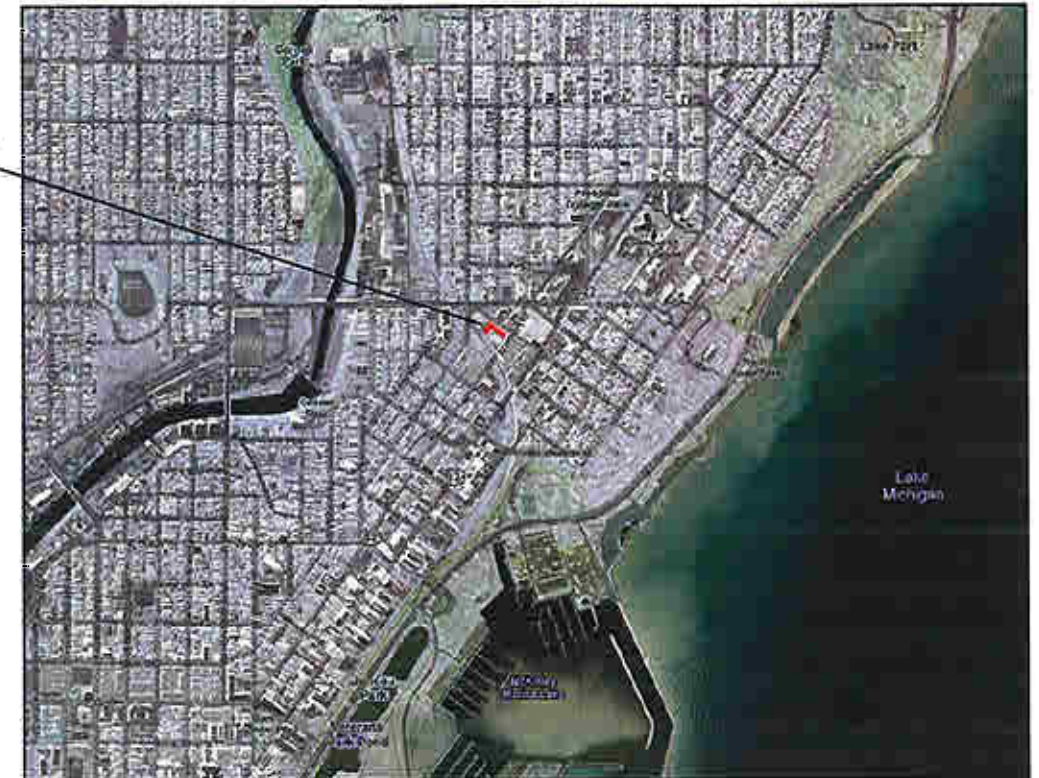


KENILWORTH

DETAILED PLAN DEVELOPMENT



PROJECT LOCATION



LOCATION MAP

PROJECT AND BUILDING DATA

OVERALL BUILDING:	25,974 SF FOOTPRINT 25,974 SF LOWER LEVEL 18,259 SF UNITS 2-5 124,984 GROSS SF HEIGHT 5 STORIES
ZONING:	PLANNED DEVELOPMENT
OCCUPANCY:	R-2 RESIDENTIAL A-2 RESTAURANT AND/ OR M MERCANTILE AND/ OR B BUSINESS S-2 PARKING
CONSTRUCTION TYPE:	IA - GROUND LEVEL AND LOWER LEVEL VA - 2-5 LEVELS

SHEET INDEX

T100 TITLE SHEET

CIVIL

EXISTING SITE PLAN
GRADING AND EROSION CONTROL
UTILITY PLAN
DETAILS
PLAT OF SURVEY

ARCHITECTURAL

C-1	SITE CONTEXT
C-2	SITE CONTEXT
A001	SITE PLAN
A200	LOWER LEVEL
A201	GROUND FLOOR
A202	TERRACE LEVEL PLAN
A203	TYPICAL UNIT PLAN- LEVELS 3-5
A400	NORTH AND EAST ELEVATIONS
A401	SOUTH AND WEST ELEVATIONS



KENILWORTH
MILWAUKEE, WI

DATE: 10.24.08

SCALE: AS NOTED

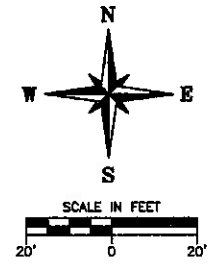
KINDNESS
architecture + planning
517 e menomonee st. MILWAUKEE WI 53202

T100

LEGAL DESCRIPTION:
 ALL OF LOTS 8, 9 AND 10 OF BLOCK 30 IN GLIDDEN & LOCKWOODS ADDITION AND BEING PART OF THE NORTHWEST QUARTER (NW.1/4) OF SECTION 22, TOWN 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

REFERENCE BEARING:
 THE NORTH LINE OF THE NW.1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 22 EAST, WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°51'30" E, BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

BENCH MARK:
 ELEV. 56.42 CONCRETE MONUMENT WITH BRASS CAP MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW.1/4) OF SECTION 22, T7N, R22E. (CITY OF MILWAUKEE DATUM).



GLIDDEN & LOCKWOODS ADDITION

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

BLOCK 30

MILWAUKEE COUNTY PARK LAND

EXISTING BUILDING
 ADDR: 2189 N. FARWELL AVE.

STATE OF WISCONSIN
 COUNTY OF MILWAUKEE

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION CONTAINED ON THIS PLAT OF SURVEY IS A TRUE AND CORRECT REPRESENTATION THEREOF.

John R. Stigler
 JOHN R. STIGLER, Surveyor, No. S - 1820
 WISCONSIN
 DATED 10/23/08
 SURVEYED OCTOBER 2008

- LEGEND:
- SANITARY MANHOLE
 - TELEPHONE MANHOLE
 - HYDRANT
 - POWER POLE
 - GUY WIRE
 - POWER POLE WITH LIGHT
 - ELECTRIC METER
 - GAS VALVE
 - LIGHT POLE
 - PARKING METER
 - TRAFFIC SIGN
 - IRON PIPE FOUND
 - ROUND CATCH BASIN
 - SQUARE CATCH BASIN
 - CHISEL MARK
 - TREE W/ TRUNK DIA.
 - CHAIN LINK FENCE
 - UNDERGROUND GAS
 - UNDERGROUND ELECTRIC
 - WATER MAIN
 - STORM SEWER
 - SANITARY SEWER
 - EXISTING CONTOURS
 - X 56.24 EXISTING SPOT GRADE

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer does not guarantee their exact location or the location of others not shown.
 Contact Diggers Hotline, Inc.



