BAY VIEW HOUSING

Milwaukee, WI

PROJECT

SEAL

Architectural

CONSULTANTS

Engberg Anderson
320 East Buffalo Street
Suite 500
Milwaukee, Wisconsin 53202
Ph 414-944-9000
Fx 414-944-9100

DRAWINGS

A001 - Site Plan
A100 - Lower Level Plan
A101 - First Floor Plan
A102 - Typical Floor Plan - Floors 2-4
A105 - Fifth Floor Plan
A401 - Building Elevations
A402 - Building Elevations
A520 - Details

SITE LOCATION MAP

Engberg Anderson

MILWAUKEE • MADISON • TUCSON

BAY VIEW HOUSING

MILWAUKEE, WISCONSIN

Owner
HKS Holdings, LLC
172 North Broadway - 2nd Floor
Milwaukee, WI 53202

Project No 091947

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Title Sheet

T1

PLAT OF SURVEY

WITH TOPOGRAPHIC DATA

SITUATED ON SOUTH KINNICKINNIC AVENUE, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

(PARCEL I) 2438-2444 SOUTH KINNICKINNIC AVENUE
COMMITMENT NO. 05002461 AMENDED

THAT PART OF LOTS 10 AND 11, IN BLOCK 6, IN J. WILLIAM'S SUBDIVISION, IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 9, IN TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE SOUTHWESTERLY LINE OF LOT 10 WHICH IS 30 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF LOT 10; RUNNING THENCE NORTHEASTERLY AND PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 10, 107.92 FEET TO A POINT; THENCE NORTHERLY 47.10 FEET TO A POINT IN THE NORTH LINE OF LOT 11, WHICH IS 32 FEET WEST OF THE NORTHEAST OF LOT 11; THENCE WEST ALONG THE NORTH LINE OF 11, 46.28 FEET TO A POINT WHICH IS 85.32 FEET EAST OF THE NORTHWEST CORNER OF LOT 11; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF LOT 11, 10.64 FEET TO A POINT; THENCE SOUTHWESTERLY 67 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 11, WHICH IS 54.30 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF LOT 11; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 10 AND 11, 60.6 FEET TO THE POINT OF BEGINNING.

(PARCEL II) 2452-2454 SOUTH KINNICKINNIC AVENUE
COMMITMENT NO. 05040327 SECOND AMENDED

LOT 9, BLOCK 6, J. WILLIAM'S SUBDIVISION IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

(PARCEL III) 2460 SOUTH KINNICKINNIC AVENUE

LOT 8, IN BLOCK 6 OF J. WILLIAM'S SUBDIVISION, IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

(PARCEL IV) 625 EAST CONWAY STREET

PART OF LOTS 10 AND 11, IN BLOCK 6 OF J. WILLIAM'S SUBDIVISION IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE WEST 32 FEET TO A POINT; THENCE SOUTHEASTERLY 77.23 FEET TO A POINT; THENCE NORTHEASTERLY 35 FEET TO A POINT; THENCE NORTHWESTERLY 60.45 FEET TO THE POINT OF BEGINNING.

(PARCEL V) 2448 SOUTH KINNICKINNIC AVENUE

PART OF LOT 10, IN BLOCK 6 OF J. WILLIAM'S SUBDIVISION IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE NORTHWESTERLY 30 FEET TO A POINT; THENCE NORTHEASTERLY 107.92 FEET TO A POINT; THENCE SOUTHEASTERLY 30.13 FEET TO A POINT; THENCE SOUTHWESTERLY 105 FEET TO THE POINT OF BEGINNING.

(PARCEL VI) 2432 SOUTH KINNICKINNIC AVENUE

PART OF LOT 11, IN BLOCK 6 OF J. WILLIAM'S SUBDIVISION IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE EAST 85.22 FEET TO A POINT; THENCE SOUTH 10.64 FEET TO A POINT; THENCE SOUTHWESTERLY 67 FEET TO A POINT; THENCE NORTHWESTERLY 54.30 FEET TO THE POINT OF BEGINNING.

