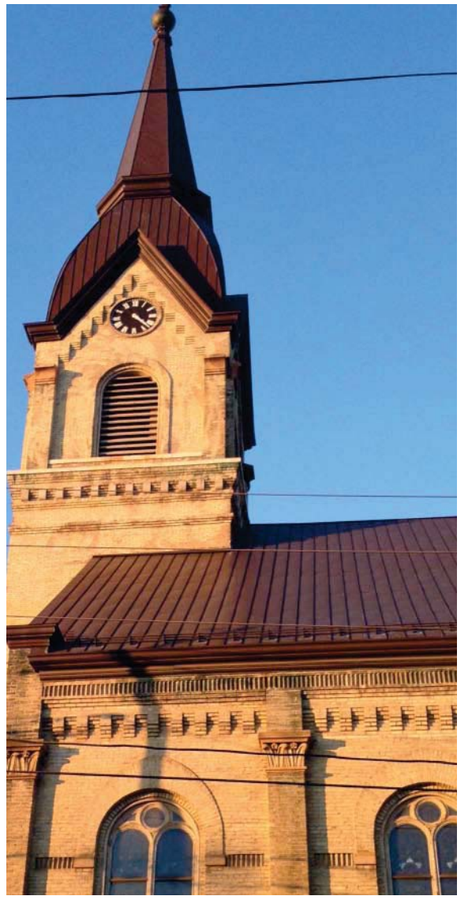
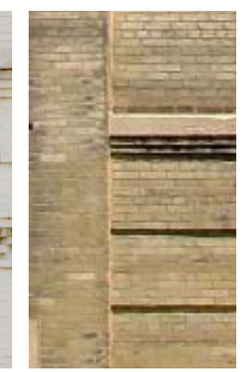
Ogden

