-05 | MCH |
| CB #2 | 05-04-05 | MCH |

| | |
|---|---|
| Project Architect | JP |
| Drawn By | MCH |
| Project No. | 3.04245-01 |
| Date | May 04, 2005 |
| Sheet No. | A-201 |

EPPSTEIN UHEN
ARCHITECTS
333 East Chicago Street
Milwaukee, WI 53202
414 271-5050 • FAX 414 271-7754
www.eppsteinuhen.com




**NOTE**

CONTRACTOR TO FIELD VERIFY COLUMN DIMENSIONS FROM FLOOR TO FLOOR WHICH WILL AFFECT THE WINDOW OPENING SIZES.

2 WEST ELEVATION
1/8" = 1'-0"

**GENERAL NOTES**

1. SEE A505 FOR TYPICAL WINDOW TYPES.
2. SEE A505 FOR TYPICAL WINDOW DETAILS
3. XXX= INDICATES SYSTEM ASSEMBLY, SEE G000 FOR SYSTEM DESCRIPTION NOTES.
4. (XX) INDICATES COMPONENT KEY NOTE. SEE G000 FOR KEYNOTE DESCRIPTIONS
5. SEE A100 TO A103 FOR SECTION CUT LOCATIONS
6. 2ND TO 7TH FLOOR DATUM ELEVATIONS: DATUM ELEVATIONS NOTED ON THE BUILDING ELEVATIONS AND SECTION AT THESE FLOORS IS REFERENCING THE TOP OF SLAB AT THE EXISTING FLOOR, FOR DATUM ELEVATIONS AT THE NEW TOPPING SLAB ADD 4" UNLESS NOTED OTHERWISE.
7. SEE A250 FOR WALL SECTIONS AT 2ND FLOOR INFILL

Project
**2040 LOFTS**
2040 West
Wisconsin Avenue
Milwaukee, Wi. 53233

Sheet Title
WEST
ELEVATION

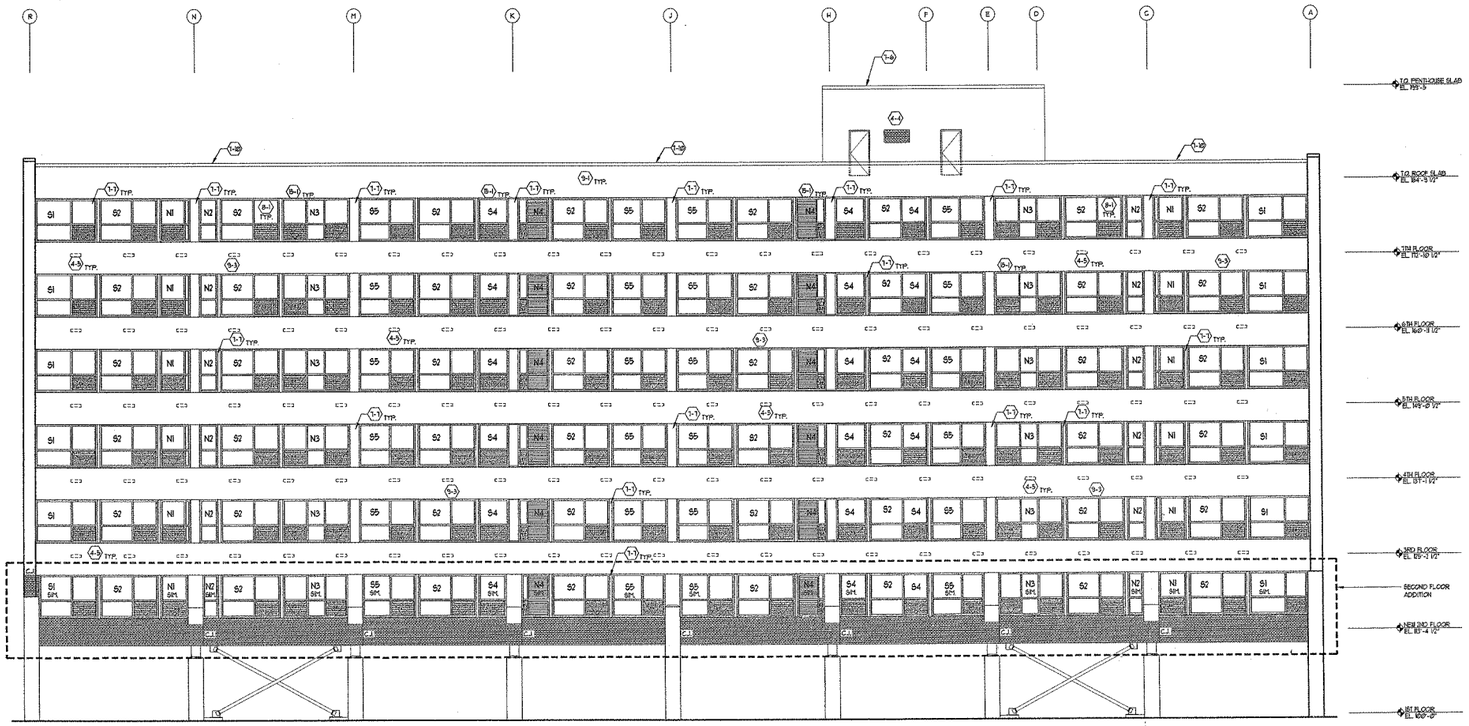
Revisions

| Item | Date | By |
|---|---|---|
| 2nd FLR INFILL | 03-31-05 | MCH |
| PLAN REVIEW | 04-06-05 | MCH |
| △CB #1 | 04-11-05 | MCH |

| | |
|---|---|
| Project Architect | JP |
| Drawn By | MCH |
| Project No. | 3.04245-01 |
| Date | April 11, 2005 |
| Sheet No. | △ A-252 |

FIRST ISSUE

EPPSTEIN UHEN
ARCHITECTS
333 East Chicago Street
Milwaukee, WI 53202
414 271-5259 • FAX 414 271-7794
www.eppsteinuhen.com




**NOTE**

CONTRACTOR TO FIELD VERIFY COLUMN DIMENSIONS FROM FLOOR TO FLOOR WHICH WILL AFFECT THE WINDOW OPENING SIZES.