JULY 29, 2005 | 2452 KK, LLC | SURVEY NO. 162529-JJV

NOTES:

A. BEARINGS ARE BASED ON THE SOUTH LINE OF CONWAY STREET, WHICH IS ASSUMED TO BEAR NORTH 88°05'14" EAST

B. THIS SURVEY WAS PREPARED BASED ON TITLE INSURANCE COMPANY OF OREGON TITLE COMMITMENT NO. 05002461, (AMENDED), EFFECTIVE DATE OF MAY 16, 2005, AND FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 05040327, (SECOND AMENDED), EFFECTIVE DATE OF MARCH 25, 2005, WHICH LIST NO EASEMENTS AND/OR RESTRICTIONS:

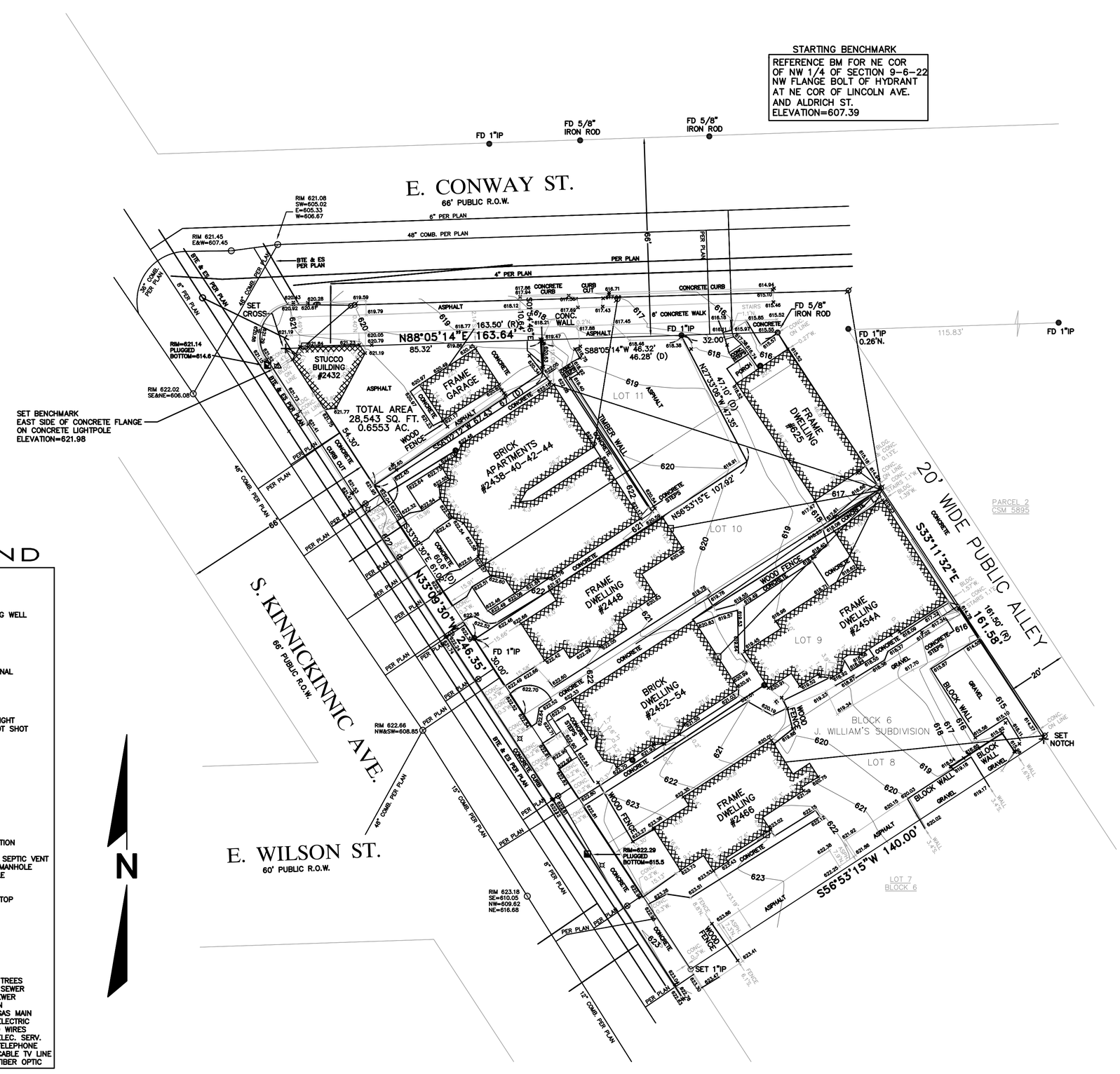
NOTE: TITLE COMMITMENTS WERE NOT PROVIDED FOR THE ENTIRE SITE. THE REMAINING LEGAL DESCRIPTIONS WERE OBTAINED FROM THE CITY OF MILWAUKEE ASSESSOR'S OFFICE, WHICH MAY NOT BE CURRENT, ACCURATE, OR COMPLETE