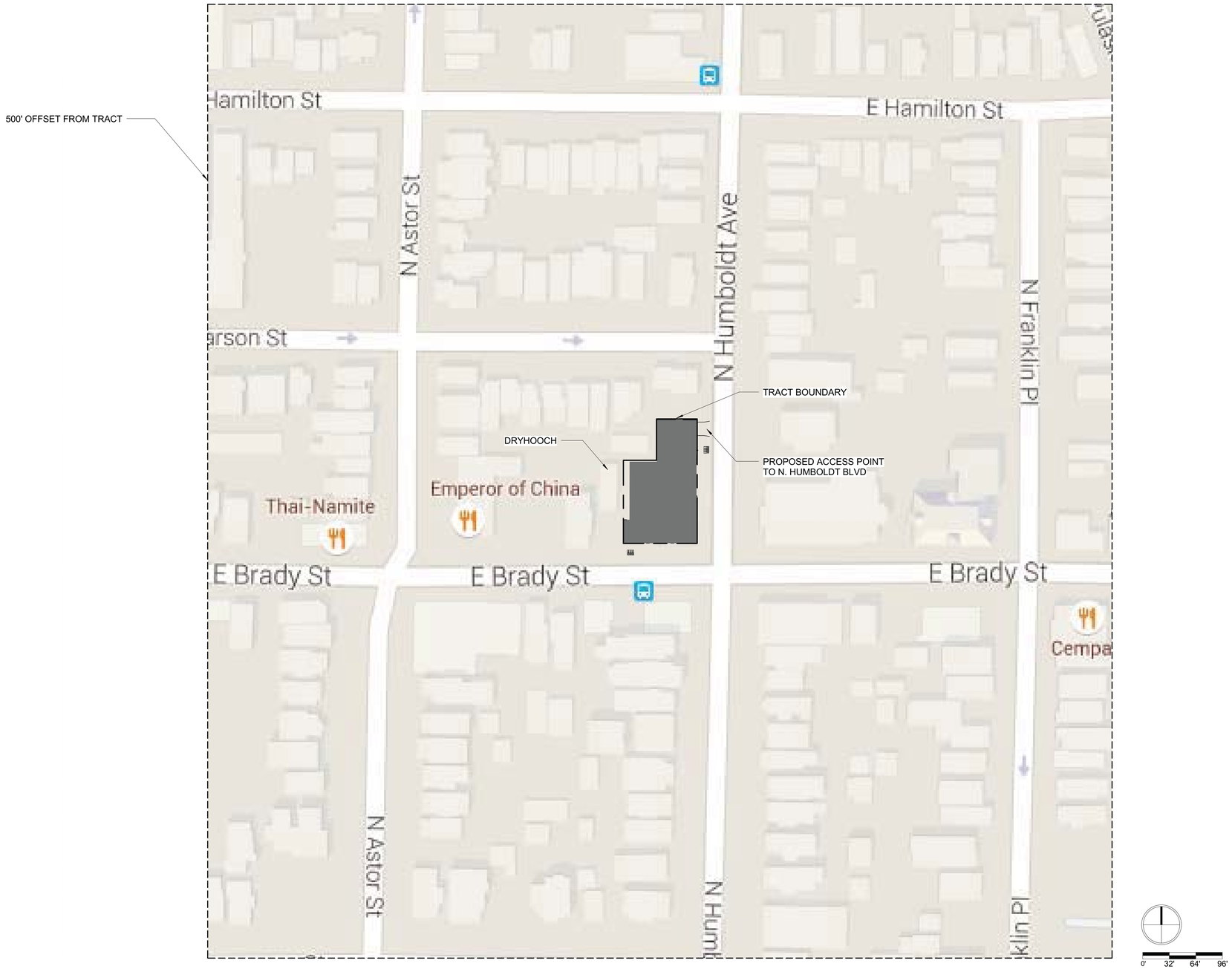
Real Estate without Boundary™





THE KEYSTONE

Drawings & Diagrams



Engberg Anderson ARCHITECTS
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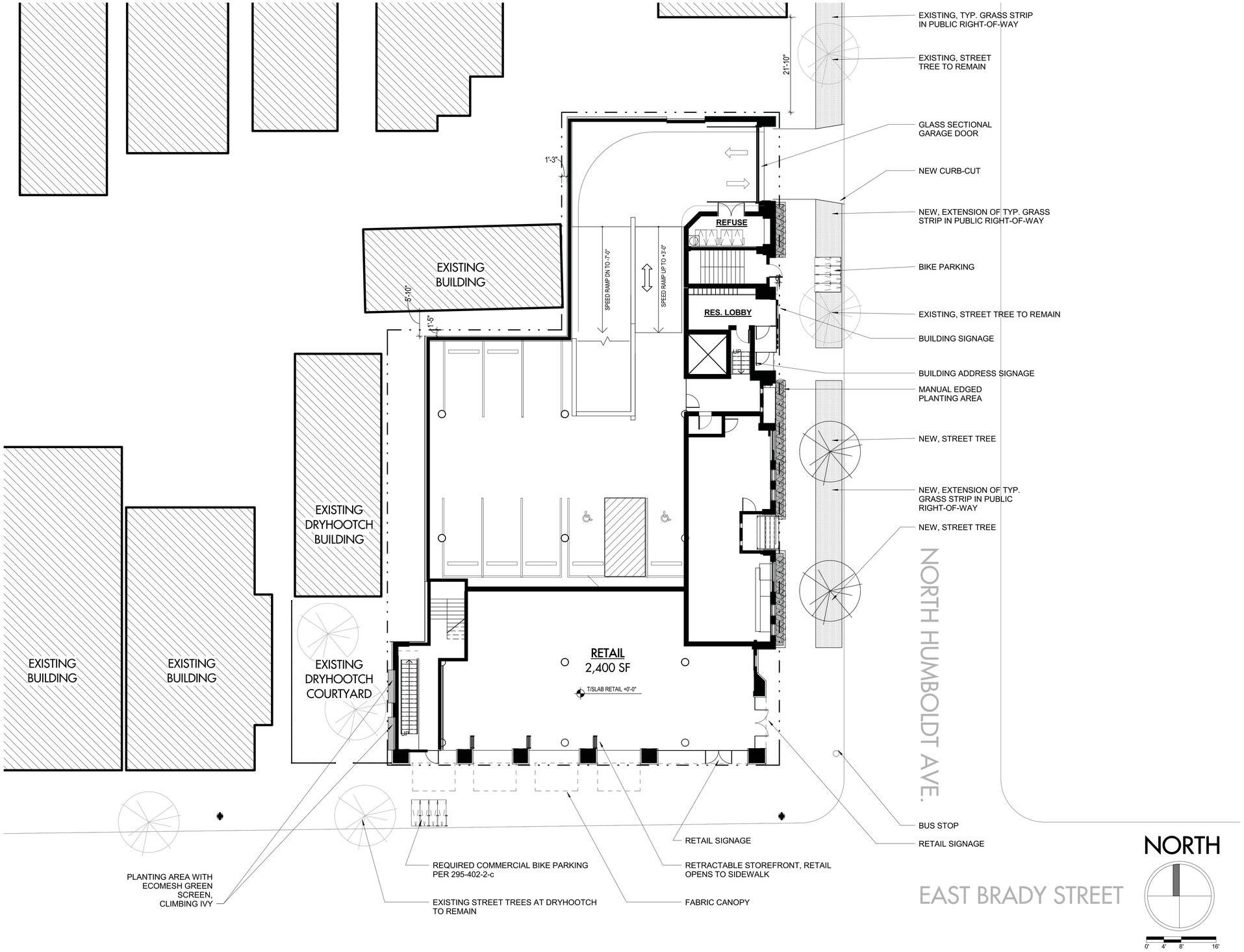
OGDEN - HUMBOLDT & BRADY

09/04/15

EA Project No. 152398.00

VICINITY MAP



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OVERALL SITE PLAN

09/04/15

EA Project No. 152398.00

ALTA/ACSM LAND TITLE SURVEY

CLIENT
Pinnacle Engineering Group

SITE ADDRESS
Property Address: 1701-1711 North Humboldt Avenue & , 1717-1719 North Humboldt Avenue, in the City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION
Parcel I:
Lot 12 and the East 40 feet of Lot 11 in Block 13 in Hubbard and Pearson's Addition in Lot 5 in Section 21, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel II:
The South 1/2 of Lot 1, in Block 13, in Hubbard and Pearson's Addition in Lot 5 in Section 21, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the North line of East Brady Street which is assumed to bear N89°55'09"W. Vertical datum is based on City of Milwaukee Datum.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No . NCS-724714-MKE , effective date of March 20, 2015 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3 & 5 visible evidence shown, if any.

4, 6, 7, 8, 12 & 13 not survey related.

9. Terms and conditions contained in Certified Resolution designating Brady Street a Historic District recorded on May 16, 1990 as Document No. 6379708. Affects site, general in nature, cannot be plotted.

10. Easement Agreement by and between Clay Jones, Glorioso Brothers Realty Company and Coin Appliances, Inc. recorded on September 9, 1996 as Document No. 7262707. Affects site by location, shown.

11. Agreement by and between GAMBO, LLC and Coin Appliances, Inc. recorded on October 16, 2006 as Document No. 9321087. Affects site by location, shown.

FLOOD NOTE
According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0092E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

LAND AREA
The Land Area of the subject property is 11,498 square feet or 0.2640 acres.

PARKING SPACES
There are 9 regular parking spaces and 1 handicap space marked on this site.

TO: Ogden Multifamily Partners LLC, a Wisconsin limited liability company
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(a), 11(b), 13, and 21 of Table A thereof. The field work was completed on April 14, 2015.