3 NORTH ELEVATION
1/8" = 1'-0"

**GENERAL NOTES**

1. SEE A505 FOR TYPICAL WINDOW TYPES
2. SEE A505 FOR TYPICAL WINDOW DETAILS
3. XXXX INDICATES SYSTEM ASSEMBLY. SEE G000 FOR SYSTEM DESCRIPTION NOTES.
4. (XX) INDICATES COMPONENT KEY NOTE. SEE G000 FOR KEYNOTE DESCRIPTIONS
5. SEE A600 TO A603 FOR SECTION CUT LOCATIONS
6. 2ND TO 7TH FLOOR DATUM ELEVATIONS: DATUM ELEVATIONS NOTED ON THE BUILDING ELEVATIONS AND SECTION AT THESE FLOORS IS REFERENCING THE TOP OF SLAB AT THE EXISTING FLOOR FOR DATUM ELEVATIONS AT THE NEW TOPPING SLAB ADD 4" UNLESS NOTED OTHERWISE.
7. SEE A350 MOD WALL SECTIONS AT 2ND FLOOR INFILL

Project
**2040 LOFTS**
2040 West
Wisconsin Avenue
Milwaukee, Wi. 53233

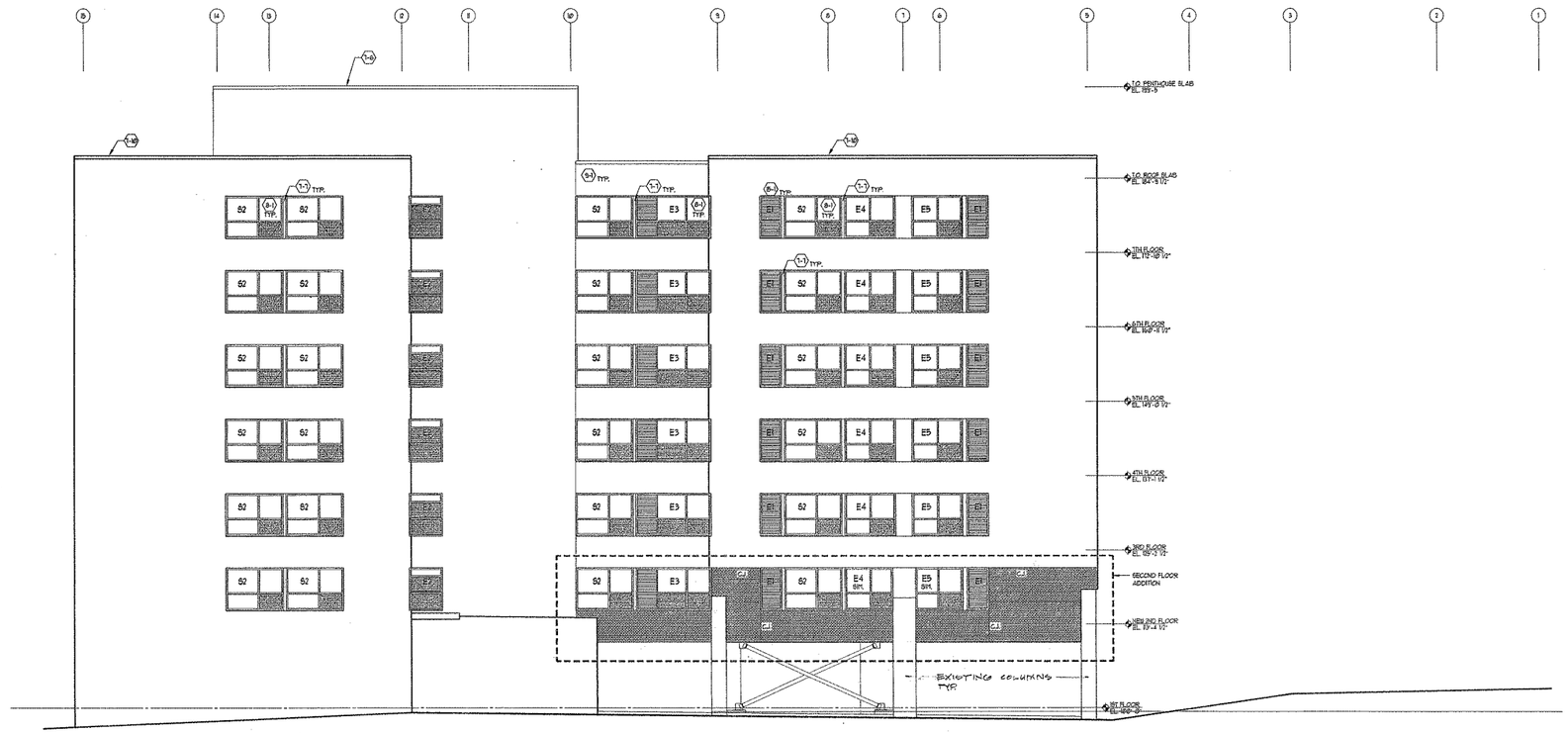
Sheet Title
NORTH
ELEVATION

Revisions

| Item | Date | By |
|---|---|---|
| 2nd FLR INFILL | 03-31-05 | MCH |
| PLAN REVIEW | 04-06-05 | MCH |
| △1 CB 1 | 04-11-05 | MCH |

| | |
|---|---|
| Project Architect | JP |
| Drawn By | MCH |
| Project No. | 3.04245-01 |
| Date | April 11, 2005 |
| Sheet No. | △1 A-253 FIRST ISSUE |

EPPSTEIN UHEN
ARCHITECTS
333 East Chicago Street
Milwaukee, WI 53202
414.271.5350 • FAX 414.271.7794
www.eppsteinuhen.com




4 EAST ELEVATION
1/8" = 1'-0"

**NOTE**

CONTRACTOR TO FIELD VERIFY COLUMN DIMENSIONS FROM FLOOR TO FLOOR SINCE WILL AFFECT THE WINDOW OPENING SIZES.

