

DRAFT AND VESSEL - SWAN

PROPOSED EVENT CENTER

7463, 7487 HARWOOD AVENUE
WAUWATOSA, WI
Tax Key: 370-0361-000

SHEET INDEX

- T1 TITLE SHEET / SURVEY
- E1 EROSION CONTROL PLAN
- D1 DEMOLITION, LOWER LEVEL
- D2 DEMOLITION, MAIN, UPPER LEVELS
- A1 PROPOSED LOWER LEVEL
- A2 PROPOSED MAIN LEVEL
- A3 PROPOSED UPPER LEVEL
- A4 MODEL IMAGES

OWNER

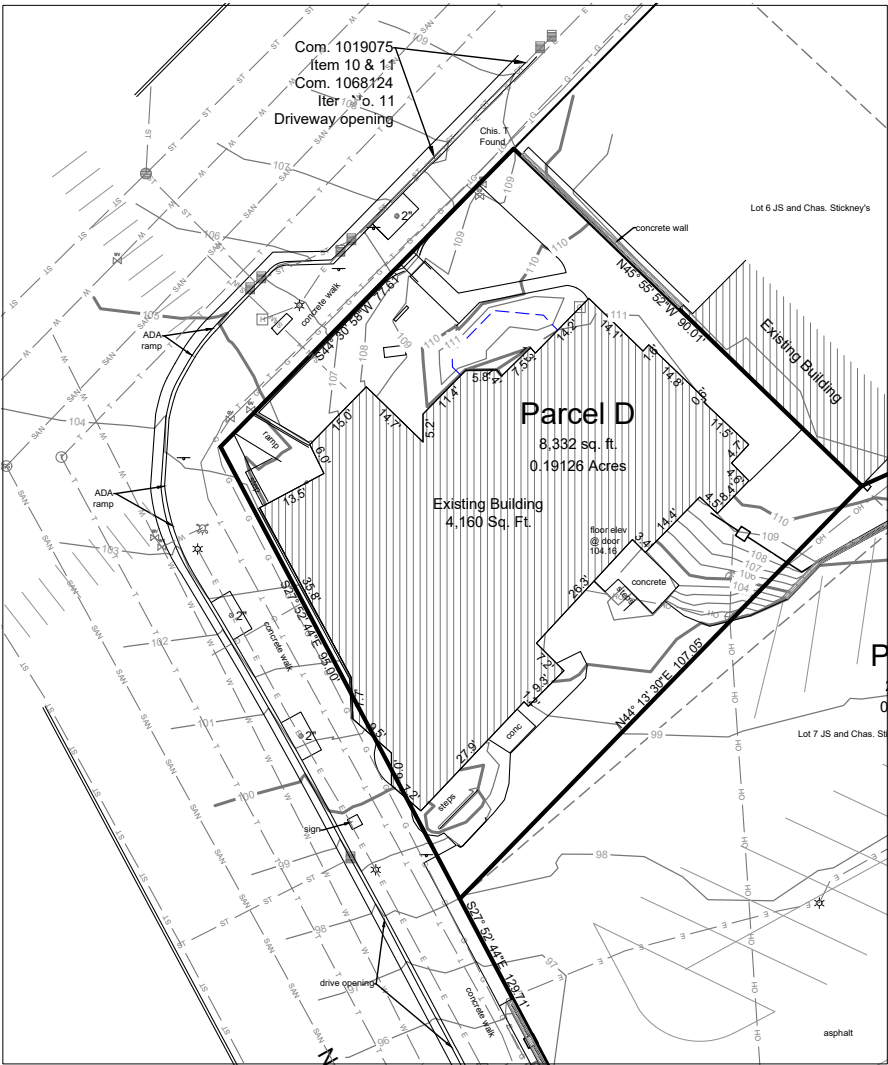
WAUWATAESIE LLC
4415 N. OAKLAND AVE.
SHOREWOOD, WI