Date of Map: April 20, 2015

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

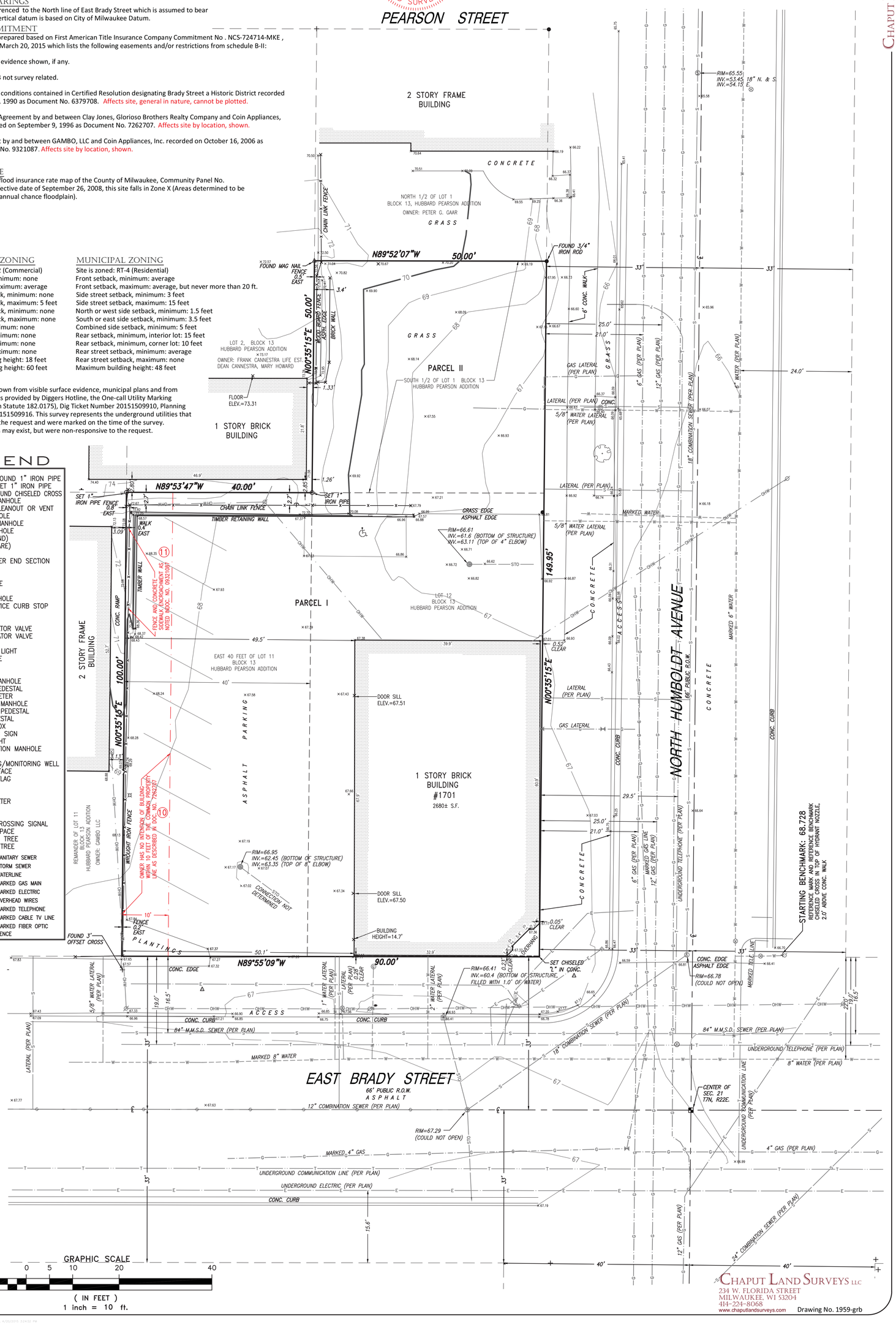
VICINITY MAP

MUNICIPAL ZONING
Site is zoned: LB-2 (Commercial)
Front setback, minimum: none
Front setback, maximum: average
Side street setback, minimum: none
Side street setback, maximum: 5 feet
Rear street setback, minimum: none
Rear street setback, maximum: none
Side setback, minimum: none
Side setback, maximum: none
Rear setback, minimum: none
Rear setback, maximum: none
Minimum building height: 18 feet
Maximum building height: 60 feet

MUNICIPAL ZONING
Site is zoned: RT-4 (Residential)
Front setback, minimum: average
Front setback, maximum: average, but never more than 20 ft.
Side street setback, minimum: 3 feet
Side street setback, maximum: 15 feet
North or west side setback, minimum: 1.5 feet
South or east side setback, minimum: 3.5 feet
Combined side setback, minimum: 5 feet
Rear setback, minimum, interior lot: 15 feet
Rear setback, minimum, corner lot: 10 feet
Rear street setback, minimum: average
Rear street setback, maximum: none
Maximum building height: 48 feet

Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175). Dig Ticket Number 20151509910, Planning Ticket Number 20151509916. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

LEGEND
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 1959-grb

CHAPUT LAND SURVEYS LLC

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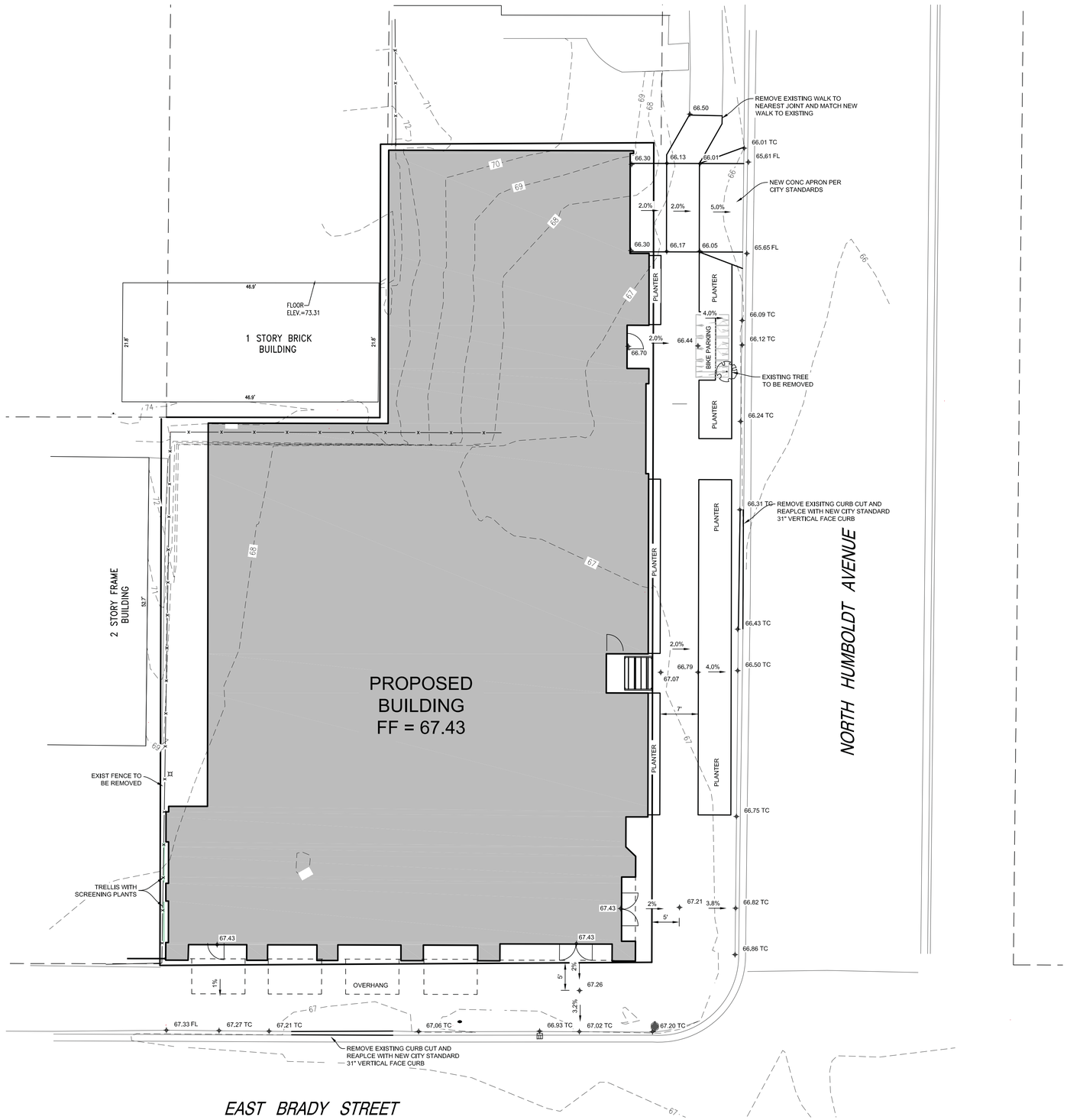

NORTH

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

BRADY & HUMBOLDT

CITY OF MILWAUKEE

PRELIM SPOT GRADE PLAN

REVISIONS

PEG JOB No. 484.00-WI
PEG PM AEK
START DATE 8-20-15
SCALE 1" = 10'

SHEET
C-1

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DRAFTED: AEK
DESIGNED: AEK
REVIEWED:

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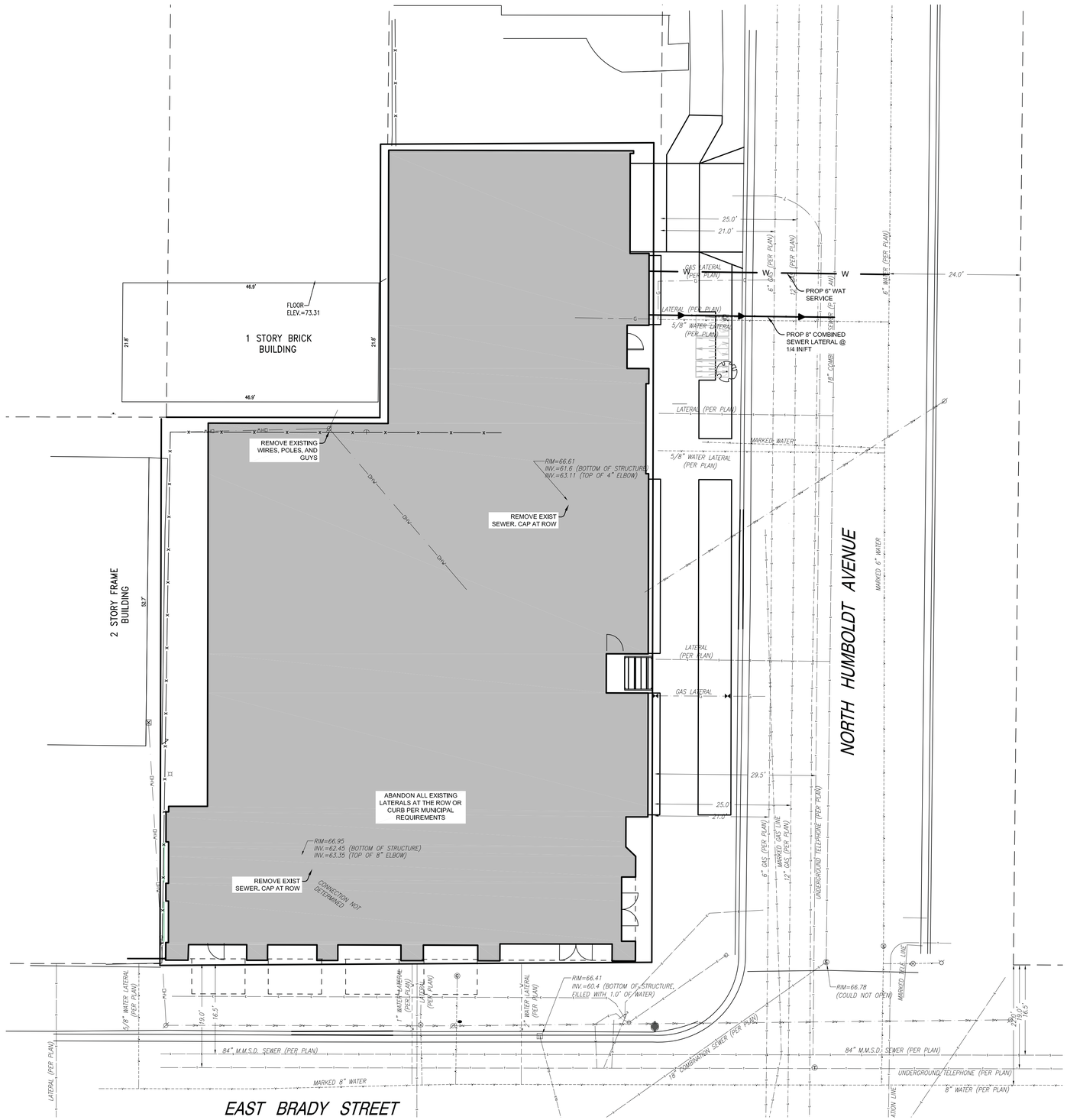

NORTH

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PINNACLE ENGINEERING GROUP
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(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

BRADY & HUMBOLDT

CITY OF MILWAUKEE

PRELIM UTILITY PLAN

REVISIONS

PEG JOB No. 484.00-WI
PEG PM AEK
START DATE 8-20-15
SCALE 1" = 10'

SHEET
C-2

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PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES
SHADE TREES (DECIDUOUS)						
ABM	2	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
RL	2	Tilia americana 'Redmond'	Redmond Linden	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES
ORNAMENTAL GRASSES						
KFRG	24	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES
HERBACEOUS PERENNIALS						
RS	4	Perovskia atriplicifolia	Russian Sage	#1	Cont.	Full, well rooted plant, evenly shaped
BHSa	10	Salvia nemerosa 'Blauhugel'	Blue Hill Salvia	#1	Cont.	Full, well rooted plant, evenly shaped

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES
VINES						
VC	8	Parthenocissus quinquefolia	Virginia Creeper	#1	Cont.	Full, well rooted plant, evenly shaped
LAWN	60	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
Landscape Materials						
	20	Shredded Hardwood Mulch (3" depth)	2,185 SF		CY	Bark Mulch; apply Preemergent after installation of mulch
	13	Soil Amendments (2" depth)	2,185 SF		CY	
	2	Pulverized Topsoil (Lawn Area)	530 SF		CY	
	13	Pulverized Topsoil (2" over bed areas)	2,185 SF		CY	

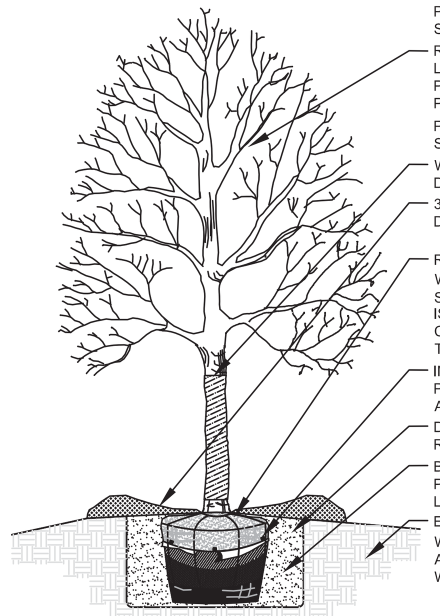
*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan-Including the graphics and notations depicted therein shall govern.

Seed Compositions:

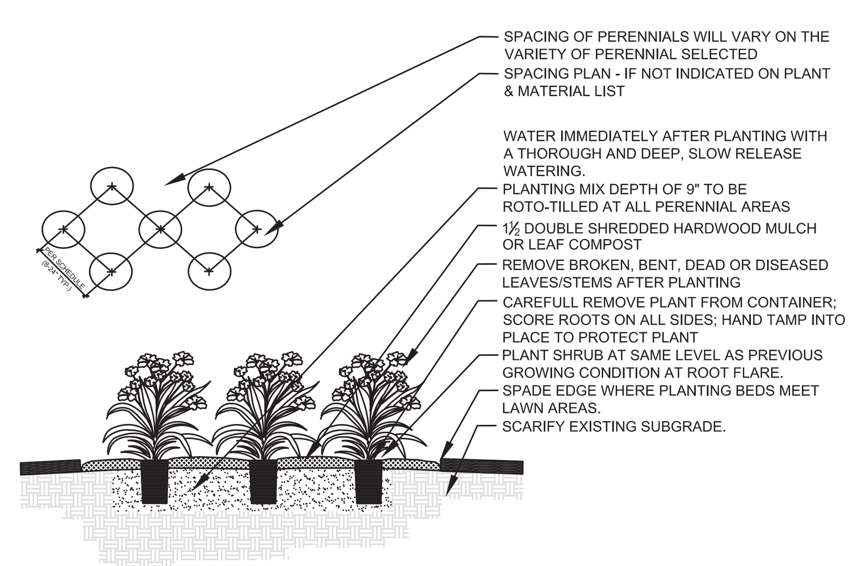
Cedar Creek Premium Blue Tag (Ph: 888 313 6807): Seed at rate of 3# per 1000 SF