**GENERAL NOTES**

1. SEE A505 FOR TYPICAL WINDOW TYPES.
2. SEE A505 FOR TYPICAL WINDOW DETAILS
3. XXX: INDICATES SYSTEM ASSEMBLY, SEE G000 FOR SYSTEM DESCRIPTION NOTES.
4. (XX) INDICATES COMPONENT KEY NOTE.
   SEE G000 FOR KEYNOTE DESCRIPTIONS
5. SEE A400 TO A405 FOR SECTION CUT LOCATIONS
6. 2ND TO 7TH FLOOR DATUM ELEVATIONS:
   DATUM ELEVATIONS NOTED ON THE BUILDING ELEVATIONS AND SECTION AT THESE FLOORS IS REFERENCING THE TOP OF SLAB AT THE EXISTING FLOOR; FOR DATUM ELEVATIONS AT THE NEW TOPPING SLAB ADD 4" UNLESS NOTED OTHERWISE.
7. SEE 2ND FLOOR INFILL WALL SECTIONS ON A350

Project
**2040 LOFTS**
2040 West
Wisconsin Avenue
Milwaukee,Wi.53233

Sheet Title
EAST
ELEVATION

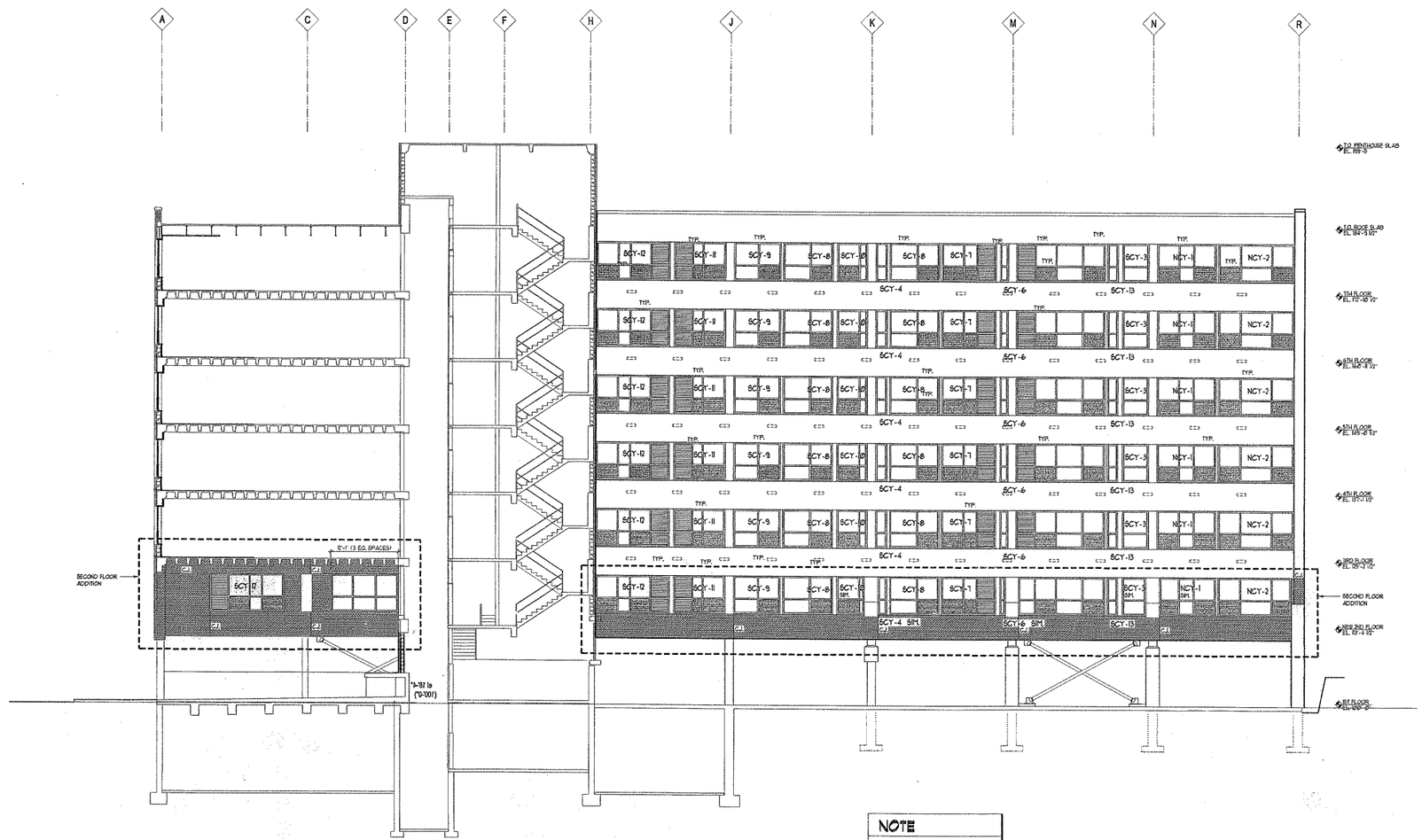
Revisions

| Item | Date | By |
|---|---|---|
| 2nd FLR INFILL | 03-31-05 | MCH |
| PLAN REVIEW | 04-06-05 | MCH |
| △1 CB 1 | 04-11-05 | MCH |

| | |
|---|---|
| Project Architect | JP |
| Drawn By | MCH |
| Project No. | 3.04245-01 |
| Date | April 11, 2005 |
| Sheet No. | △1 A-254 |

FIRST ISSUE

EPPSTEIN UHEN
ARCHITECTS
333 East Chicago Street
Milwaukee, WI 53202
414.271.0350 • FAX: 414.271.7754
www.eppsteinuhen.com




NOTE

CONTRACTOR TO FIELD VERIFY COLUMN DIMENSIONS FROM FLOOR TO FLOOR WHICH WILL AFFECT THE WINDOW OPENING SIZES.