ARCHITECT

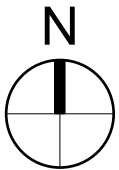
RAMSEY JONES ARCHITECTS
PATRICK R. JONES
734 E. WRIGHT ST.
MILWAUKEE, WI 53212
T: 414.336.5853
E: RAMSEYJONES@SBCGLOBAL.NET
RAMSEYJONESARCHITECTS.COM

ZONING DATA

Zoning District: C1 Neighborhood/Village Trade
Conditional Use Permit Required for Tavern/Bar
Lot Area Total: 8332 SF
Lot Area Minimum: None
Lot Width Minimum: None
Setbacks: 0, all sides
Height, Max.: 40'
Building Coverage, Max.: None
Disturbance Area: EXISTING
Total Area Impervious Pervious
Exist'g: No Change
Prop'd: No Change



SURVEY
NOT TO SCALE



CONDITIONAL USE PERMIT
JUNE 18, 2025

414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES | ARCHITECTS

D&V SWAN
7487, 7463 Harwood Avenue
Wauwatosa, WI
Tax Key: 370-0361-000

PROJECT NO. 25.01

DATE 06.18.25

T1

DEMOLITION - GENERAL NOTES

1. GENERAL PROCEDURES AND PROJECT CONDITIONS
- A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.

1. Obtain required permits.

2. Comply with applicable requirements of NFPA 241.

3. Use of explosives is not permitted.

4. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.

5. Provide, erect, and maintain temporary barriers and security devices.

B. Do not begin removal until built elements to be salvaged or relocated have been removed.

C. Minimize production of dust due to demolition operations. Do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.

D. Hazardous Materials:

1. If hazardous materials are discovered during removal operations, stop work and notify Owner; hazardous materials include regulated asbestos containing materials, lead, PCBs, and mercury.

E. Perform demolition in a manner that maximizes salvage, reuse, and recycling of materials.
2. EXISTING UTILITIES
- A. Coordinate work with utility companies. Notify utilities before starting work, comply with their requirements, and obtain required permits.

B. Protect existing utilities to remain from damage.

C. Cap and remove utilities to be abandoned, preserve and protect utilities to remain.
3. SELECTIVE DEMOLITION FOR ALTERATIONS
- A. Existing construction and utilities indicated on drawings are based on casual field observation and existing record documents only.

B. Maintain weatherproof exterior building enclosure, except for interruptions required for replacement or modifications; prevent water and humidity damage.

C. Remove existing work as indicated and required to accomplish new work.

D. Services including, but not limited to, HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications: Remove existing systems and equipment as directed by Owner, Architect.

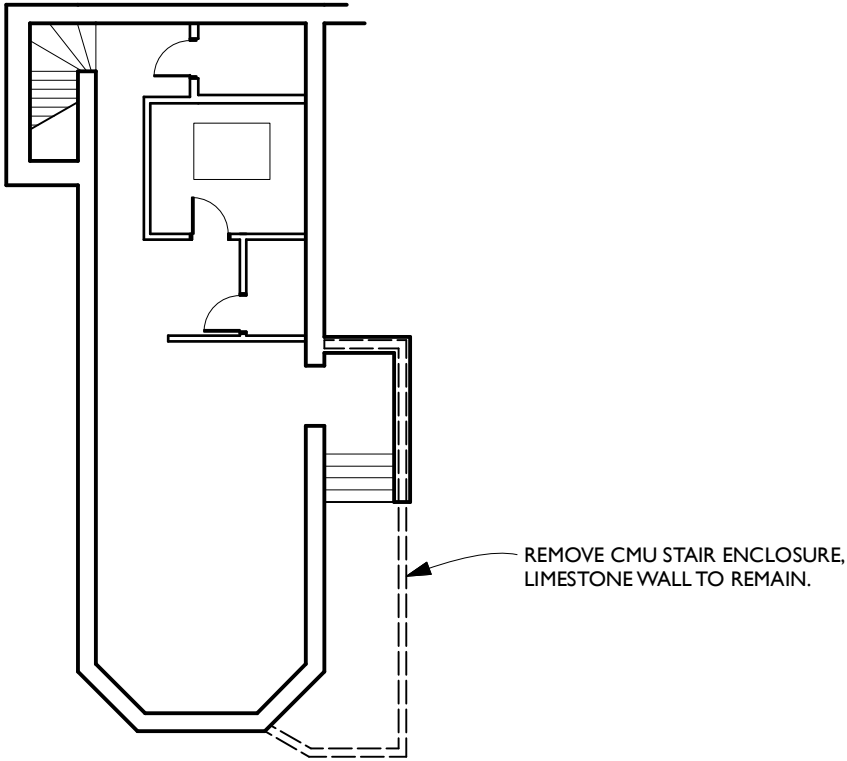
E. Protect existing work to remain.
4. DEBRIS AND WASTE REMOVAL
- A. Remove debris, junk, and trash from site.