C. EASEMENTS, IF ANY, ARE NOT SHOWN

D. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

E. (R) INDICATES RECORDED BOUNDARY DIMENSION

(D) INDICATES DESCRIBED BOUNDARY DIMENSION



LEGEND

- BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- GROUND OR OTHER SPOT SHOT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

- EDGE OF TREES
- S – SANITARY SEWER
- STO – STORM SEWER
- W – WATERMAIN
- G – MARKED GAS MAIN
- E – MARKED ELECTRIC
- OHW – OVERHEAD WIRES
- B – BUREAU ELEC. SERV.
- T – MARKED TELEPHONE
- TV – MARKED CABLE TV LINE
- FO – MARKED FIBER OPTIC

I Certify *that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.*

STEPHAN G. SOUTHWELL
REGISTERED WISCONSIN LAND SURVEYOR S–1939

National Survey & Engineering
A Division of R.A. Smith & Associates, Inc.

262-781-1000
Fax 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

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DIGGERS HOTLINE NO. 2005–29–12689

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

SHEET 1 OF 1

DRAWING SCALE: 1 INCH = 20 FEET

National Survey & Engineering

20' WIDE PUBLIC ALLEY

LOWER LEVEL PAKING ENTRY

RESIDENT TRASH COLLECTION

5'-0"

5'-7"

614.37

TYPICAL LANDSCAPE ELEMENTS

KOUSA DOGWOOD

(4) SPICE BUSH-- LINDERA BENZOIN

(2) RED OSER DOGWOOD

CLIMBING HYDRANGEA VINE (HYDRANGEA ANOMALA SUBSPECIES PETIOLARIS)

E. CONWAY ST.

66' PUBLIC R.O.W.

BIKE RACK FOR RETAIL TENNANTS (6 SPACES)

INTERIOR PARKING COURT

EXTERIOR LIGHTING TO HAVE SHIELDS TO CONTROL LIGHT BLEED

14 SPACES

MULTI-FAMILY UPPER ROOF-(5 story)

MULTI FAMILY LOWER ROOF-(4 story)

Roof Garden

5'-0"

623.30

UPPER LEVEL PAKING ENTRY

RETAIL TRASH COLLECTION

NOTE: TRENCH DRAIN AS REQUIRED FOR SURFACE WATER

1 A001 Site Plan
SCALE: 1/8"=1'-0"

S. KINNICKINNIC AVE.

66' PUBLIC R.O.W.

N

TRUE NORTH

N

PLAN NORTH

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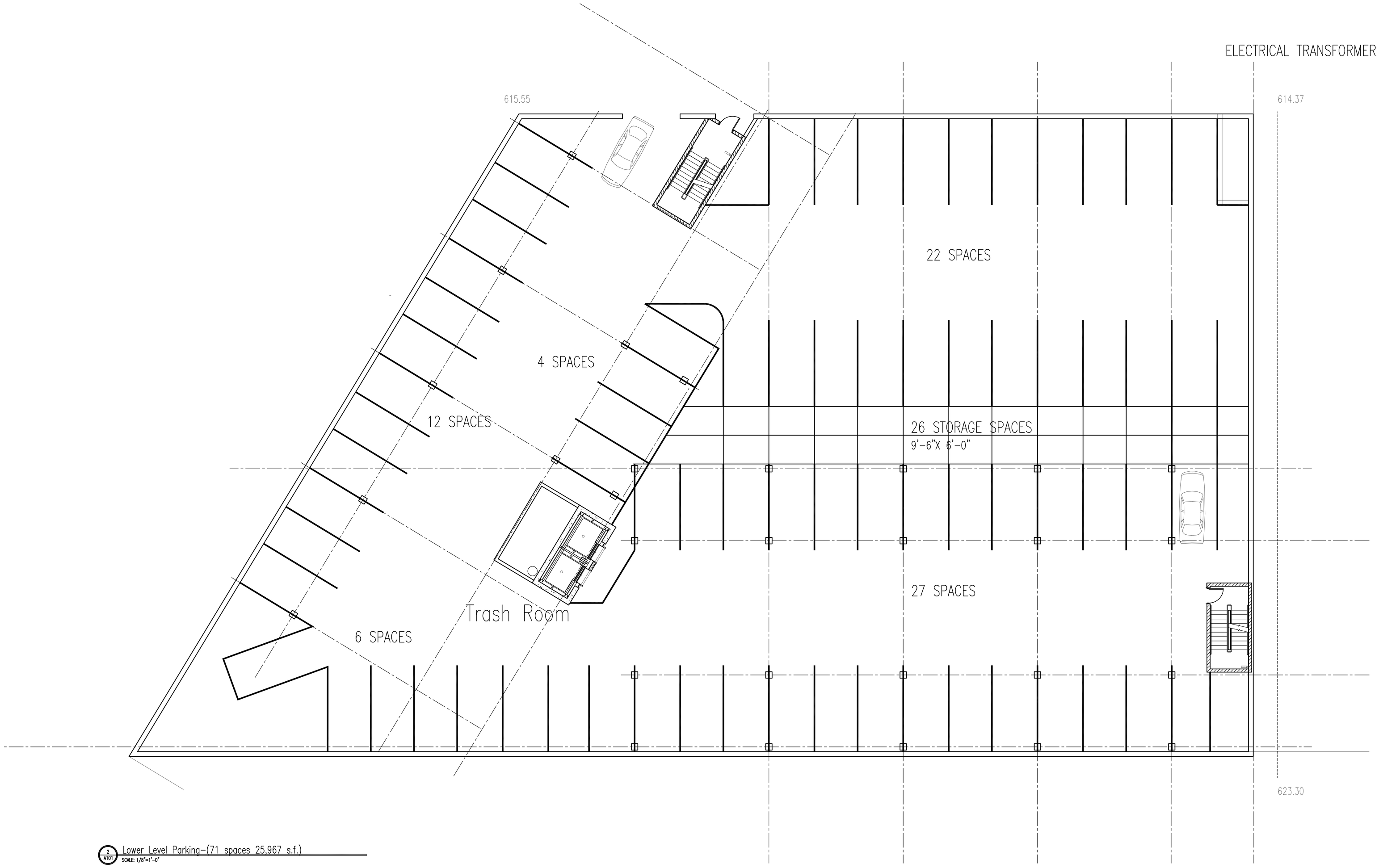
SITE PLAN