5 COURTYARD ELEVATION LOOKING NORTH
1/8" = 1'-0"

GENERAL NOTES

1. SEE A505 FOR TYPICAL WINDOW TYPES.
2. SEE A505 FOR TYPICAL WINDOW DETAILS
3. XXXx INDICATES SYSTEM ASSEMBLY, SEE G000 FOR SYSTEM DESCRIPTION NOTES.
4. (XX) INDICATES COMPONENT KEY NOTE.
   SEE G000 FOR KEYNOTE DESCRIPTIONS
5. SEE A200 TO A205 FOR SECTION CUT LOCATIONS
6. 2ND TO 7TH FLOOR DATUM ELEVATIONS:
   DATUM ELEVATIONS NOTED ON THE BUILDING ELEVATIONS AND SECTION AT THESE FLOORS IS REFERENCING THE TOP OF SLAB AT THE EXISTING FLOOR FOR DATUM ELEVATIONS AT THE NEW TOPPING SLAB ADD 4" UNLESS NOTED OTHERWISE.
7. SEE A250 FOR WALL SECTIONS AT 2ND FLOOR INFILL

Project
**2040 LOFTS**
2040 West
Wisconsin Avenue
Milwaukee,Wi.53233

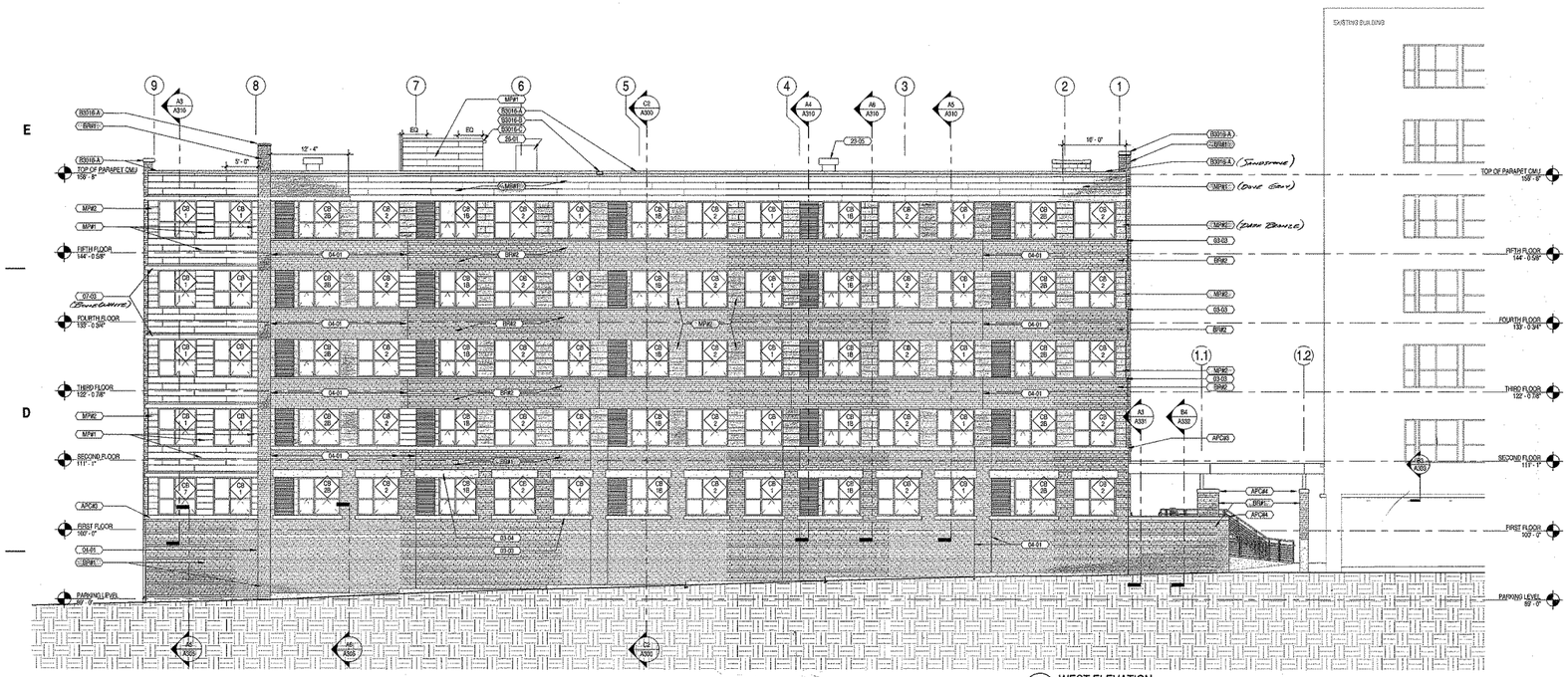
Sheet Title
COURTYARD
ELEVATION

Revisions

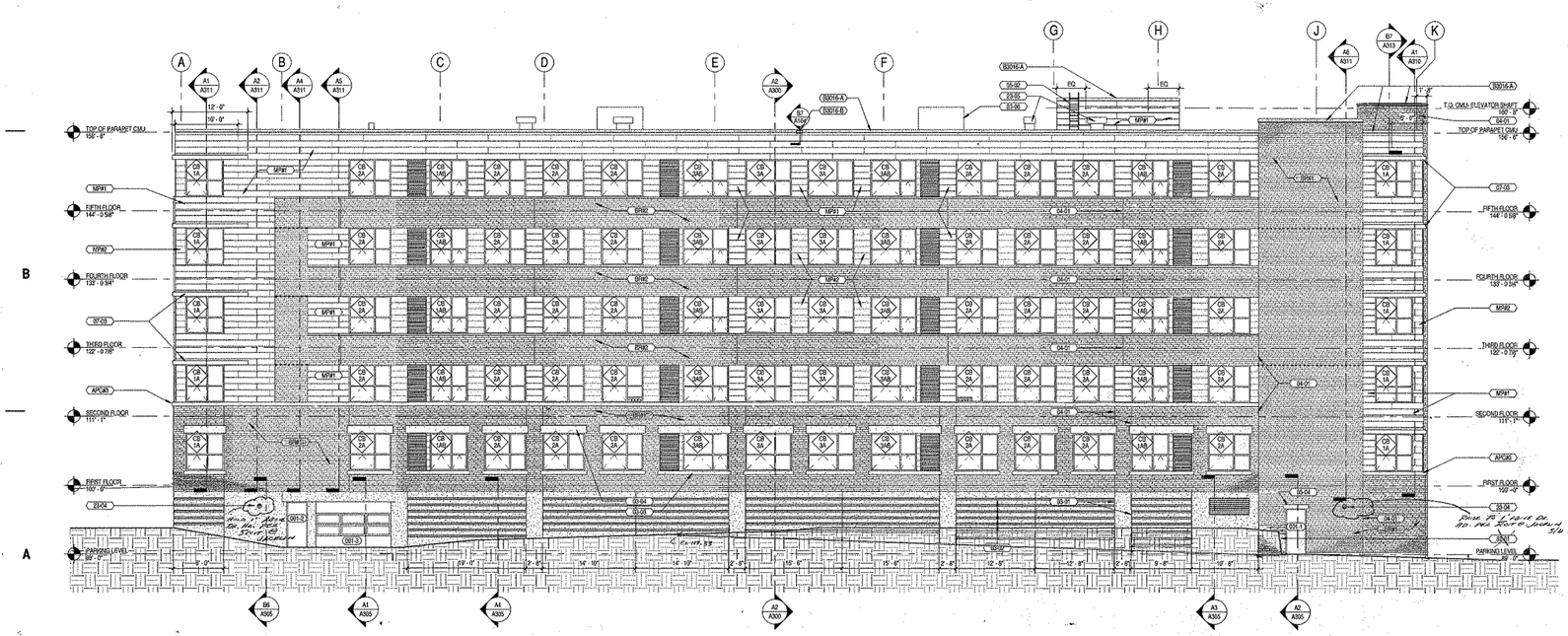
| Item | Date | By |
|---|---|---|
| 2nd FLR INFILL | 03-31-05 | MCH |
| PLAN REVIEW | 04-06-05 | MCH |
| 1 CB #1 | 04-11-05 | MCH |

| | |
|---|---|
| Project Architect | JP |
| Drawn By | MCH |
| Project No. | 3.04245-01 |
| Date | April 11, 2005 |
| Sheet No. | A-255 |

FIRST ISSUE




C6 WEST ELEVATION
1/8" = 1'-0"




A6 NORTH ELEVATION
1/8" = 1'-0"

**GENERAL EXTERIOR WALL SECTION NOTES**

INDICATES EXTENT OF BRICK LEDGE - COORDINATE ELEVATION WITH SECTIONS

| KEYNOTES PER SHEET | |
|---|---|
| Key Value | Keynote Text |
| 03-01 | CAST-IN-PLACE CONCRETE CONTROL JOINT PER DETAIL 2/S200 |
| 03-02 | CAST-IN-PLACE CONCRETE REVEALS PER SECTION DETAILS |