DEMOLITION - GRAPHIC LEGEND

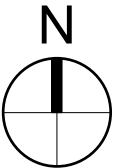
- =====

EXISTING WALL, STRUCTURE OR ASSEMBLY TO REMAIN
- =====

EXISTING WALL, STRUCTURE OR ASSEMBLY TO BE REMOVED



DEMO LOWER LEVEL
SCALE: 3/32" = 1'-0"



D&V SWAN

7487, 7463 Harwood Avenue
Wauwatosa, WI

Tax Key: 370-0361-000

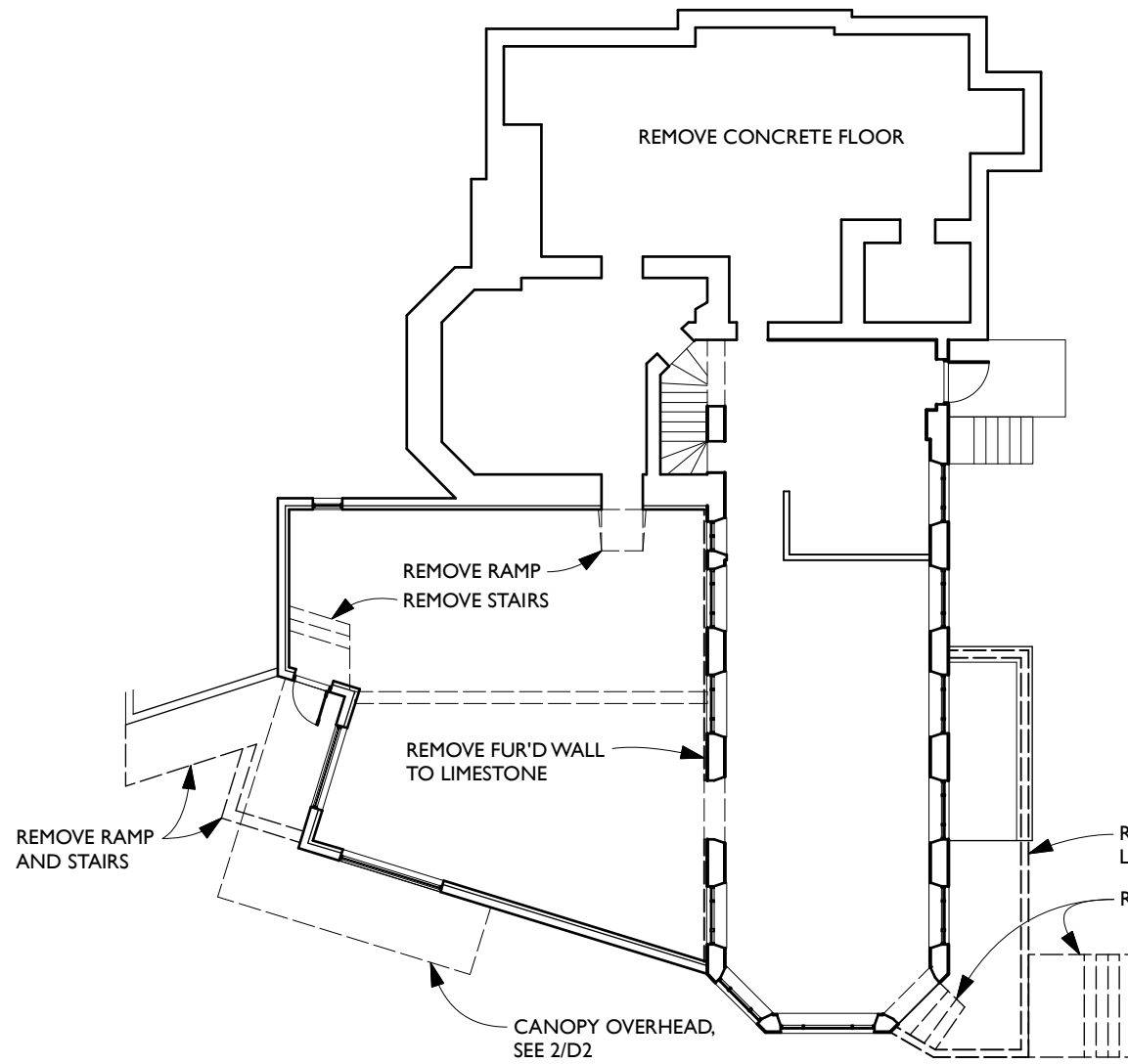
PROJECT NO. 25.01

DATE 06.18.25

DI

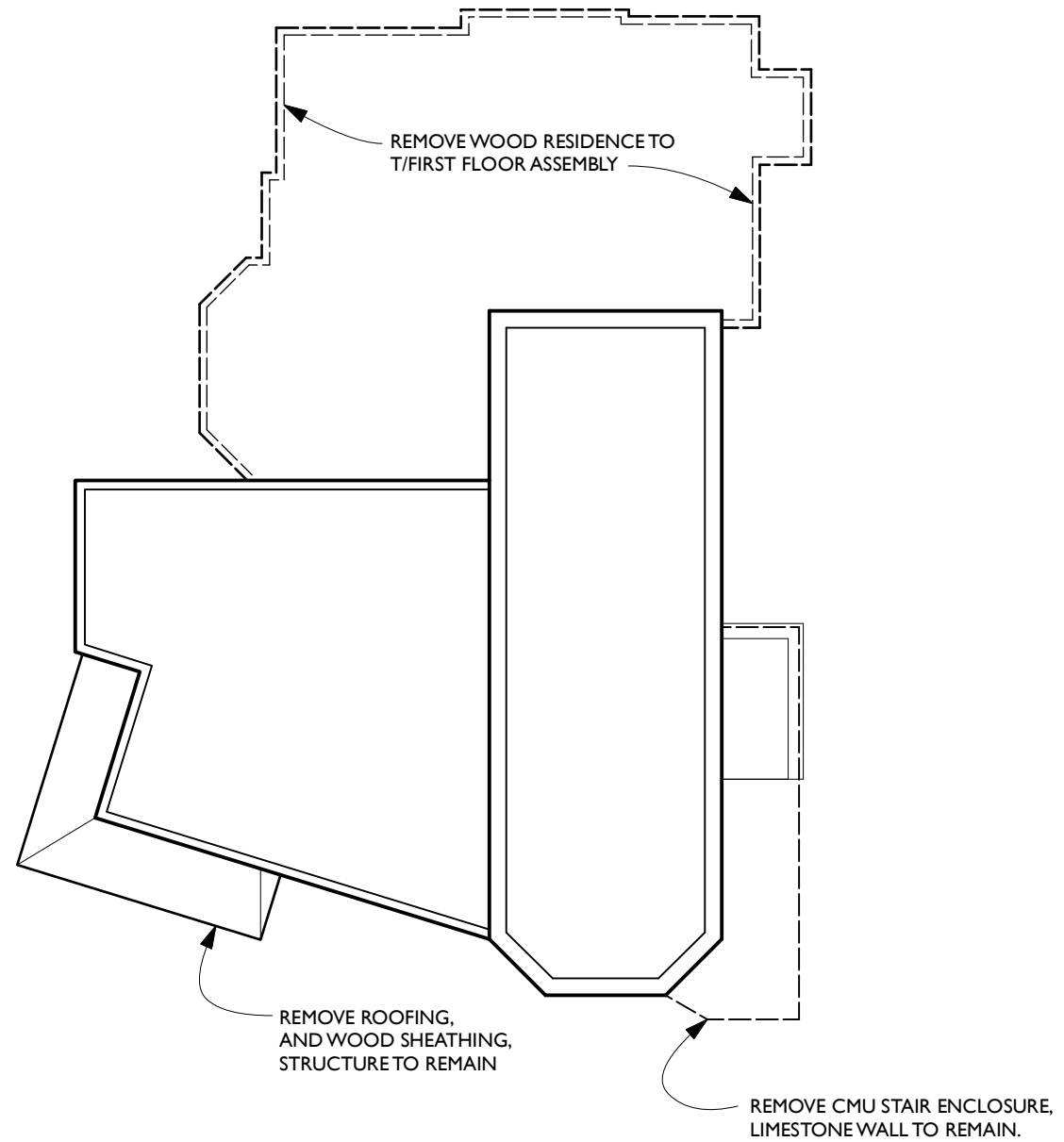
414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI 53212
ramseyjonesarchitects.com