A001



2 A101 Lower Level Parking-(71 spaces 25,967 s.f.)
SCALE: 1/8"=1'-0"

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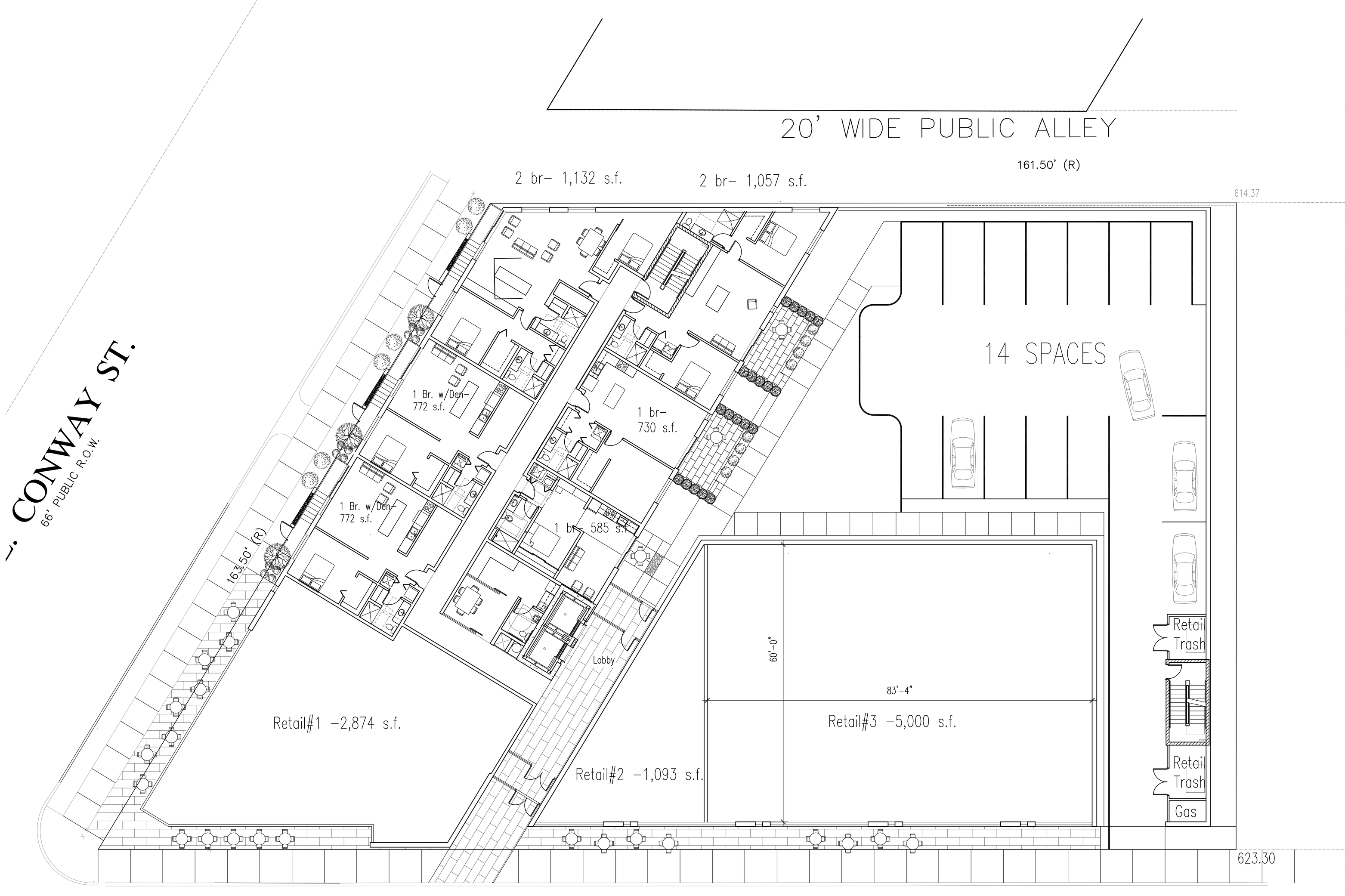
Lower Level Plan