| 03-03 | PRECAST CONCRETE SILL WITH DRIP - NO SLOPE AT TOP 1" FROM INTERIOR EDGE THEN SLOPE TOP 1/4 VERTICAL UNITS IN 12 HORIZONTAL UNITS TO EXTERIOR EDGE |
| 03-04 | PRECAST CONCRETE LINTEL WITH CONTINUOUS DRIP |
| 04-01 | BRICK MOVEMENT JOINT PER SPECIFICATIONS |
| 05-02 | GALVANIZED AND PAINTED METAL ROOF LADDER |
| 07-03 | PREFINISHED, DAR ALUMINUM BRAKE METAL "EYEBROW" PER DETAILS |
| 23-04 | EXHAUST VENT BY MECHANICAL CONTRACTOR |
| 23-05 | EXHAUST FAN ON BOX CURB BY MECHANICAL CONTRACTOR |
| 23-06 | ROOF-TOP UNIT ON CURBS BY MECHANICAL CONTRACTOR |
| 26-01 | ROOF-TOP GENERATOR ON CURBS BY ELECTRICAL |
| 32-01 | KEYSTONE RETAINING WALL PER CIVIL DRAWINGS |

| BUILDING SYSTEMS PER SHEET | |
|---|---|
| Key Value | Keynote Text |
| 93016-A | PREFINISHED METAL COPING |
| 93016-B | PREFINISHED METAL SCUPPER TO MATCH COPING |
| 93016-C | PREFINISHED METAL GUTTER ON TREATED WOOD FASCIA. PROVIDE DOWNSPOUTS IN LOCATION SHOWN IN PLANS. |

| BUILDING COMPONENTS PER SHEET | |
|---|---|
| Key Value | Keynote Text |
| APC#3 | ARCHITECTURAL PRECAST WATERTABLE |
| APC#4 | ARCHITECTURAL PRECAST COPING |
| BR#1 | 4" NOMINAL BRICK, COLOR A |
| BR#2 | 4" NOMINAL BRICK, COLOR B |
| MP#1 | PREFIN 20 GAGE METAL PANEL |
| MP#2 | PREFIN 20 GAGE METAL PANEL |

eu:a
eppstein uhen : architects
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 tel 414 271 6350 fax 414 271 7794
madison 222 West Washington Ave, Suite 650 Madison, Wisconsin 53703 tel 608 442 5353 fax 608 442 6682