10% Mid Atlantic Kentucky Bluegrass	10% Atlantis Kentucky Bluegrass
20% Merit Kentucky Bluegrass	10% Dragon Kentucky Bluegrass
20% Boreal Red Fescue	10% Palmer III Fine Perennial Ryegrass
20% Pennant Fine Perennial Ryegrass	

LANDSCAPE SCHEDULE AND MATERIALS



1 DETAIL N.T.S. — SHADE TREE PLANTING — SECTION



2 DETAIL N.T.S. — VINE / PERENNIAL PLANTING — SECTION

LANDSCAPE DETAILS

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50/50 mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

<u>Per 100 SF of bed area (Soil Amendment composition):</u>
$\frac{3}{4}$ CY Peat Moss or Mushroom Compost
$\frac{3}{4}$ CY blended/pulverized Topsoil
$\frac{1}{4}$ CY composted manure

<u>In roto-tilled beds only, also include in above mixture:</u>
2 lbs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. <u>A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas.</u> If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

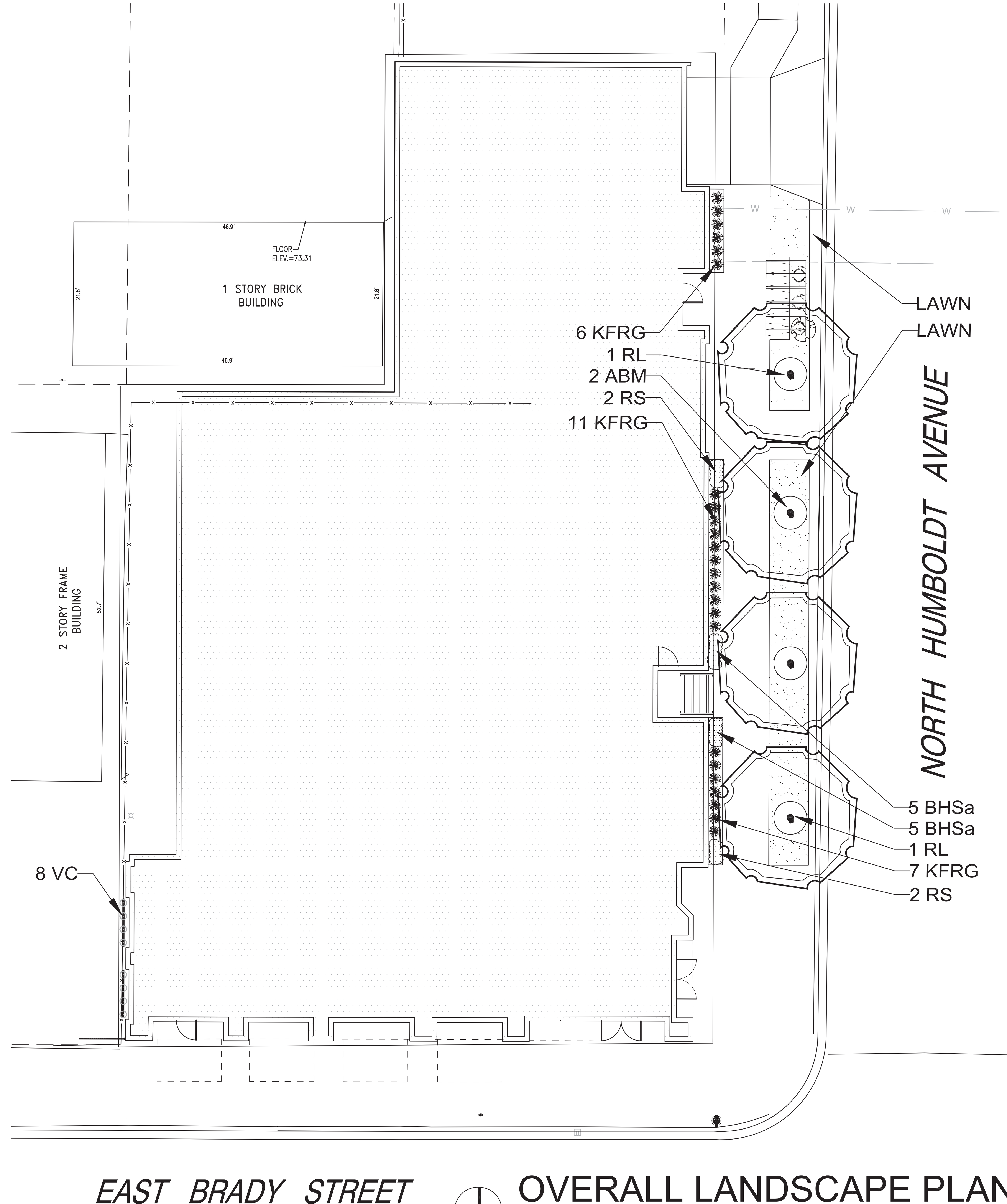
<u>An acceptable quality seed installation is defined as having:</u>
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES



NORTH

OVERALL LANDSCAPE PLAN

Scale: 1"=10'0"

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
4715 James Avenue
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@wdavidheller.com

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

PROJECT:
The Ogden Group Mixed Use Development
East Brady Street at North Humboldt Avenue
Milwaukee, Wisconsin

CLIENT:
Pinnacle Engineering Group
15850 W. Bluemound Road Ste 210
Brookfield, Wisconsin

JOB NO. 15-103
DATE 08.27.15
FILE

OWNER APPROVAL

Signature

Date

SHEET TITLE

Landscape Plan

SHEET NUMBER

L1.0

South Design

0' 2' 4' 8'

North Design

0' 2' 4' 8'

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

OGDEN - HUMBOLDT & BRADY

09/01/15

EA Project No. 152398.00

ELEVATIONS

East Design

0' 2' 4' 8'

West Design

0' 2' 4' 8'