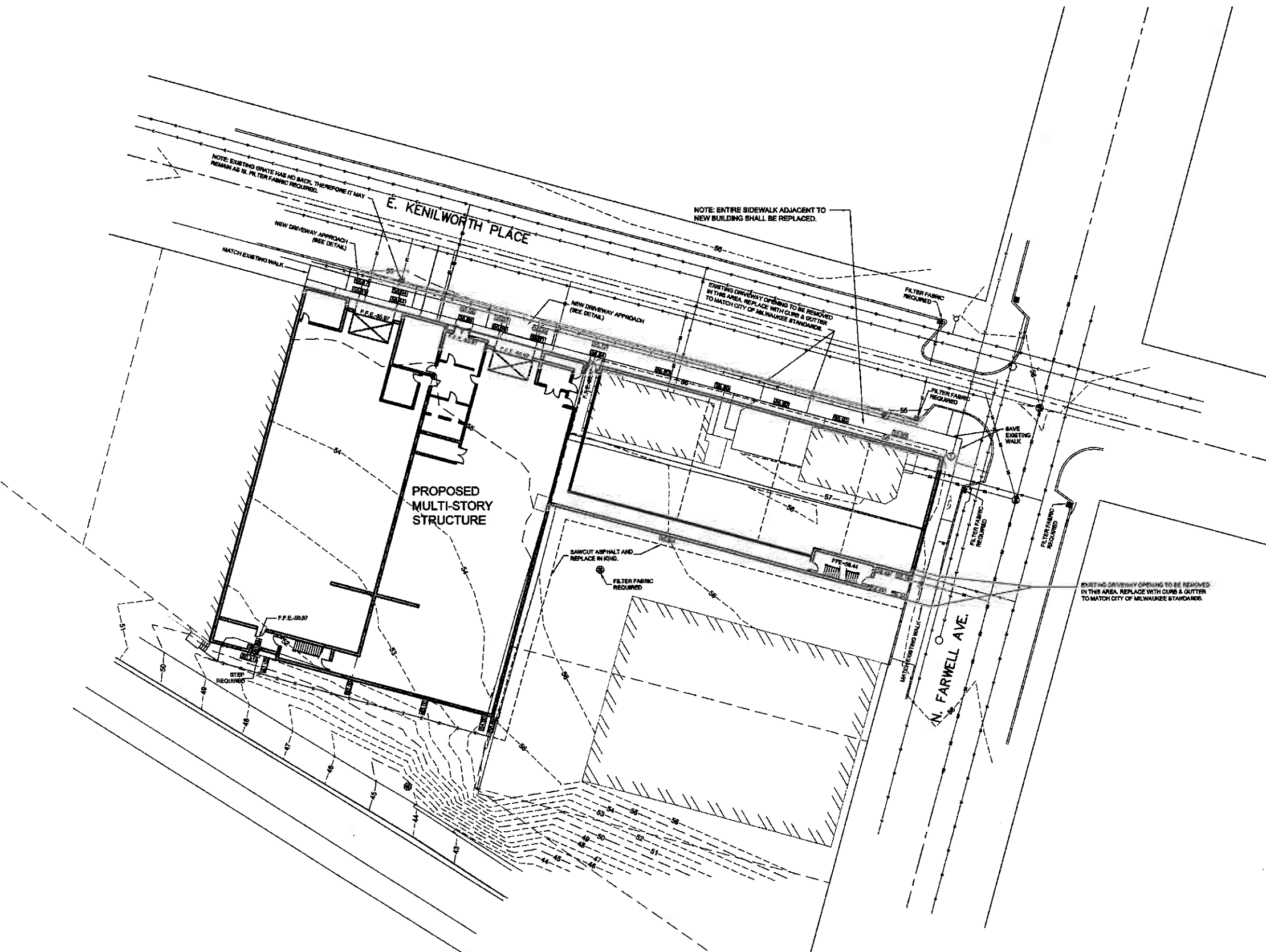
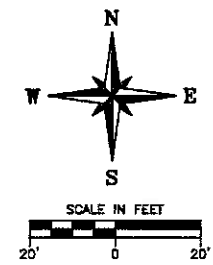
CALL DIGGERS HOTLINE
 1-800-4-A-DIG
 TOLL FREE
 WE SERVICE ALL AREAS
 EXCEPT IN THE STATE OF
 ILL. AREA 829-1188

RE: KENILWORTH
 EXISTING SITE PLAN
 FOR: NEW LAND ENTERPRISES
 PART OF NW.1/4 SEC.22, T7N, R22E
 CITY OF MILWAUKEE, MILWAUKEE CO. WI.

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD. - WAUWATOSA, WI 53196
 TEL (262) 542-5787 FAX (262) 542-7888

SCALE: 1" = 20'
 DATE: 10/23/2008
 DRAWN BY: W.W. CHECKED BY: H.D.H. FILE NO.: MILW. 823
 BOOK NO.: MILW. 101 JOB: S-7651 SHEET 1 OF 5

FILE NAME: S7651\DWG\S7651.DWG



- LEGEND:
- - - - - EXISTING CONTOURS
 - PROPOSED SPOT GRADE
 - SILT FENCE

NOTE: EXISTING GRATE HAS NO BACK, THEREFORE IT MAY REMAIN AS IS, FILTER FABRIC REQUIRED.

NOTE: ENTIRE SIDEWALK ADJACENT TO NEW BUILDING SHALL BE REPLACED.

EXISTING DRIVEWAY OPENING TO BE REMOVED IN THIS AREA. REPLACE WITH CURB & GUTTER TO MATCH CITY OF MILWAUKEE STANDARDS.

EXISTING DRIVEWAY OPENING TO BE REMOVED IN THIS AREA. REPLACE WITH CURB & GUTTER TO MATCH CITY OF MILWAUKEE STANDARDS.

PROPOSED MULTI-STORY STRUCTURE

N. FARWELL AVE.

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc.