PROJECT INFORMATION

2040 LOFTS
PHASE II

2040 W WISCONSIN AVE
MILWAUKEE WI 53233

ISSUANCE AND REVISIONS

BID PACKAGE 2

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|

KEY PLAN

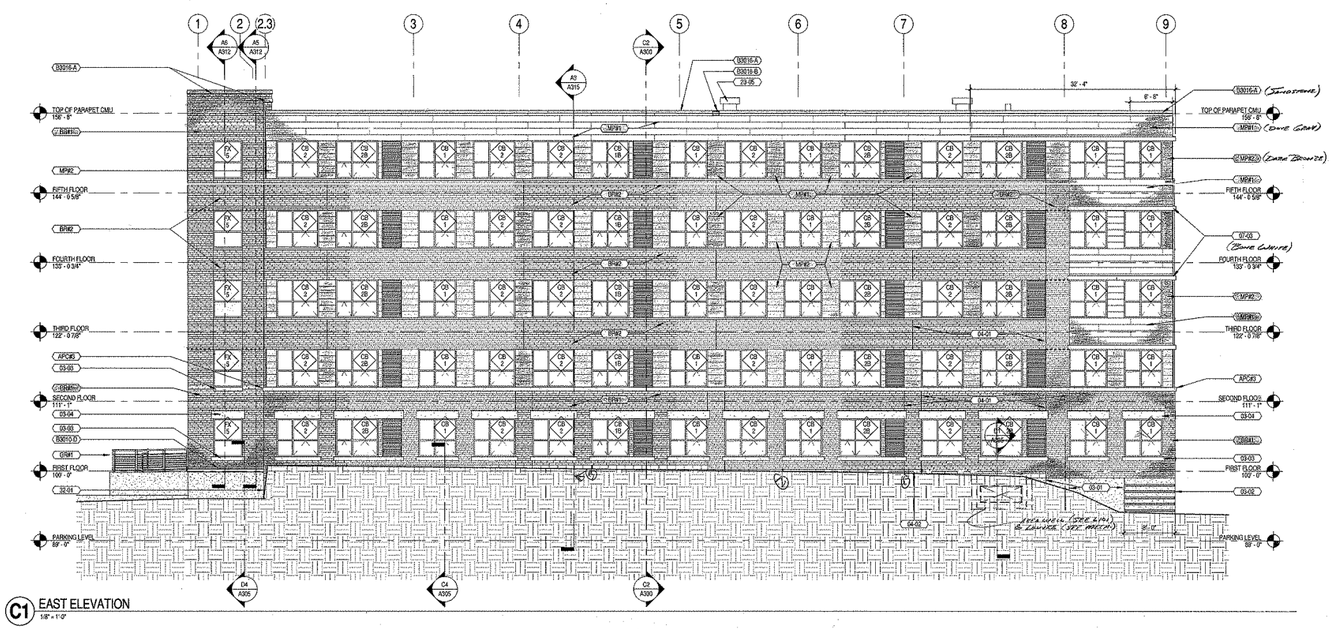
SHEET INFORMATION

| | |
|---|---|
| PROJECT MANAGER | MJL |
| PROJECT NUMBER | 305001-03 |
| DATE | MARCH 25, 2008 |

EXTERIOR ELEVATIONS

A200

© Eppstein Uhen Architects, Inc.

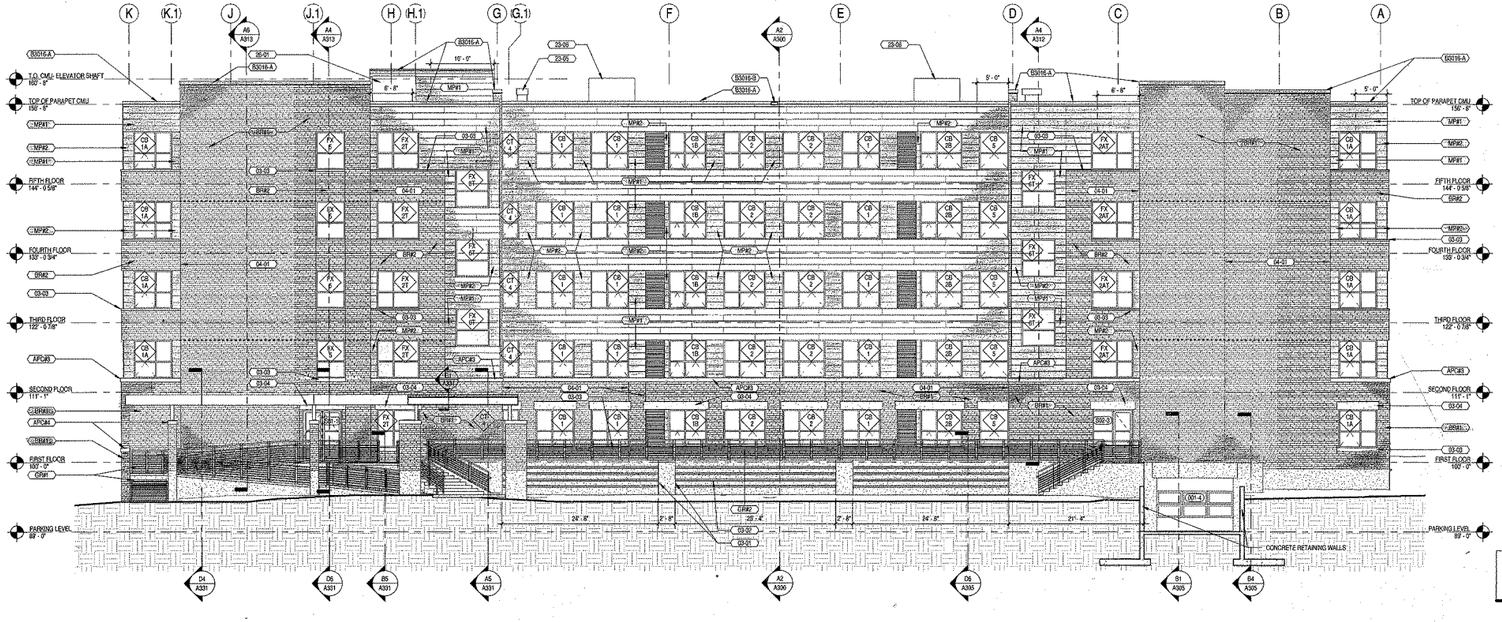


C1 EAST ELEVATION
1/8" = 1'-0"

| BUILDING SYSTEMS PER SHEET | |
|---|---|
| Key Value | Keynote Text |
| B3010-D | (FULLY ADHERED MEMBRANE ROOFING) FULLY ADHERED SINGLE-PLY MEMBRANE, 1/2" PER FOOT TAPERED RIGID INSULATION (5" MINIMUM) OVER POLY VAPOR BARRIER. |
| B2016-A | PREFINISHED METAL COPING |
| B2016-B | PREFINISHED METAL SCUPPER TO MATCH COPING |