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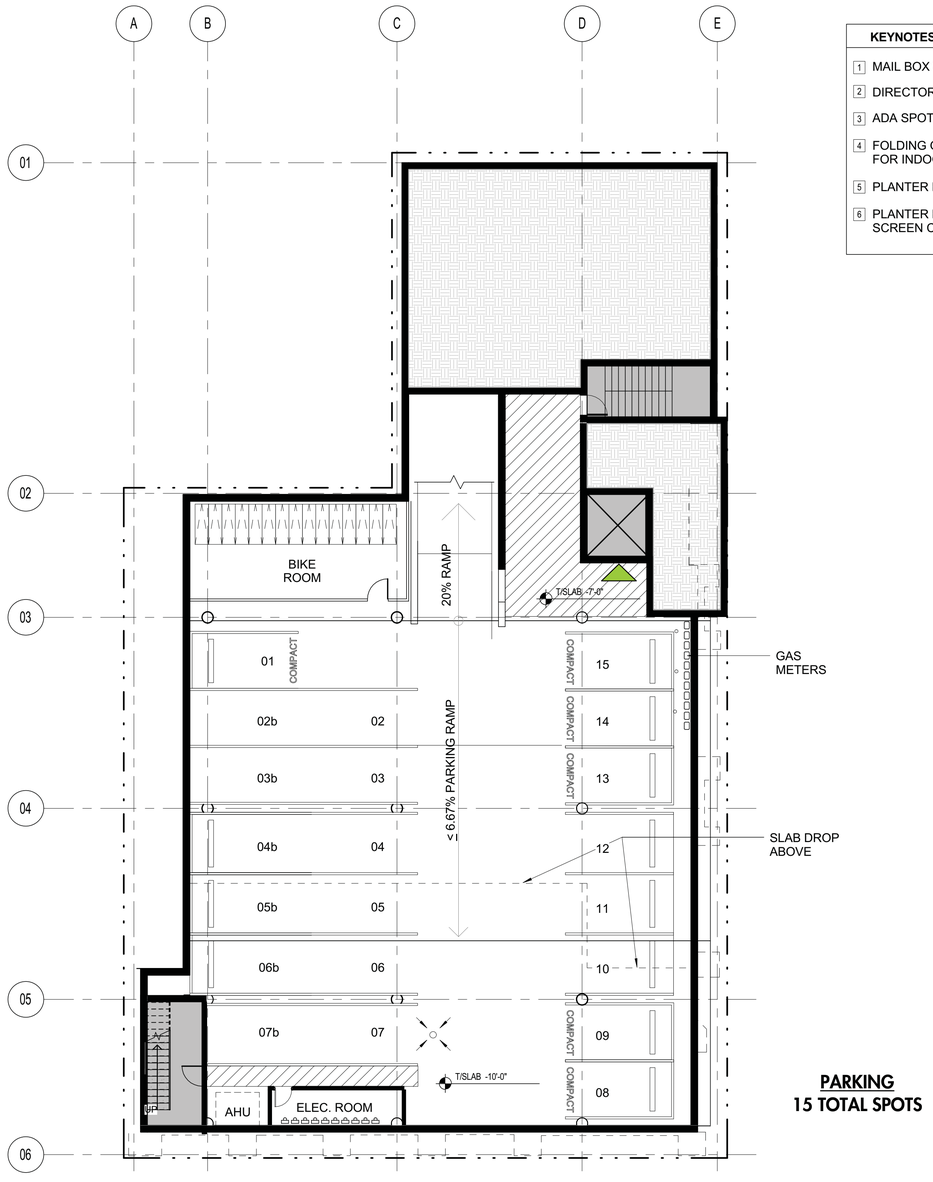
ELEVATIONS

09/01/15

EA Project No. 152398.00

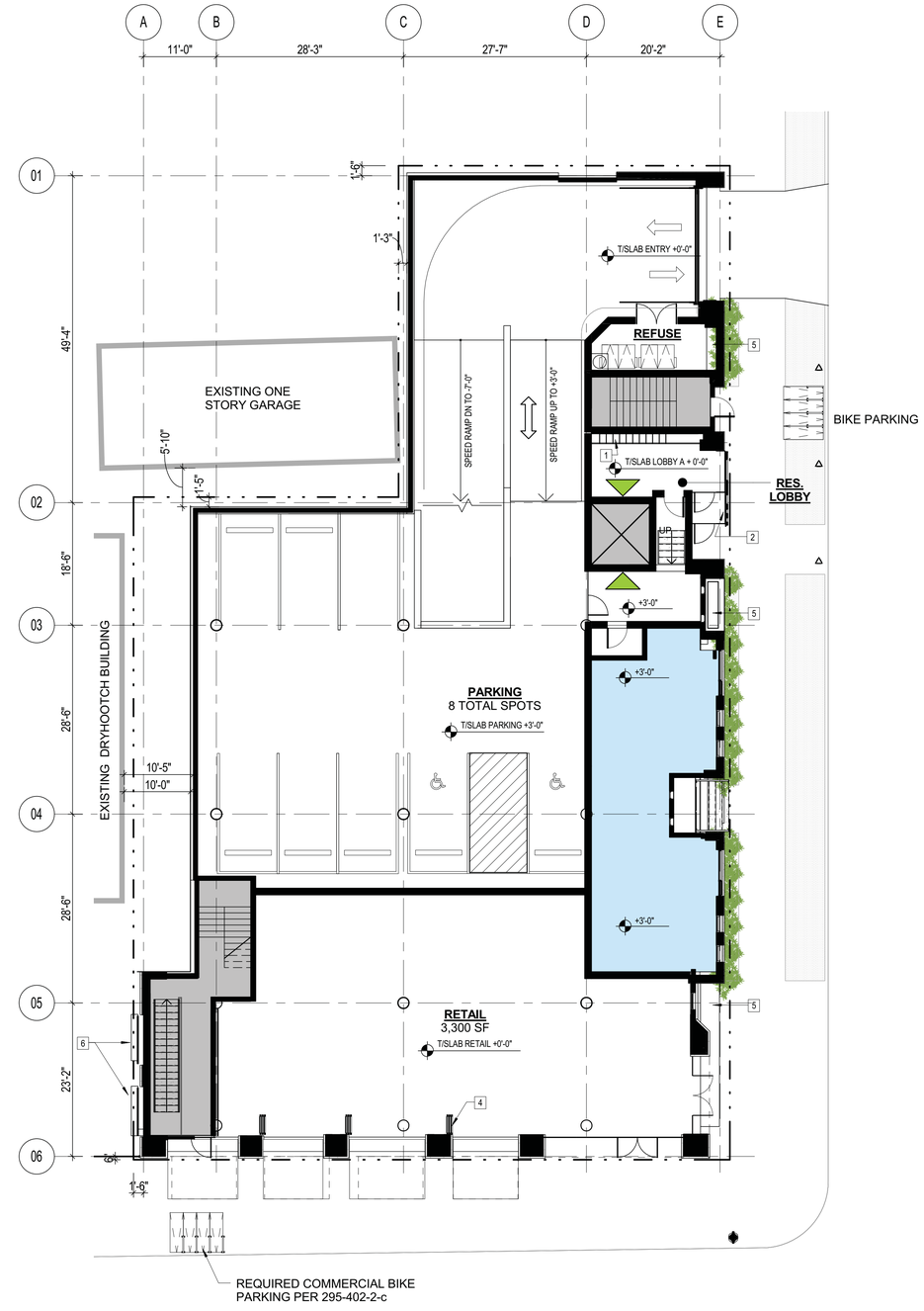
KEYNOTES

1. MAIL BOX WALL
2. DIRECTORY/INTERCOM
3. ADA SPOT, R-2 REQ'D 2%
4. FOLDING GLASS WALL SYSTEM FOR INDOOR/OUTDOOR SEATING
5. PLANTER BED
6. PLANTER BED AND GREEN SCREEN CLIMBING TRELLIS



PARKING
15 TOTAL SPOTS

01-LOWER LEVEL



01-LEVEL ONE

0' 4' 8' 16'