A100



3 A101 Retail Level Plan (6 Units, 14 parking spaces, 16, 817 footprint 8,967 s.f. Retail, 7,477 g.s.f. residential)
SCALE: 1/8"=1'-0"

S. KINNICKINNIC AVE

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First Floor Plan

A101

4 A101 Typical Residential Level– 64 Units 17,573 s.f. (xxxxs.f.)
SCALE: 1/8"=1'-0"

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Typical Floor Plan
Floors 2 - 4

A102

4 A101 Residential Level Five– 10 Units 10,483 s.f.(550 s.f. Club/work out rooms)
SCALE: 1/8"=1'-0"

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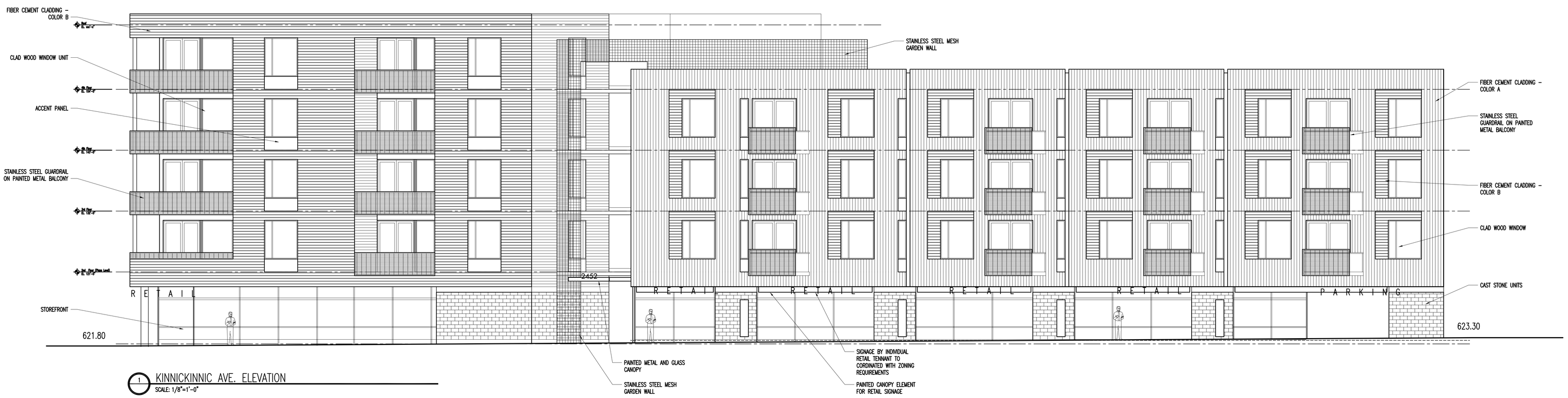
Fifth Floor Plan