| BUILDING COMPONENTS PER SHEET | |
|---|---|
| Key Value | Keynote Text |
| APC#3 | ARCHITECTURAL PRECAST WATERTABLE |
| APC#4 | ARCHITECTURAL PRECAST COPING |
| BR#1 | 4" NOMINAL BRICK, COLOR A |
| BR#2 | 4" NOMINAL BRICK, COLOR B |
| GR#1 | TYPICAL GUARDRAIL, GALVANIZED AND PAINTED PIPE AND BAR STOCK WITH STAINLESS STEEL COMPONENTS WHERE IN CONTACT WITH CONCRETE. SEE A0A202. |
| GR#2 | TYPICAL GUARDRAIL ON 4" CONCRETE CURB. COMPONENTS SIMILAR TO GR#1. SEE A0A202 |
| MP#1 | PREFIN 20 GAGE METAL PANEL |
| MP#2 | PREFIN 20 GAGE METAL PANEL |

| KEYNOTES PER SHEET | |
|---|---|
| Key Value | Keynote Text |
| 03-01 | CAST-IN-PLACE CONCRETE CONTROL JOINT PER DETAIL 3/S200 |
| 03-02 | CAST-IN-PLACE CONCRETE REVEALS PER SECTION DETAILS |
| 03-03 | PRECAST CONCRETE SILL WITH DRIP – NO SLOPE AT TOP 1" FROM INTERIOR EDGE THEN SLOPE TOP 1/4 VERTICAL UNITS IN 12 HORIZONTAL. LIMITS TO EXTERIOR EDGE |
| 03-04 | PRECAST CONCRETE LINTEL WITH CONTINUOUS DRIP |
| 04-01 | BRICK MOVEMENT JOINT PER SPECIFICATIONS |
| 04-02 | CMU INFILL WHERE MASONRY IS IN CONTACT WITH SOIL. SEE SECTION DETAILS |
| 07-03 | PREFINISHED .040 ALUMINUM BRAKE METAL "EYEBROW" PER DETAILS |
| 23-05 | EXHAUST FAN ON BOX CURB BY MECHANICAL CONTRACTOR |
| 23-06 | ROOF-TOP UNIT ON CURBS BY MECHANICAL CONTRACTOR |
| 26-01 | ROOF-TOP GENERATOR ON CURBS BY ELECTRICAL |
| 32-01 | KEYSTONE RETAINING WALL PER CIVIL DRAWINGS |



A1 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL EXTERIOR WALL SECTION NOTES
- - - - - - - - INDICATES EXTENT OF BROW LEDGE - COORDINATE ELEVATION WITH SECTIONS

eppstein uhen : architects
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 tel 414 271 5350 fax 414 271 7794
madison 222 West Washington Ave, Suite 650 Madison, Wisconsin 53703 tel 608 442 5350 fax 608 442 6560

PROJECT INFORMATION
2040 LOFTS
PHASE II

2040 W WISCONSIN AVE
MILWAUKEE WI 53233

ISSUANCE AND REVISIONS
BID PACKAGE 2

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|

KEY PLAN

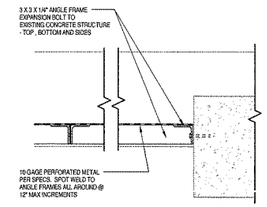
SHEET INFORMATION

| | |
|---|---|
| PROJECT MANAGER | MJL |
| PROJECT NUMBER | 305001-03 |
| DATE | MARCH 25, 2008 |

EXTERIOR ELEVATIONS

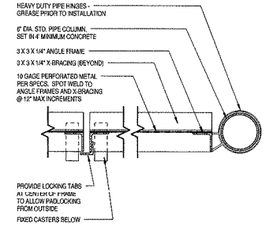
A201

© Eppstein Uhen Architects, Inc.




NOTE: SHOP GALVANIZE AND PAINT PERFORATED METAL AND METAL FRAMES

**D3** DUMPSTER SCREEN DETAIL
1 1/2" = 1'-0"



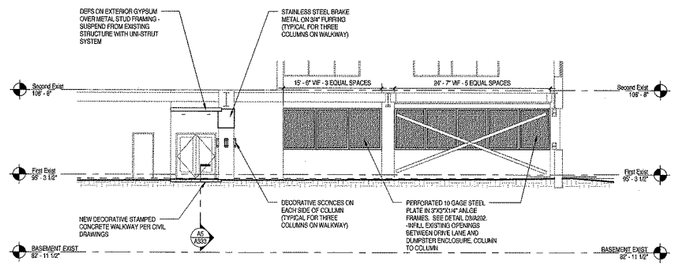

NOTE: SHOP GALVANIZE AND PAINT PERFORATED METAL AND METAL FRAMES

**D5** GATE DETAIL
1 1/2" = 1'-0"

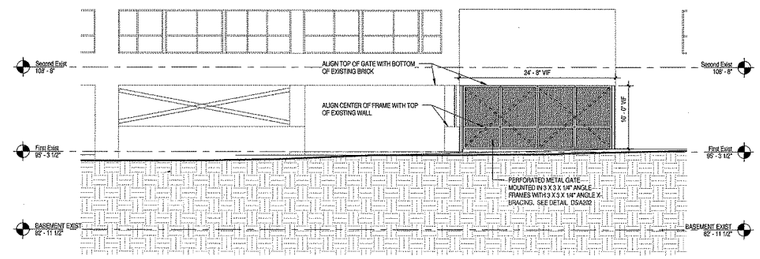
| BUILDING SYSTEMS PER SHEET | |
|---|---|
| Key Value | Keynote Text |
| 932016-A | PREFINISHED METAL COPING |
| 932016-B | PREFINISHED METAL SCUPPER TO MATCH COPING |

| BUILDING COMPONENTS PER SHEET | |
|---|---|
| Key Value | Keynote Text |
| APC#2 | ARCHITECTURAL PRECAST WATERTABLE |
| BRH1 | 4" NOMINAL BRICK, COLOR A |
| MPH1 | PREFIN 20 GAGE METAL PANEL |
| MPH2 | PREFIN 20 GAGE METAL PANEL |

| KEYNOTES PER SHEET | |
|---|---|
| Key Value | Keynote Text |
| 03-03 | PRECAST CONCRETE SILL WITH DRIP - NO SLOPE AT TOP 1" FROM INTERIOR EDGE THEN SLOPE TOP 1/4 VERTICAL UNITS IN 12 HORIZONTAL UNITS TO EXTERIOR EDGE |
| 03-04 | PRECAST CONCRETE LINTEL WITH CONTINUOUS DRIP |
| 04-01 | BRICK MOVEMENT JOINT PER SPECIFICATIONS |