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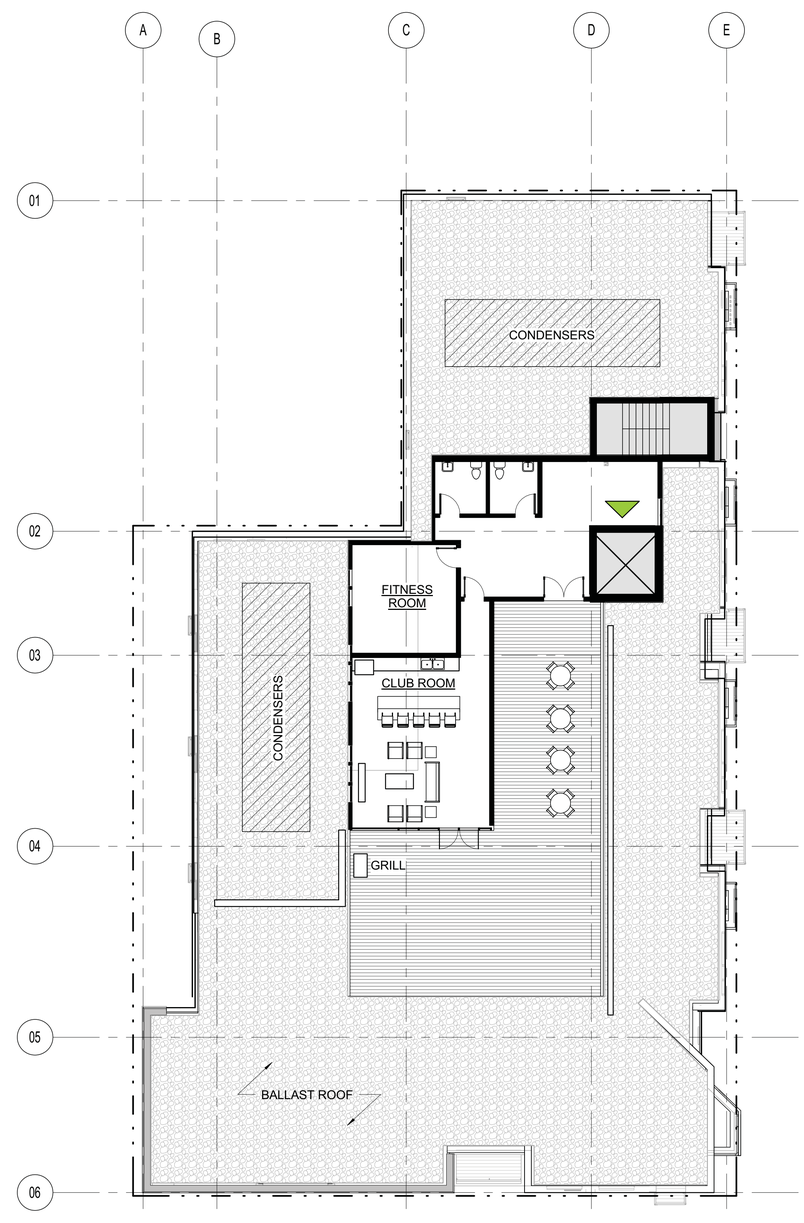
SCHEMATIC PLANS

09/04/15

EA Project No. 152398.00

LEVEL TWO (TYP.)



CLUBHOUSE AT ROOF
PLAN

Engberg Anderson ARCHITECTS
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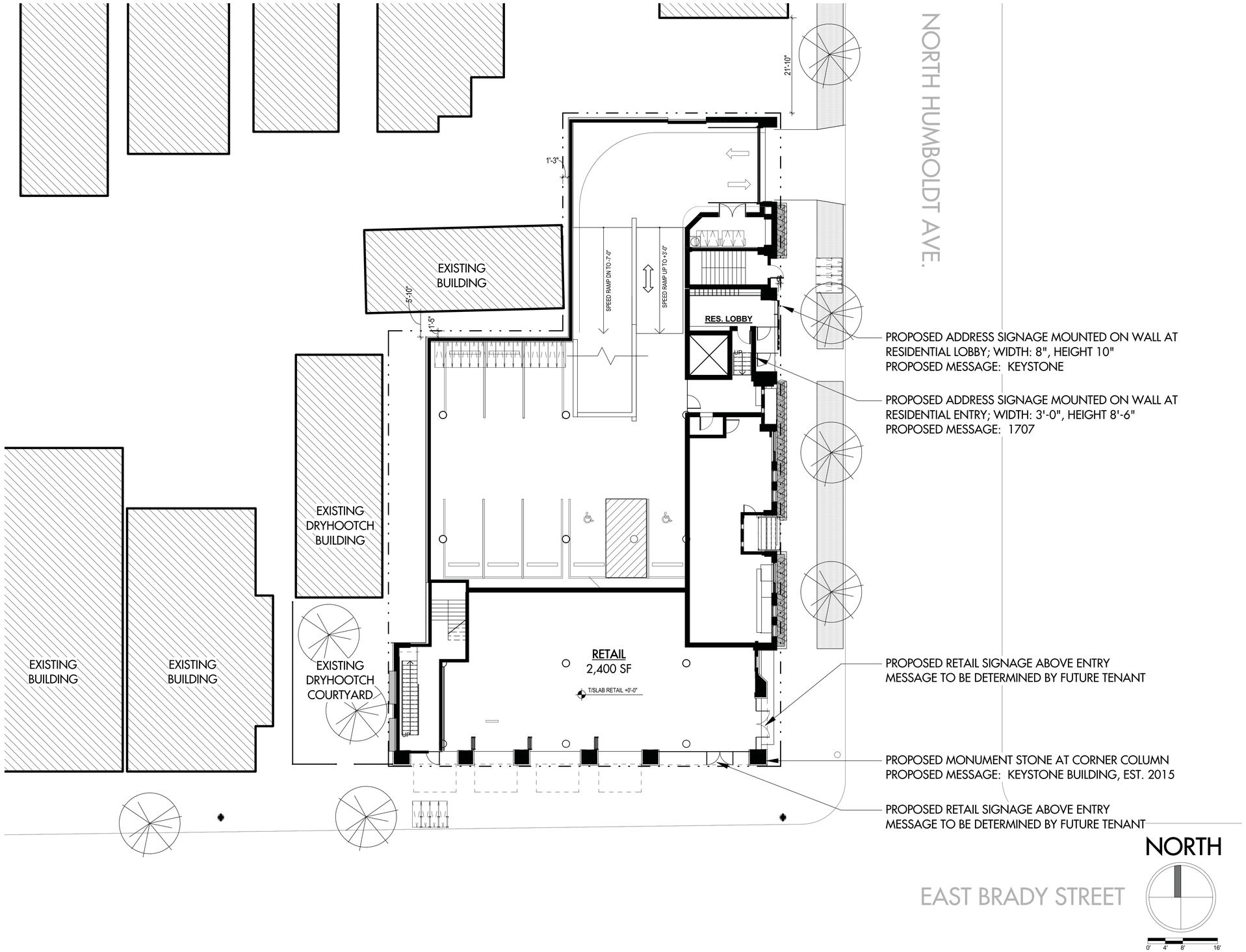
SCHEMATIC PLANS