CALL DIGGERS HOTLINE
1-800-842-8381
TOLL FREE
MILWAUKEE, WI 53212
MILWAUKEE AREA 879-1181

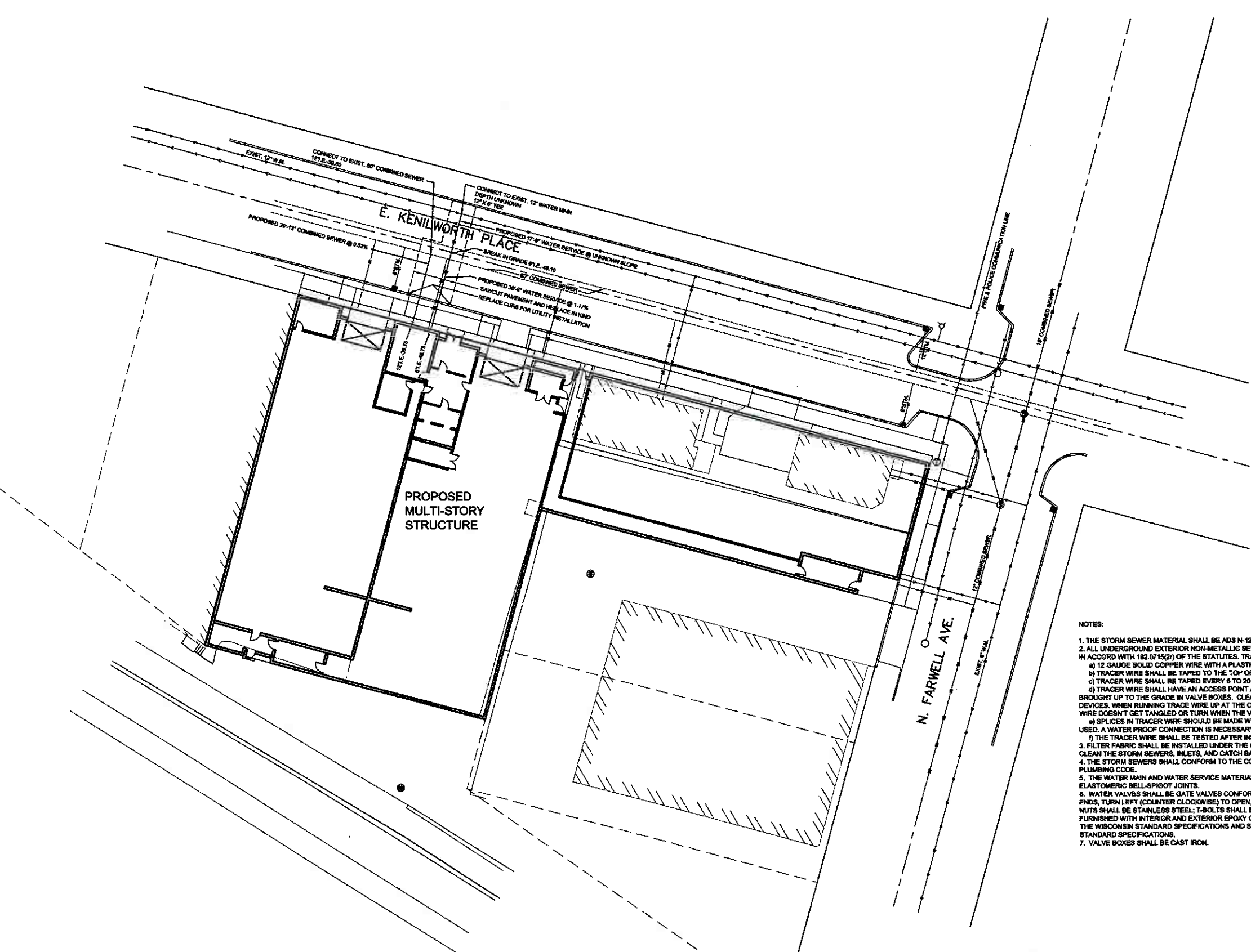
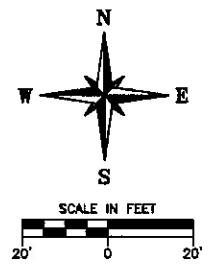


RE: KENILWORTH
GRADING & EROSION CONTROL PLAN
FOR: NEW LAND ENTERPRISES
PART OF NW 1/4 SEC. 22, T7N, R22E
CITY OF MILWAUKEE, MILWAUKEE CO. WI.

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD. - WAUKESHA, WI 53188
TEL (262) 542-5797 FAX (262) 542-7868

SCALE: 1" = 20'	DATE: 10/23/2006
DRAWN BY: W.W.	CHECKED BY: H.D.H.
BOOK NO.: MILW. 101	FILE NO.: MILW. 823
JOB: S-7851	SHEET 2 OF 5

FILE NAME: S7851.DWG S7851.DWG



NOTES:

1. THE STORM SEWER MATERIAL SHALL BE ADS N-12 WITH WATER TIGHT JOINTS.
2. ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERMAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE IN ACCORD WITH 182.0715(2) OF THE STATUTES. TRACER WIRE SPECIFICATIONS BELOW:
 - a) 12 GAUGE SOLID COPPER WIRE WITH A PLASTIC COATING.
 - b) TRACER WIRE SHALL BE TAPED TO THE TOP OF PLASTIC WATER OR SEWER PIPE
 - c) TRACER WIRE SHALL BE TAPED EVERY 6 TO 20 FEET AND AT ALL BENDS
 - d) TRACER WIRE SHALL HAVE AN ACCESS POINT AT A MINIMUM OF EVERY 300 FEET. AT ACCESS POINT THE TRACER WIRE IS BROUGHT UP TO THE GRADE IN VALVE BOXES, CLEANOUTS, MANHOLES, CATCH BASINS, INLETS, OR OTHER COVERED ACCESS DEVICES. WHEN RUNNING TRACE WIRE UP AT THE CURB STOPS, PUT THE WIRE ON THE OUTSIDE OF THE BOX, SO THAT THE TRACER WIRE DOESN'T GET TANGLED OR TURN WHEN THE VALVE IS TURNED.
 - e) SPLICES IN TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT OR COMPRESSION TYPE CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.
 - f) THE TRACER WIRE SHALL BE TESTED AFTER INSTALLATION TO ENSURE IT IS WORKING.
3. FILTER FABRIC SHALL BE INSTALLED UNDER THE GRATES OF ALL STRUCTURES DURING CONSTRUCTION. CONTRACTOR SHALL CLEAN THE STORM SEWERS, INLETS, AND CATCH BASINS AFTER CONSTRUCTION.
4. THE STORM SEWERS SHALL CONFORM TO THE CONSTRUCTION REQUIREMENTS AND DIMENSIONS OF THE CITY OF MILWAUKEE PLUMBING CODE.
5. THE WATER MAIN AND WATER SERVICE MATERIAL SHALL BE PVC AWWA C-900, CLASS 200, DR-14 WITH PUSH-ON TYPE INTEGRAL ELASTOMERIC BELL-SPIGOT JOINTS.
6. WATER VALVES SHALL BE GATE VALVES CONFORMING TO AWWA C-509-94, NON-RISING STEMS SEALED WITH TWO O-RINGS, MJ ENDS, TURN LEFT (COUNTER CLOCKWISE) TO OPEN, 2" SQUARE OPERATING NUT. ALL EXPOSED AND NON-EPOXY COATED BOLTS AND NUTS SHALL BE STAINLESS STEEL. T-BOLTS SHALL BE COR-BLUE OR HAVE FLUOROPOLYMER COATING. ALL VALVES SHALL BE FURNISHED WITH INTERIOR AND EXTERIOR EPOXY COATINGS PER AWWA C-580-80. VALVES SHALL BE INSTALLED PER FILE NO. 37 OF THE WISCONSIN STANDARD SPECIFICATIONS AND SHALL BE WRAPPED WITH POLYETHYLENE PER CHAPTER 6.21.0 OF THE WISCONSIN STANDARD SPECIFICATIONS.
7. VALVE BOXES SHALL BE CAST IRON.

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc.