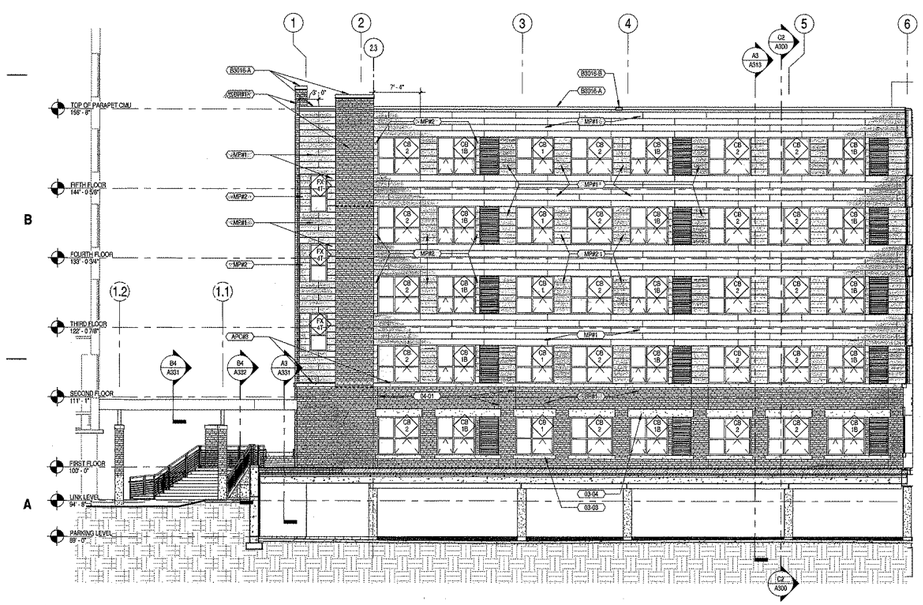

**C2** EXISTING WALKWAY SOUTH ELEVATION / SECTION
1/8" = 1'-0"



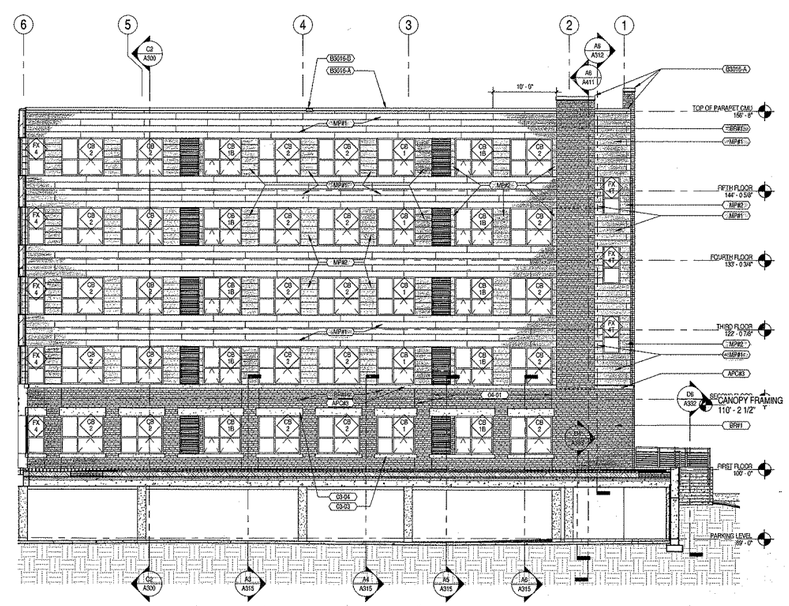

**C5** WEST ELEVATION EXISTING WALKWAY / DUMPSTER ENCLOSURE
1/8" = 1'-0"

**GENERAL EXTERIOR WALL SECTION NOTES**

•••••••• INDICATES EXTENT OF BRICK LEDGE - COORDINATE ELEVATION WITH SECTIONS




**A2** EAST ELEVATION - COURTYARD
1/8" = 1'-0"




**A4** WEST ELEVATION - COURTYARD
1/8" = 1'-0"

eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7764

madison 222 West Washington Ave, Suite 400
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

2040 LOFTS
PHASE II

2040 W WISCONSIN AVE
MILWAUKEE WI 53233

ISSUANCE AND REVISIONS

BID PACKAGE 2

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|

KEY PLAN

SHEET INFORMATION

| | |
|---|---|
| PROJECT MANAGER | MJL |
| PROJECT NUMBER | 305001-03 |
| DATE | MARCH 25, 2008 |

EXTERIOR ELEVATIONS

**A202**

© Eppstein Uhen Architects, Inc.

Westward on Wisconsin Avenue

Eastward on Wisconsin Avenue

South Building - Main Entrance from W. Wisconsin Avenue.

South Building - South Elevation on Wisconsin Avenue

South Building - Corner of Wisconsin Avenue and N. 21st Street

North & South Building - West Elevation on 21st Street

South Building - West Elevation on N. 21st Street

North Building - West Elevation on 21st Street

North Building - North Elevation

North Building & North Parking Lot - North Elevation from W. Wells St.

North & South Building - East Elevations from W. Wisconsin Avenue.

South Building - South Elevation on W. Wisconsin Avenue

North & South Building - East Elevations from W. Wisconsin Avenue.

North Courtyard- Looking North

North Courtyard - Looking Southwest

North Courtyard- Looking Southeast

North Courtyard - Looking East

North Courtyard- Looking West

North Building - East side

Parking Area - East Side Looking South

Parking Area - East Side Looking North