RAMSEY JONES | ARCHITECTS



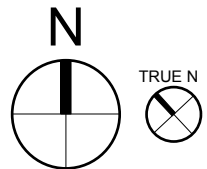
1
D2

DEMO MAIN LEVEL
SCALE: 1/16" = 1'-0"



2
D2

DEMO UPPER LEVEL
SCALE: 1/16" = 1'-0"



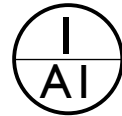
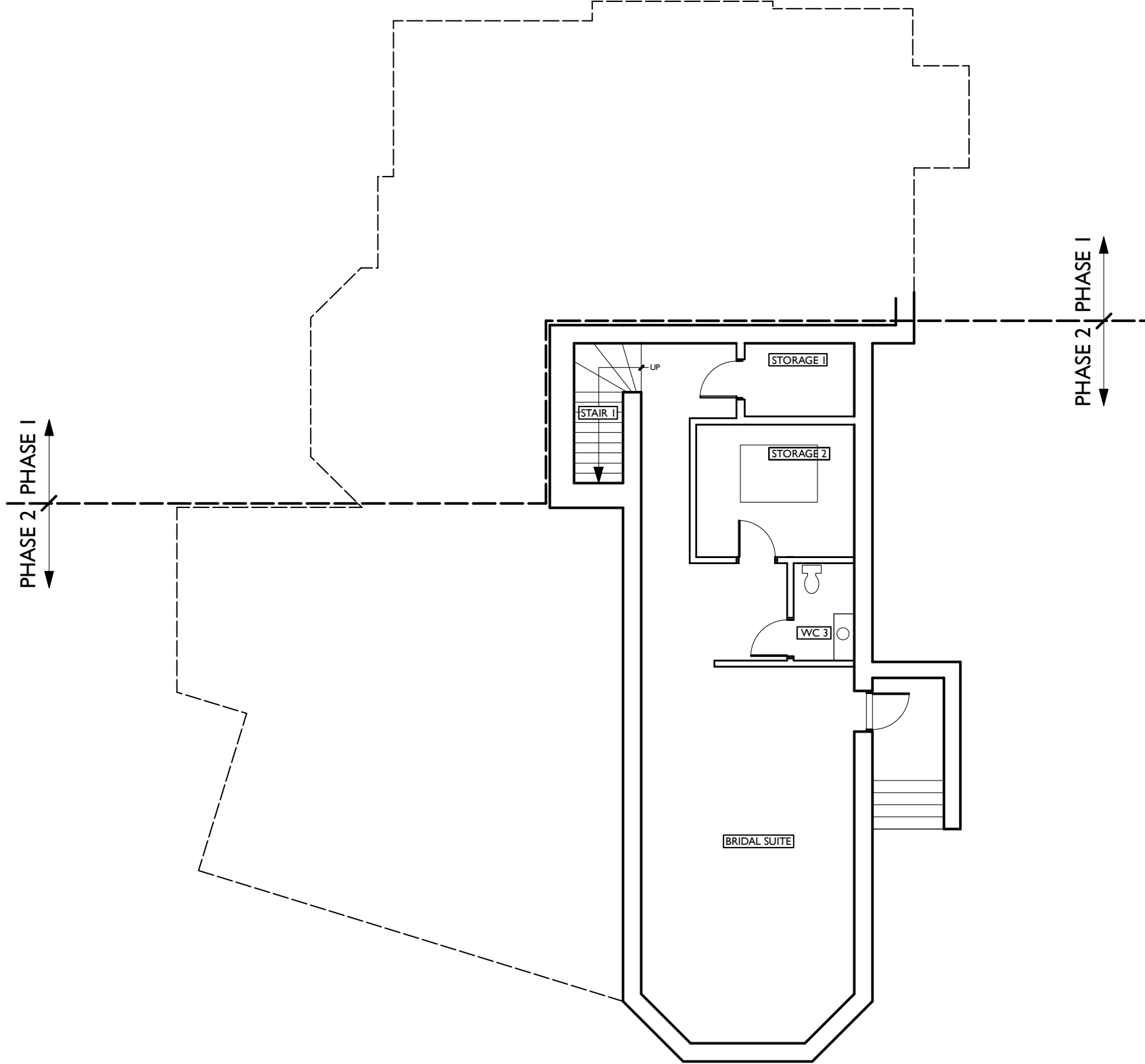
414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI 53212
ramseyjonesarchitects.com