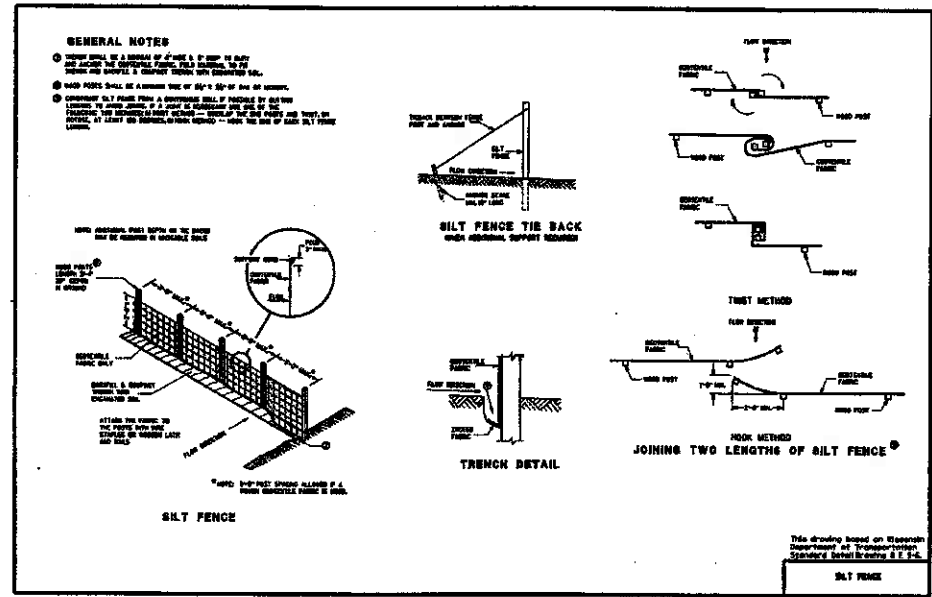
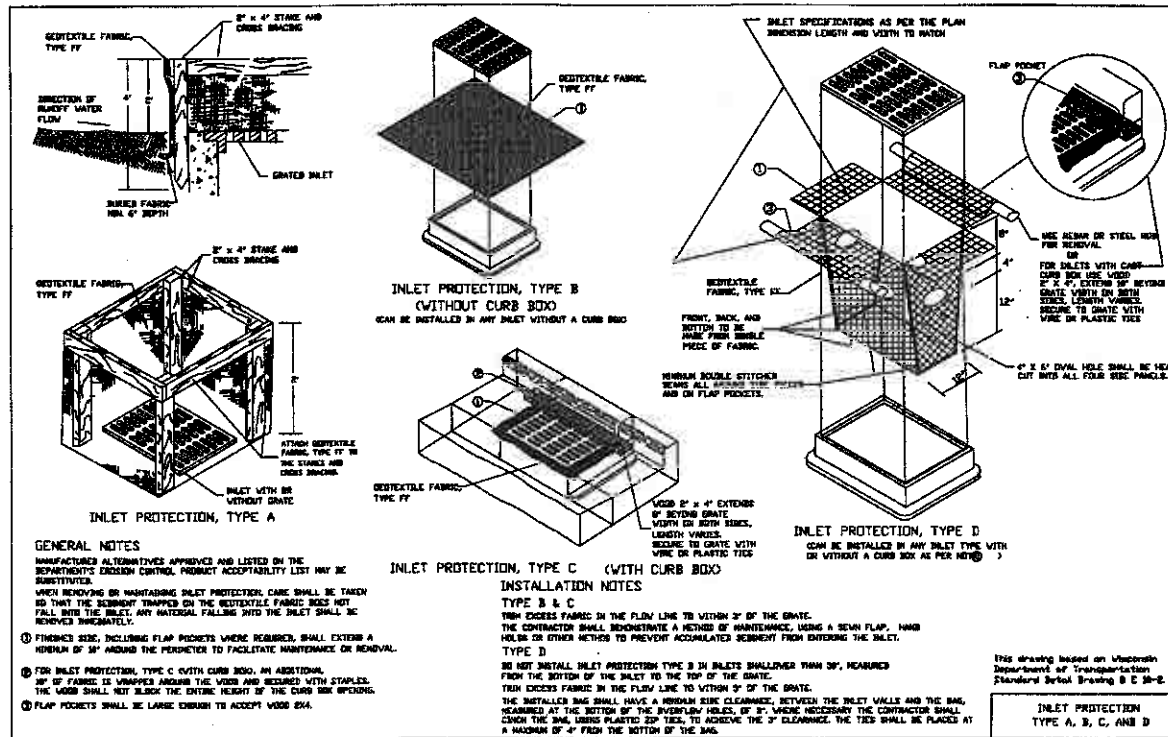


RE: KENILWORTH
UTILITY PLAN
FOR: NEW LAND ENTERPRISES
PART OF NW 1/4 SEC. 22, T7N, R22E
CITY OF MILWAUKEE, MILWAUKEE CO. WI.

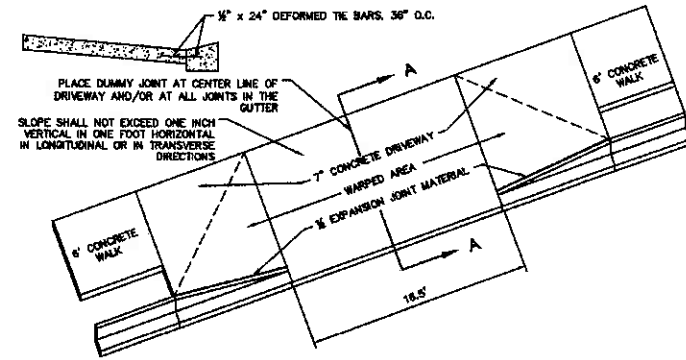
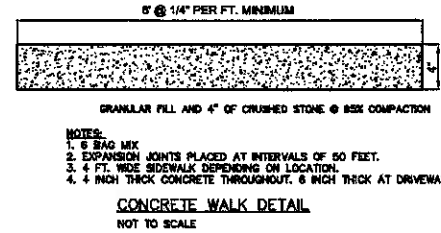
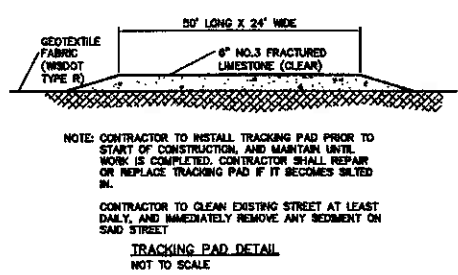
JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD. - WALKESHA, WI 53188
TEL (262) 542-5797 FAX (262) 542-7698

SCALE: 1" = 20'	DATE: 10/23/2008
DRAWN BY: W.W.	CHECKED BY: H.D.H.
BOOK NO.: MLW. 101	JOB: S-7851
FILE NO.: MLW. 823	SHEET 3 OF 5

FILE NAME: S7851.DWG, S7851.DWG



- NOTES:**
- All construction practices to comply with the City of Milwaukee and the Wisconsin DNR Construction and Technical Standards.
 - All disturbed areas are to be topsoiled (4" thick), seeded, fertilized and mulched.
 - All construction traffic is to enter/exit the site over the tracking pads. All public streets are to be kept clean at all times.
 - Upon site stabilization, contractor shall remove and dispose of all silt fence.
 - The seed mixture shall be 65% Kentucky Bluegrass, 20% Fine Fescues, 15% Perennial Ryegrass at the rate of 3-4 lbs/1000 sq. ft. up to September 15. Areas seeded between Sept. 15 and October 15 shall be seeded with winter wheat at a rate of 3 lbs/1000 sq. ft. Permanent seed shall then be placed prior to June 1 of the following year. Areas not seeded prior to October 15 shall be seeded with dormant seed after November 1. Areas of disturbance not having sufficient vegetative growth by November 15 shall be stabilized with Type B polyacrylamide from DOT pd list.
 - Fertilize soil with 10 lbs/1000 sq. ft. of 20-10-10 fertilizer.
 - Temporary stabilization is required for any area left inactive for 7 days.