A105

2 CONWAY ST. ELEVATION
SCALE: 1/8"=1'-0"



1 KINNICKINNIC AVE. ELEVATION
SCALE: 1/8"=1'-0"

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Building Elevations

A401

1 ALLEY ELEVATION
SCALE: 1/8"=1'-0"

2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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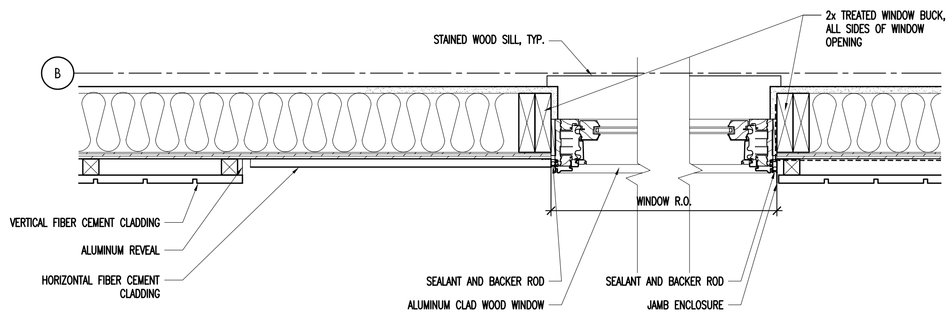
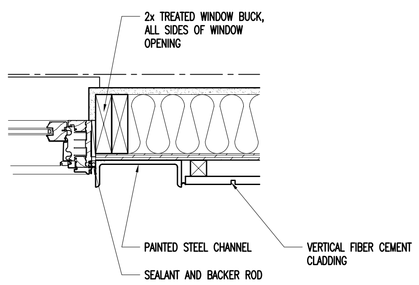
Building Elevations