RAMSEY JONES | ARCHITECTS

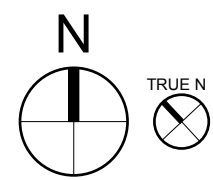
D&V SWAN
7487, 7463 Harwood Avenue
Wauwatosa, WI
Tax Key: 370-0361-000

PROJECT NO. 25.01
DATE 06.18.25

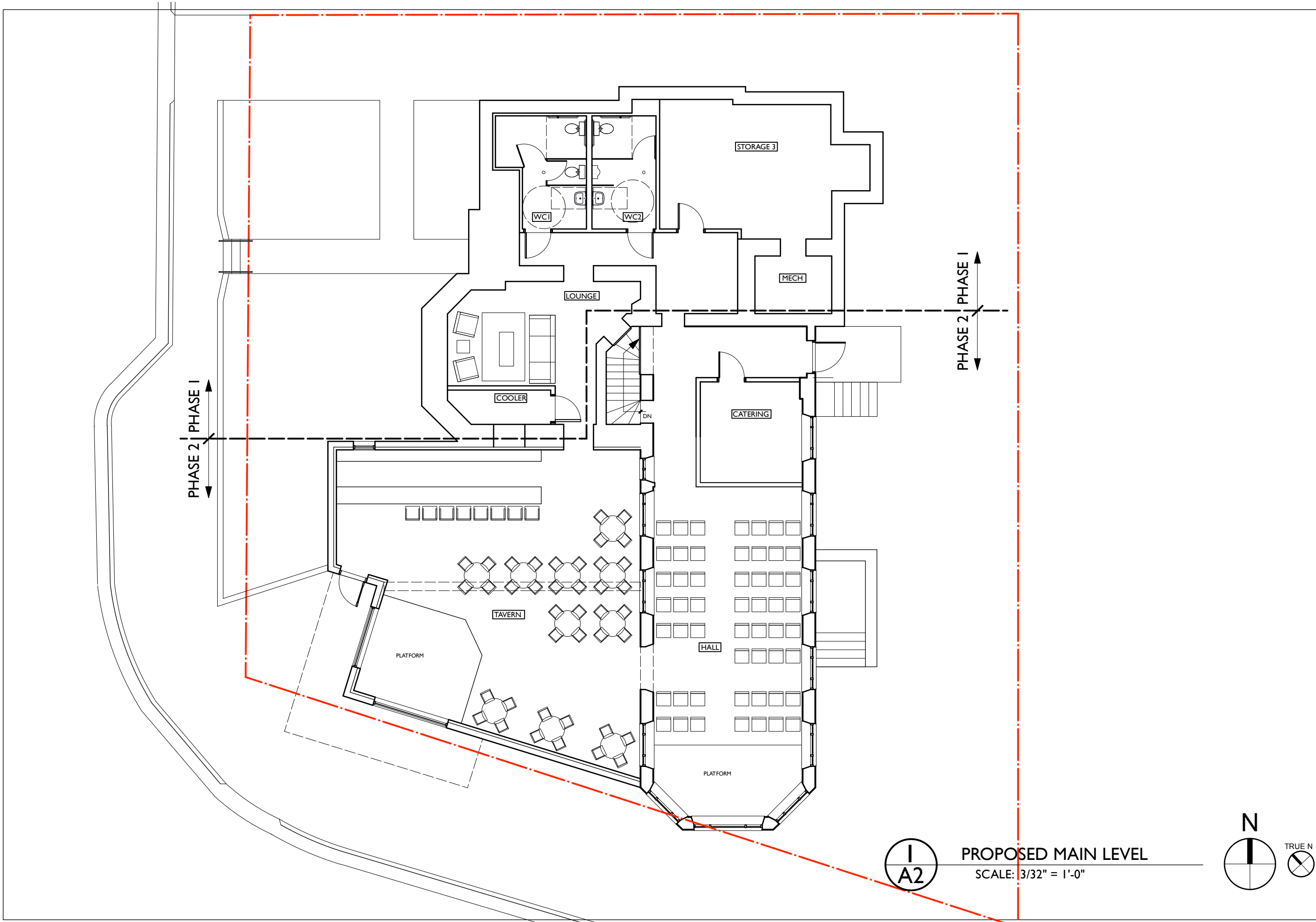
D2



PROPOSED LOWER LEVEL
SCALE: 3/32" = 1'-0"

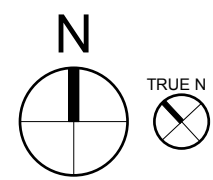


D&V SWAN 7487, 7463 Harwood Avenue Wauwatosa, WI Tax Key: 370-0361-000	414.336.5853 ramseyjones@sbcglobal.net 734 East Wright Street Milwaukee WI 53212 ramseyjonesarchitects.com	RAMSEY JONES ARCHITECTS
	PROJECT NO. 25.01 DATE 06.18.25	
AI		



I
A2

PROPOSED MAIN LEVEL
SCALE: 3/32" = 1'-0"