NOTE: 7" THICK CONCRETE DRIVEWAY APPROACH SHALL BE CONSTRUCTED PER SECTION 503.2.6, 503.3 AND 503.4 OF CITY OF MILWAUKEE SPECIFICATIONS
CONCRETE DRIVEWAY TYPE II
 NOT TO SCALE



RE: KENILWORTH
 DETAILS
 RE: NEW LAND ENTERPRISES
 PART OF NW 1/4 SEC. 22, T7N, R22E
 CITY OF MILWAUKEE, MILWAUKEE CO. WI.

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD. - WAUKESHA, WI 53188
 TEL (262) 542-3797 FAX (262) 542-7898

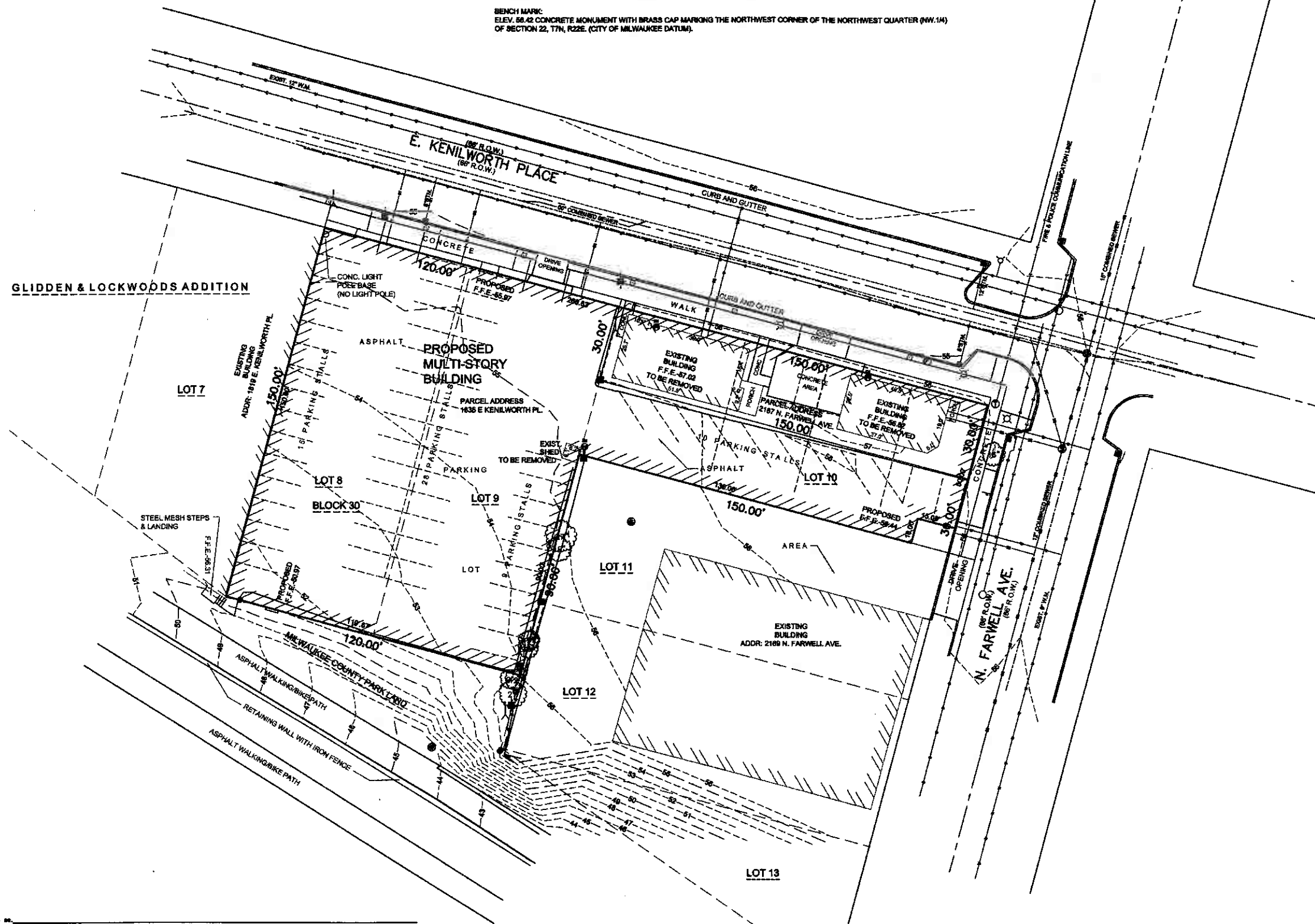
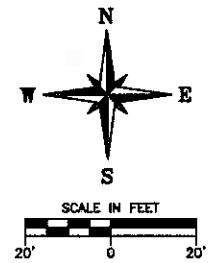
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DRAWN BY: W.W.	CHECKED BY: H.D.J.
FILE NO.: MILW. 823	
BOOK NO.: MILW. 101	JOB: S-7851
SHEET 4	OF 5

FILE NAME: S7851.DWG(S7851.DWG)

LEGAL DESCRIPTION:
 ALL OF LOTS 8, 9 AND 10 OF BLOCK 30 IN GLIDDEN & LOCKWOODS ADDITION AND BEING PART OF THE NORTHWEST QUARTER (NW.1/4) OF SECTION 22, TOWN 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

REFERENCE BEARING:
 THE NORTH LINE OF THE NW.1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 22 EAST, WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°51'30" E, BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

BENCH MARK:
 ELEV. 58.42 CONCRETE MONUMENT WITH BRASS CAP MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW.1/4) OF SECTION 22, T7N, R22E. (CITY OF MILWAUKEE DATUM).



STATE OF WISCONSIN }
 COUNTY OF WALKESHA }

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THIS PLAT OF SURVEY IS A TRUE AND CORRECT REPRESENTATION THEREOF.

John R. Stigler
 JOHN R. STIGLER - Reg. No. 5 - 1820
 WISCONSIN
 SURVEYOR

DATED THIS 23rd DAY OF OCTOBER, 2008



RE: KENILWORTH			
PLAT OF SURVEY			
FOR: NEW LAND ENTERPRISES			
PART OF NW.1/4 SEC.22, T7N, R22E			
CITY OF MILWAUKEE, MILWAUKEE CO. WI.			
JAHNKE & JAHNKE ASSOCIATES INC.			
PLANNERS & PROFESSIONAL ENGINEERS			
711 W. MORELAND BLVD. - WALKESHA, WI 53188			
TEL (262) 542-5797 FAX (262) 542-7638			
SCALE: 1" = 20'	DATE: 10/23/2008		
DRAWN BY: W.W.	CHECKED BY: H.D.H.	FILE NO.: MLW. 823	
BOOK NO.: MLW. 101	JOB: 8-7881	SHEET 5	OF 5