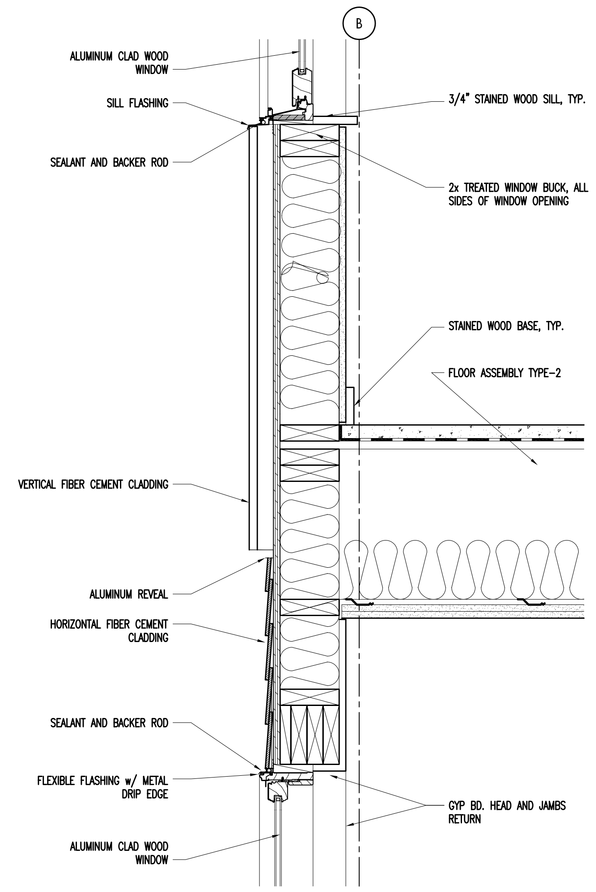
A402



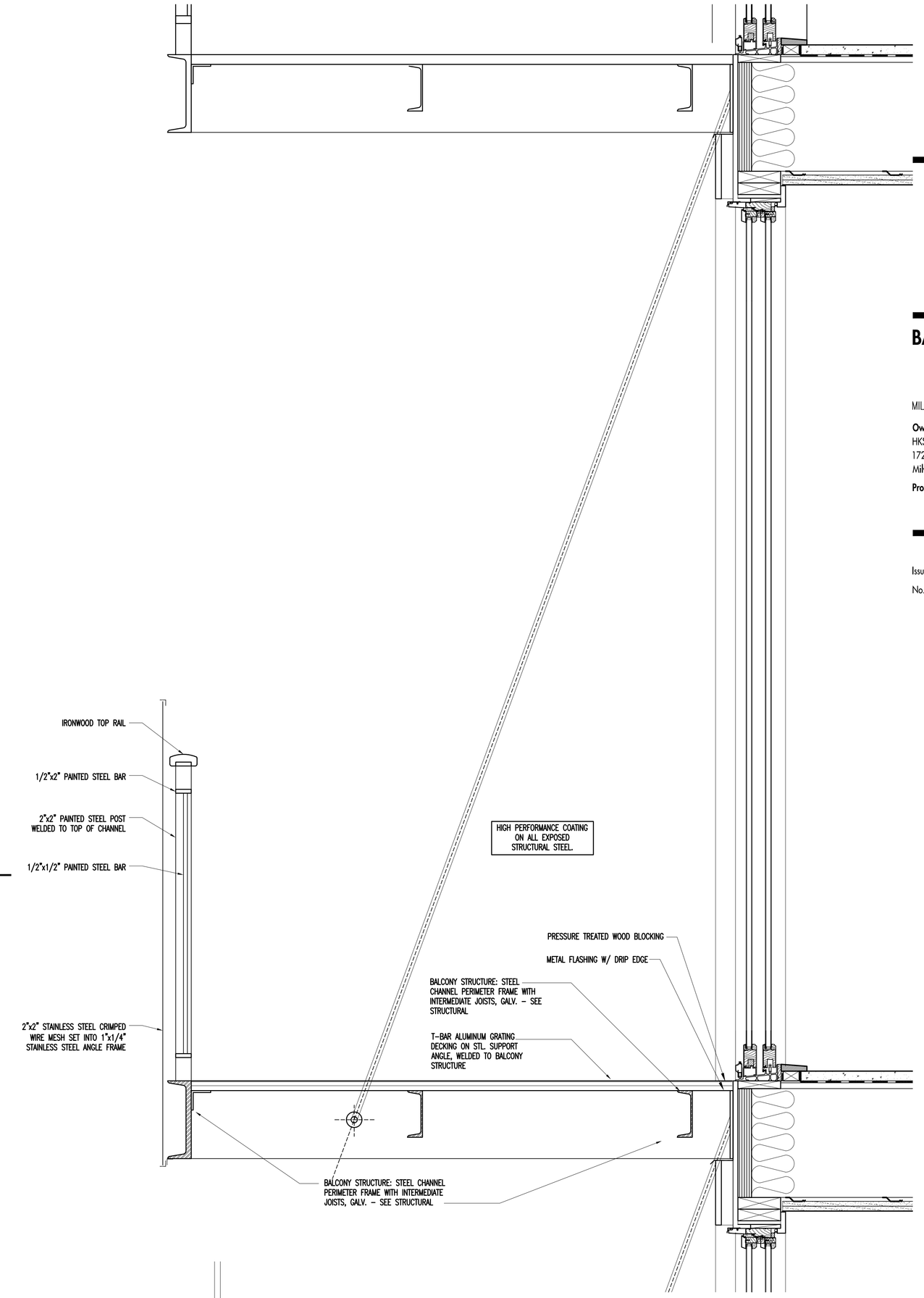
1 A520 Window Jamb Detail
SCALE: 1 1/2"=1'-0"



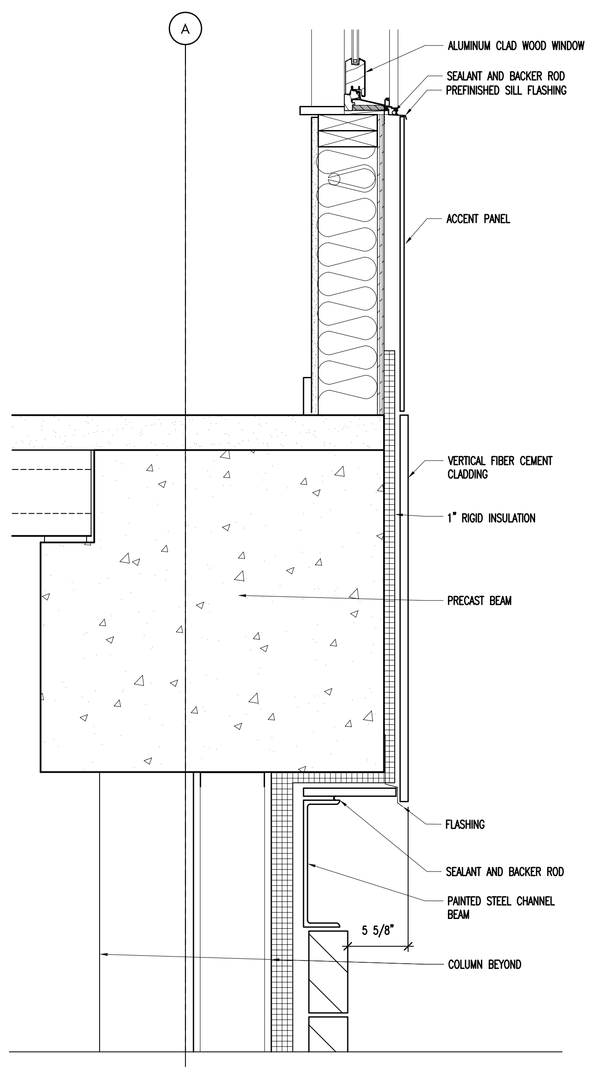
2 A520 Window Jamb Detail @ Channel
SCALE: 1 1/2"=1'-0"