D&V SWAN
7487, 7463 Harwood Avenue
Wauwatosa, WI
Tax Key: 370-0361-000

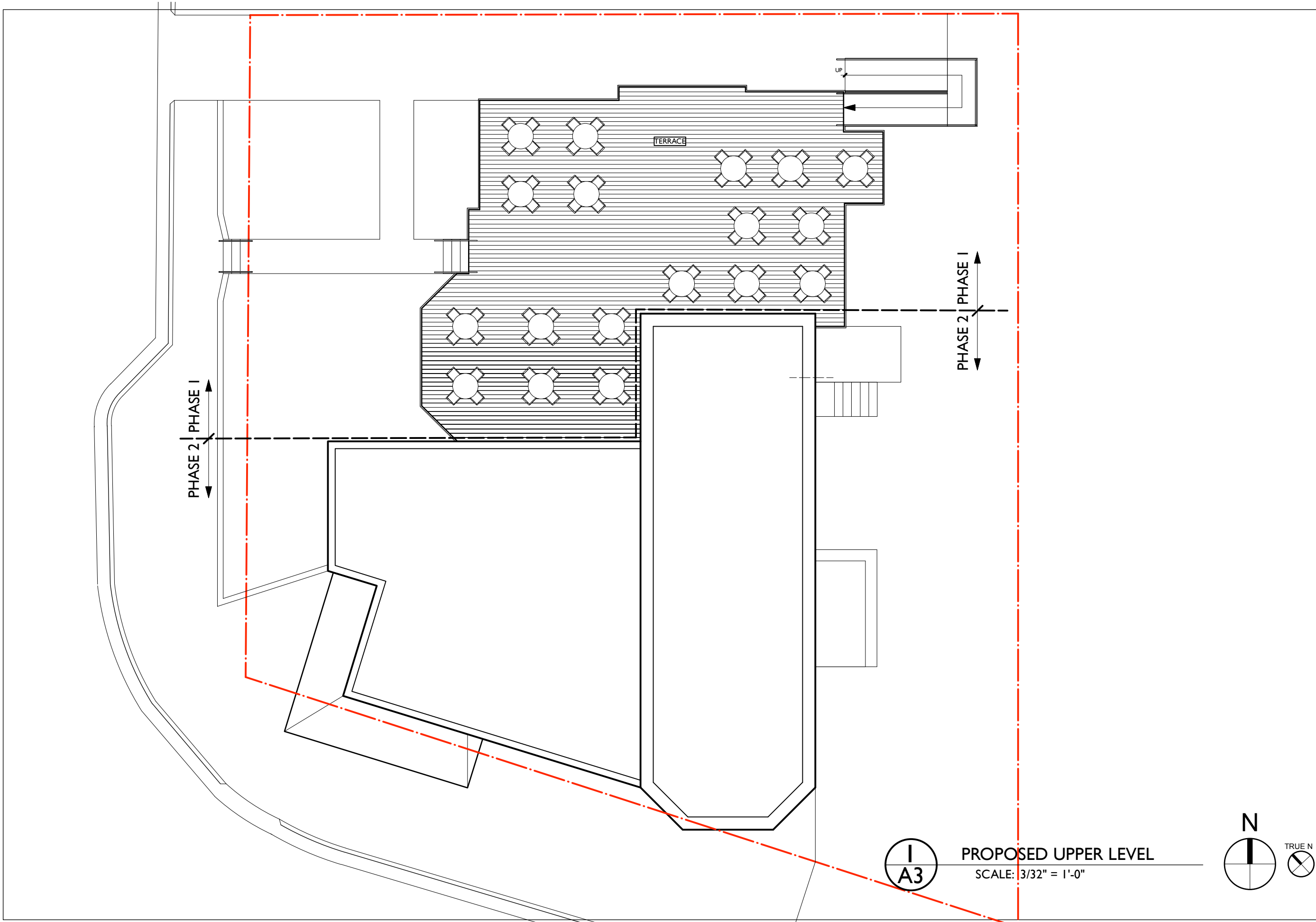
PROJECT NO. 25.01
DATE 06.18.25

A2

414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

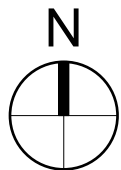
RAMSEY JONES | ARCHITECTS

© 2025 Ramsey Jones Architects, LLC



I
A3

PROPOSED UPPER LEVEL
SCALE: 3/32" = 1'-0"



PROJECT NO. 25.01
DATE 06.18.25

D&V SWAN
7487, 7463 Harwood Avenue
Wauwatosa, WI
Tax Key: 370-0361-000

414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES | ARCHITECTS

A3

© 2025 Ramsey Jones Architects, LLC



NORTHEAST VIEW



NORTHWEST VIEW



SOUTH VIEW



SOUTHWEST VIEW

414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES | ARCHITECTS

D&V SWAN
7487, 7463 Harwood Avenue
Wauwatosa, WI
Tax Key: 370-0361-000

PROJECT NO. 25.01
DATE 06.18.25

A4