FILE NAME: S781.DWG; S781.DWG



① KENILWORTH NORTH



② ADJACENT BUILDING



③ NORTH AVENUE



④ SITE



⑤ FARWELL AVENUE



⑥ BIKE PATH



SITE MAP



1 SITE CONTEXT



⑦ BEANS AND BARLEY



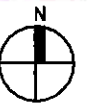
⑧ KENILWORTH WEST



⑨ NORTH AVE EAST



SITE MAP



⑩ NORTH AVE WEST



⑪ BIKE PATH/ FARWELL

1 SITE CONTEXT



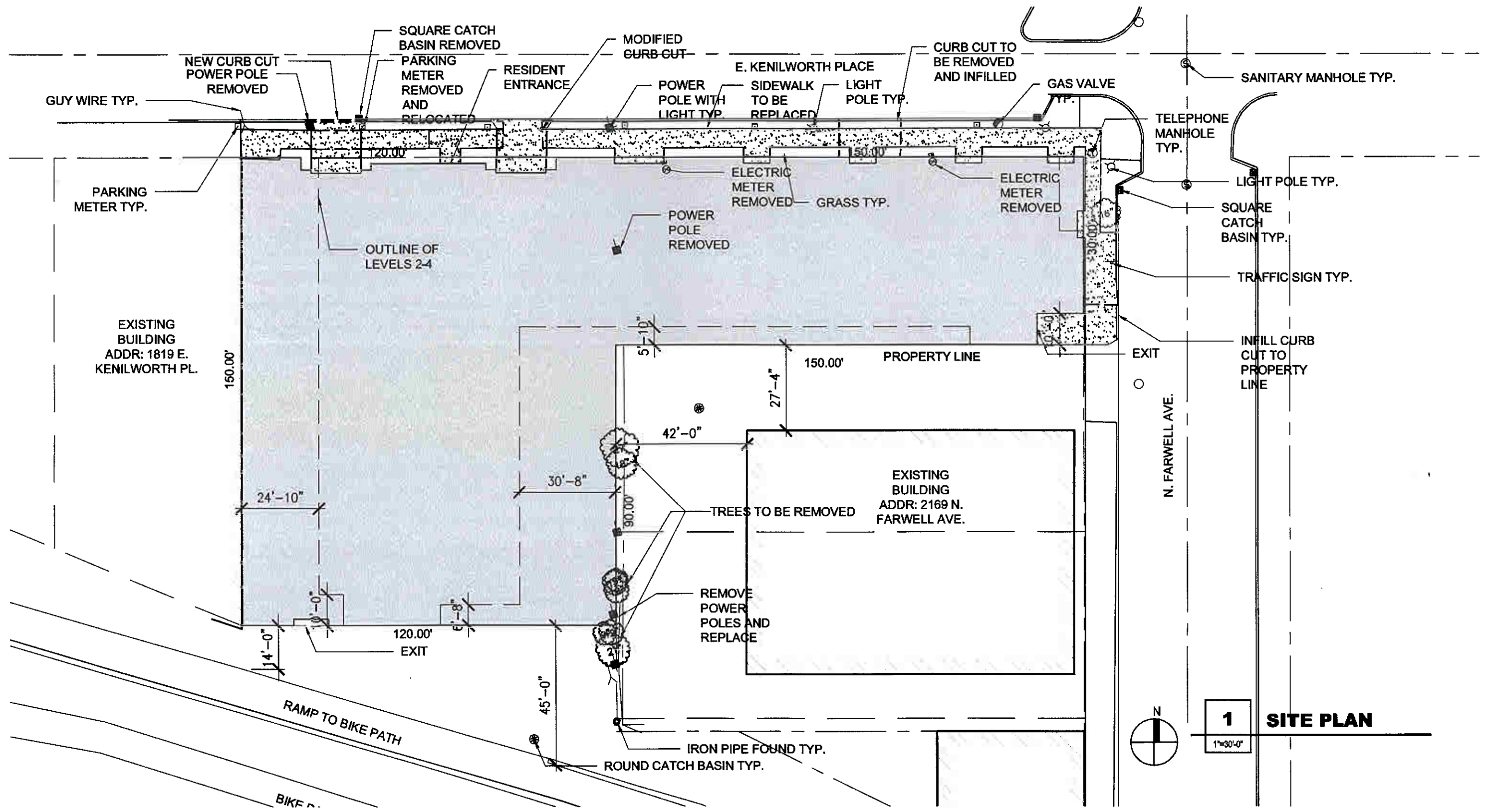
KENILWORTH
MILWAUKEE, WI

DATE: 10.24.08