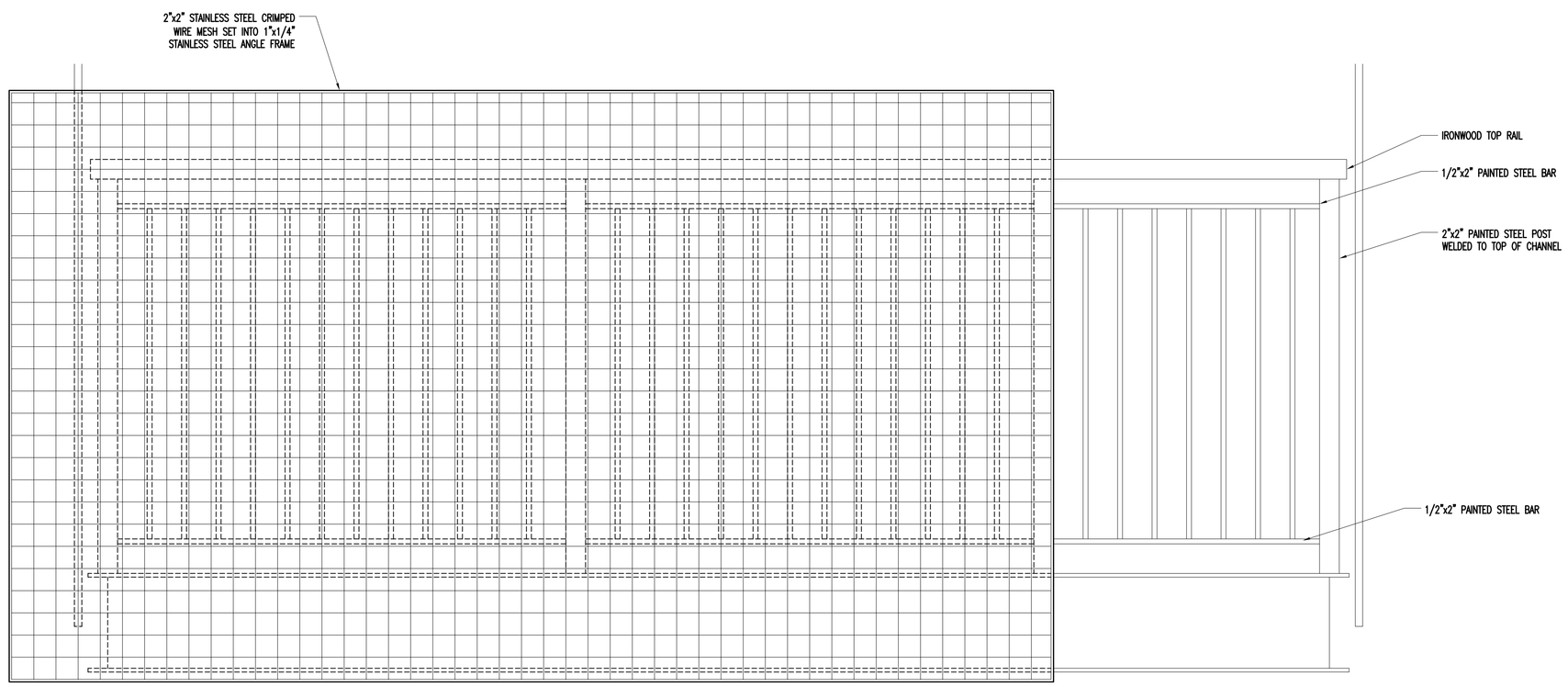
5 A520 Window Section Detail
SCALE: 1 1/2"=1'-0"



6 A520 Balcony Section
SCALE: 1 1/2"=1'-0"



3 A520 Base Section Detail
SCALE: 1 1/2"=1'-0"



4 A520 Balcony Elevation
SCALE: 1 1/2"=1'-0"

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