0' 4' 8' 16'

09/04/15

EA Project No. 152398.00



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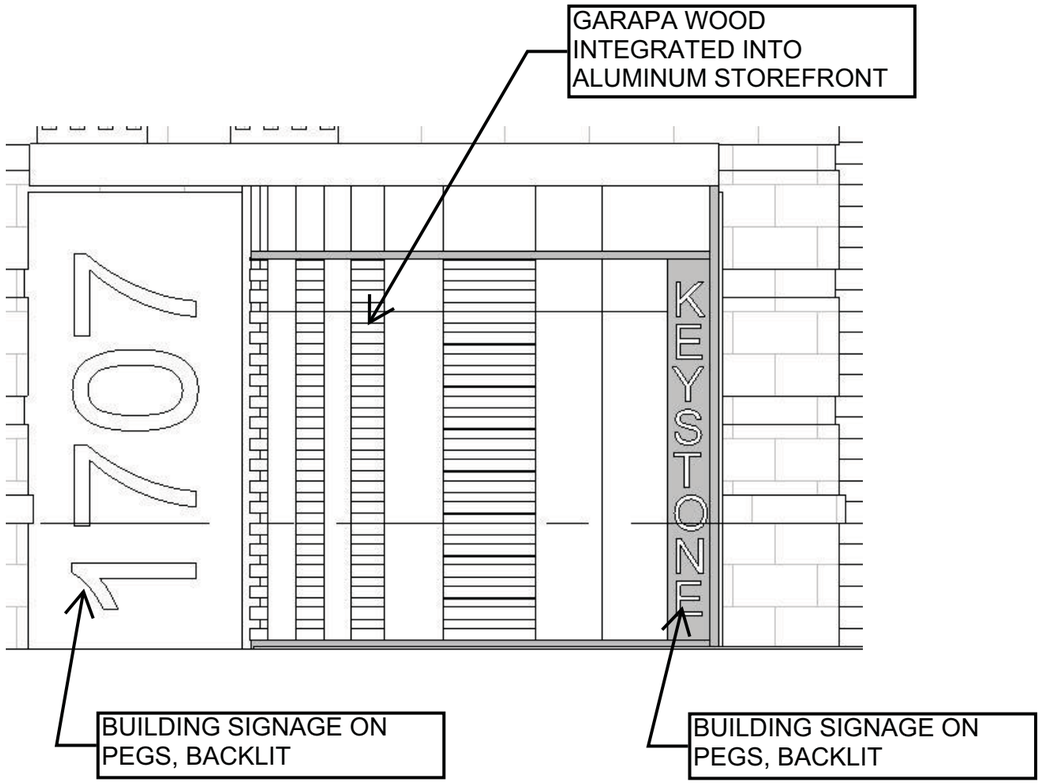
OGDEN - HUMBOLDT & BRADY

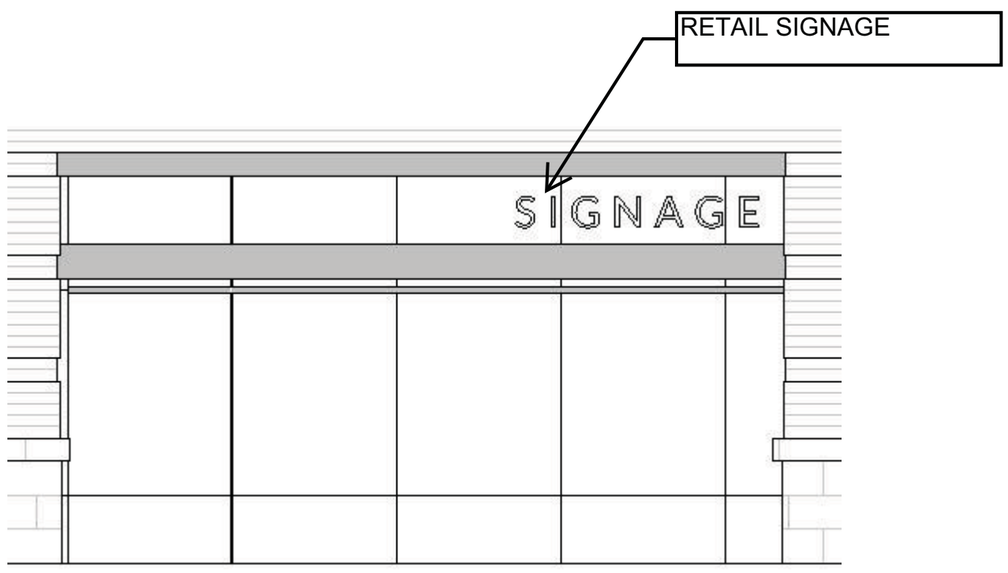
SIGNAGE PLAN

09/04/15

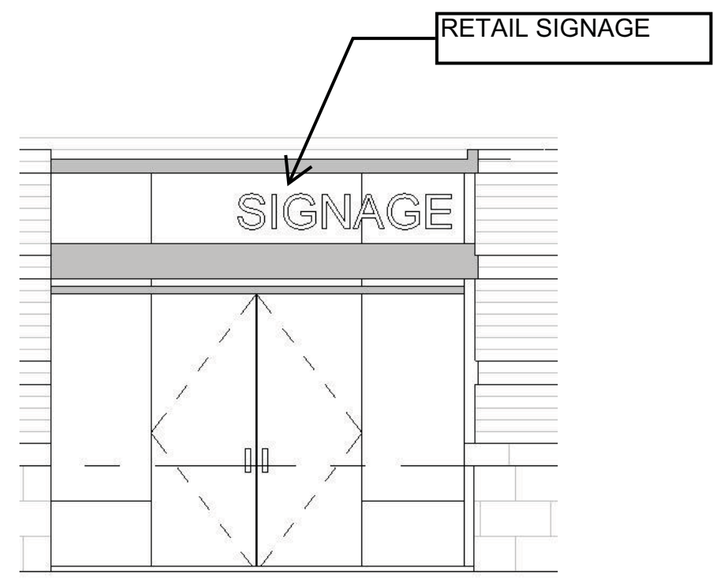
EA Project No. 152398.00



EAST ENTRY ELEVATION



SOUTH RETAIL ELEVATION



EAST RETAIL ELEVATION

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

OGDEN - HUMBOLDT & BRADY

09/04/15

EA Project No. 152398.00

CONTEXT PHOTOS - WEST

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

OGDEN - HUMBOLDT & BRADY

09/04/15

EA Project No. 152398.00

CONTEXT PHOTOS - EAST

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

OGDEN - HUMBOLDT & BRADY

CONTEXT PHOTOS - SOUTH

09/04/15

EA Project No. 152398.00

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

OGDEN - HUMBOLDT & BRADY

09/04/15

CONTEXT PHOTOS - NORTH

EA Project No. 152398.00

Engberg Anderson
MILWAUKEE | MADISON | TUCSON | CHICAGO ARCHITECTS

OGDEN - HUMBOLDT & BRADY

09/04/15

EA Project No. 152398.00

PESPECTIVE

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

OGDEN - HUMBOLDT & BRADY

09/04/15

PERSPECTIVE

EA Project No. 152398.00