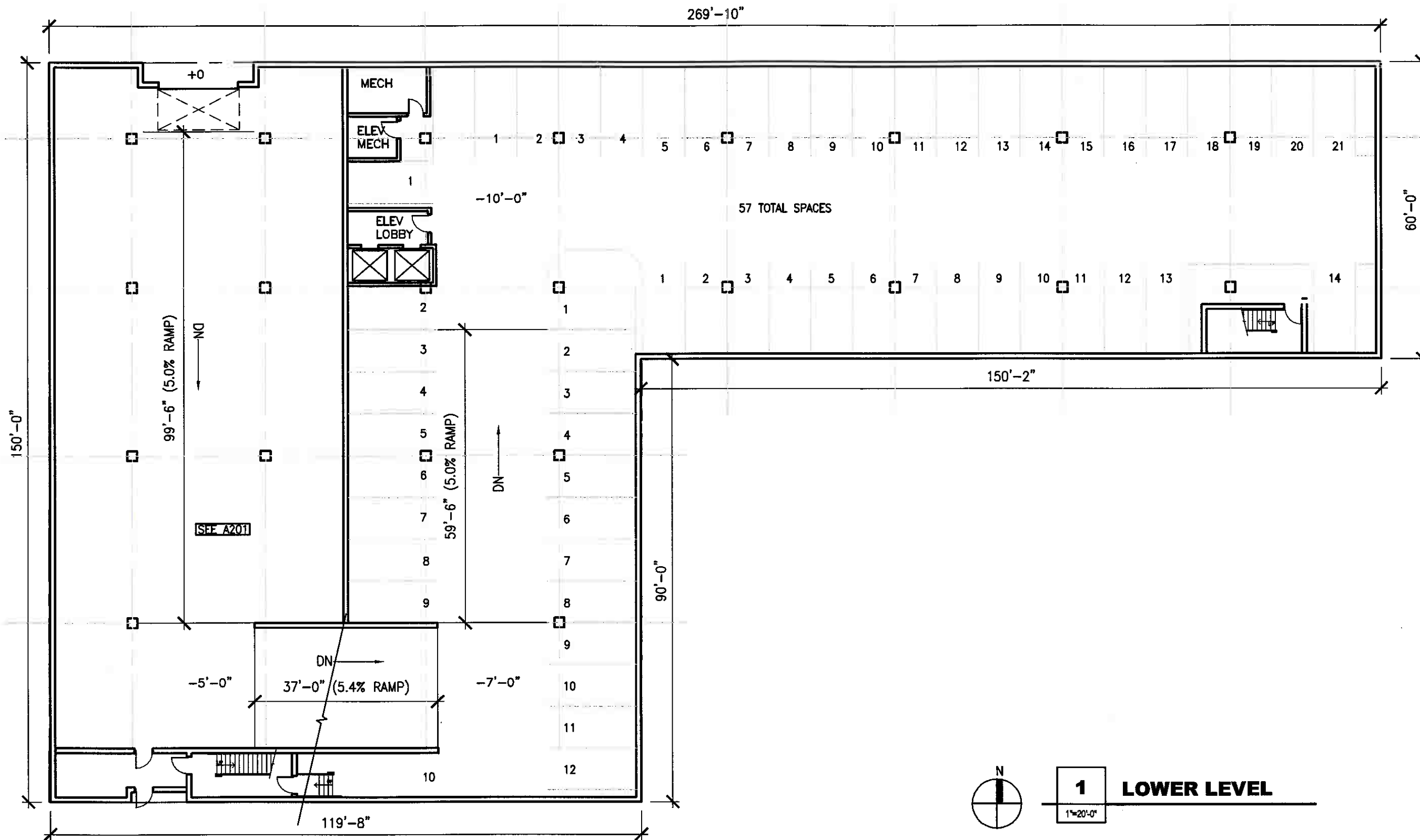
SCALE: AS NOTED

KINDNESS
architecture + planning
517 e menomonee st. MILWAUKEE wi 53202

C-2



1 SITE PLAN
1"=30'-0"

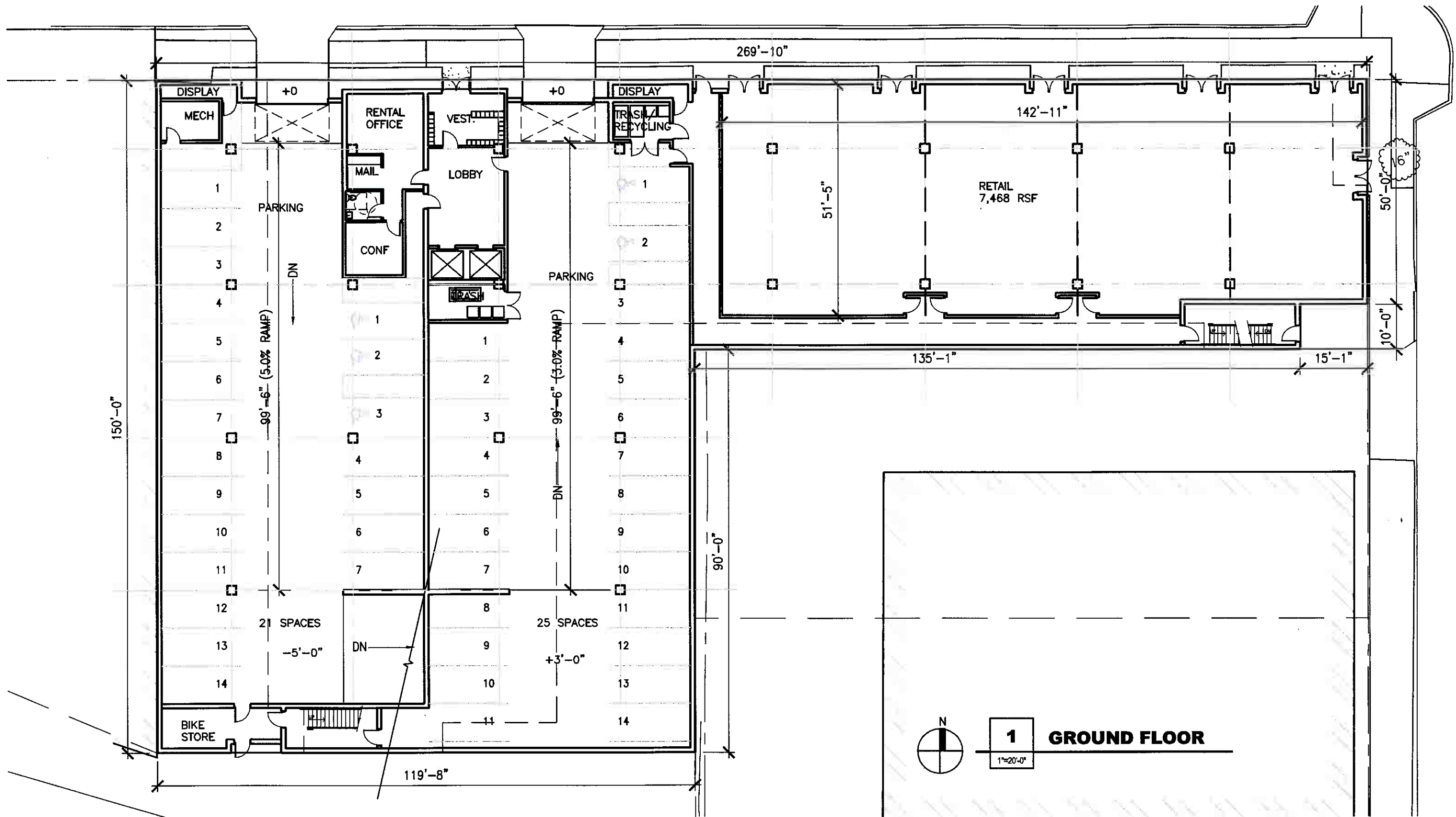


KENILWORTH
MILWAUKEE, WI

DATE: 10.24.08
SCALE: AS NOTED

KINDNESS
architecture + planning
517 e menomonee st. MILWAUKEE wi 53202

A200



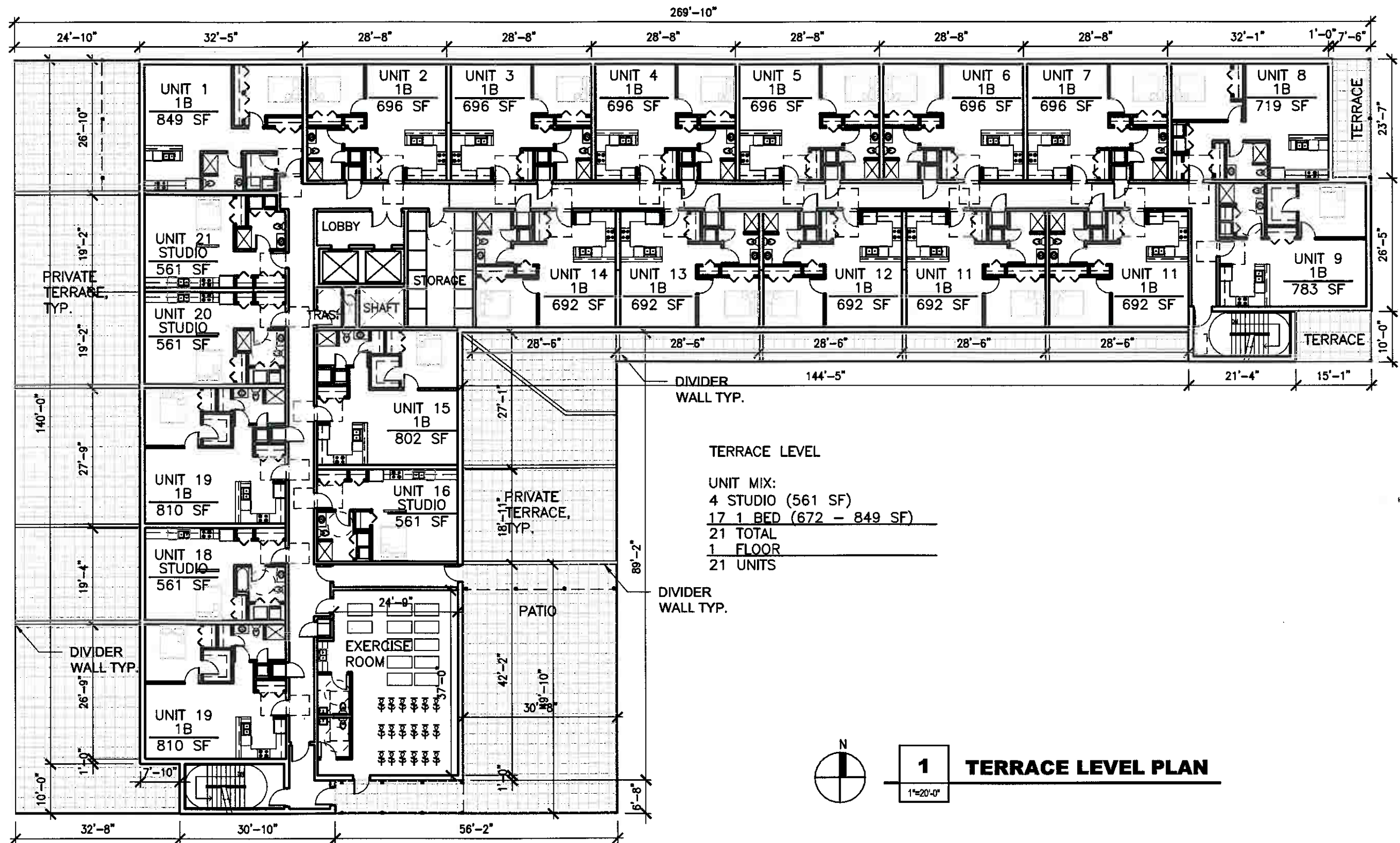
KENILWORTH
MILWAUKEE, WI

DATE: 10.24.08

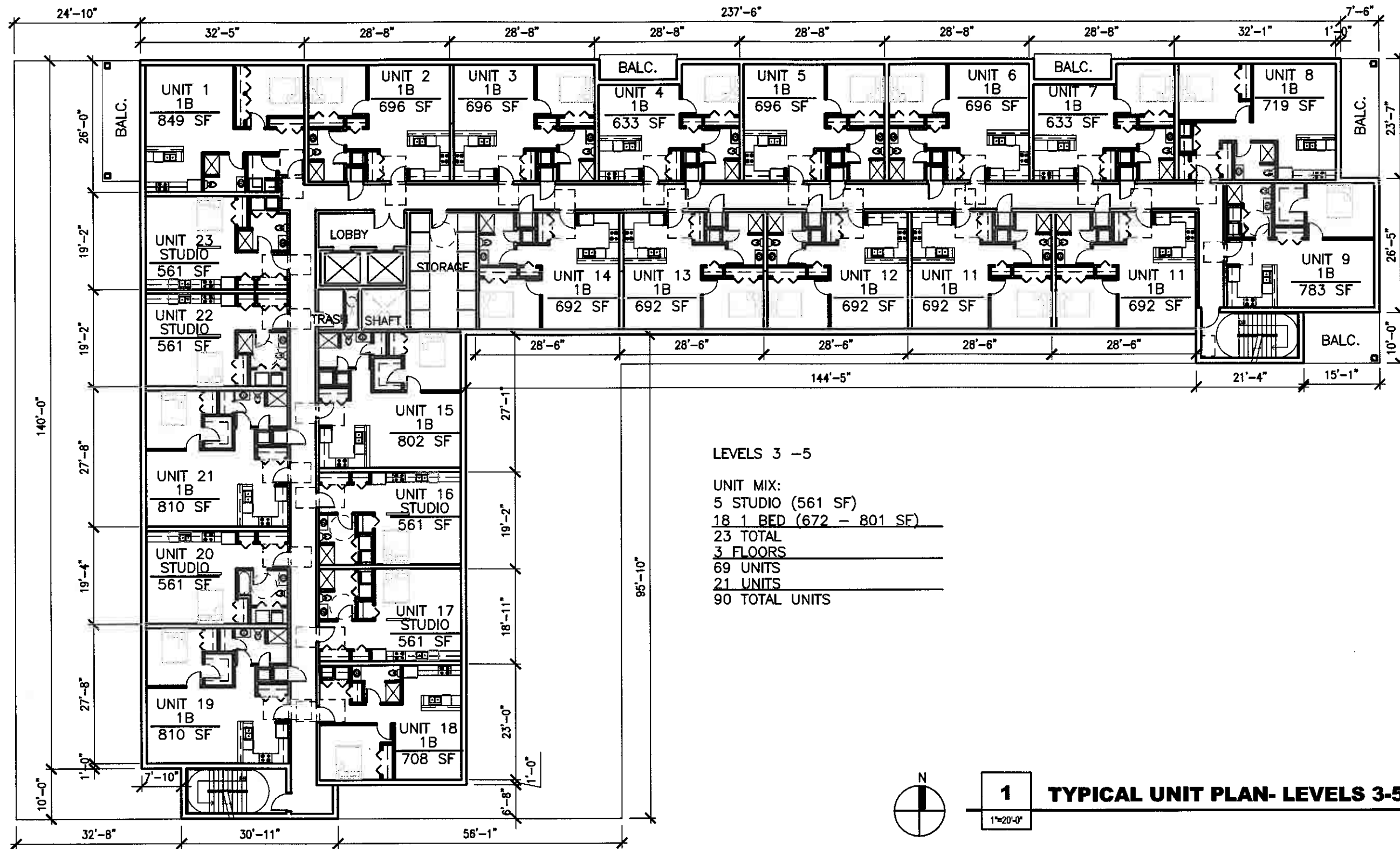
SCALE: AS NOTED

KINDNESS
architecture + planning
517 e menomonee st. MILWAUKEE wi 53202

A201



1 TERRACE LEVEL PLAN
1"=20'-0"



1
1"=20'-0"

TYPICAL UNIT PLAN- LEVELS 3-5



KENILWORTH
MILWAUKEE, WI

DATE: 10.24.08
SCALE: AS NOTED



A203



KINDNESS
architecture + planning
517 W. MICHIGAN ST. MILWAUKEE, WI 53204

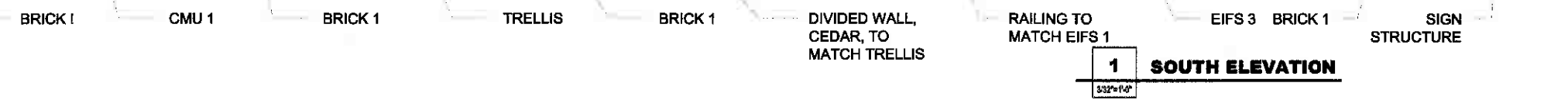


PROJECT:
KENILWORTH

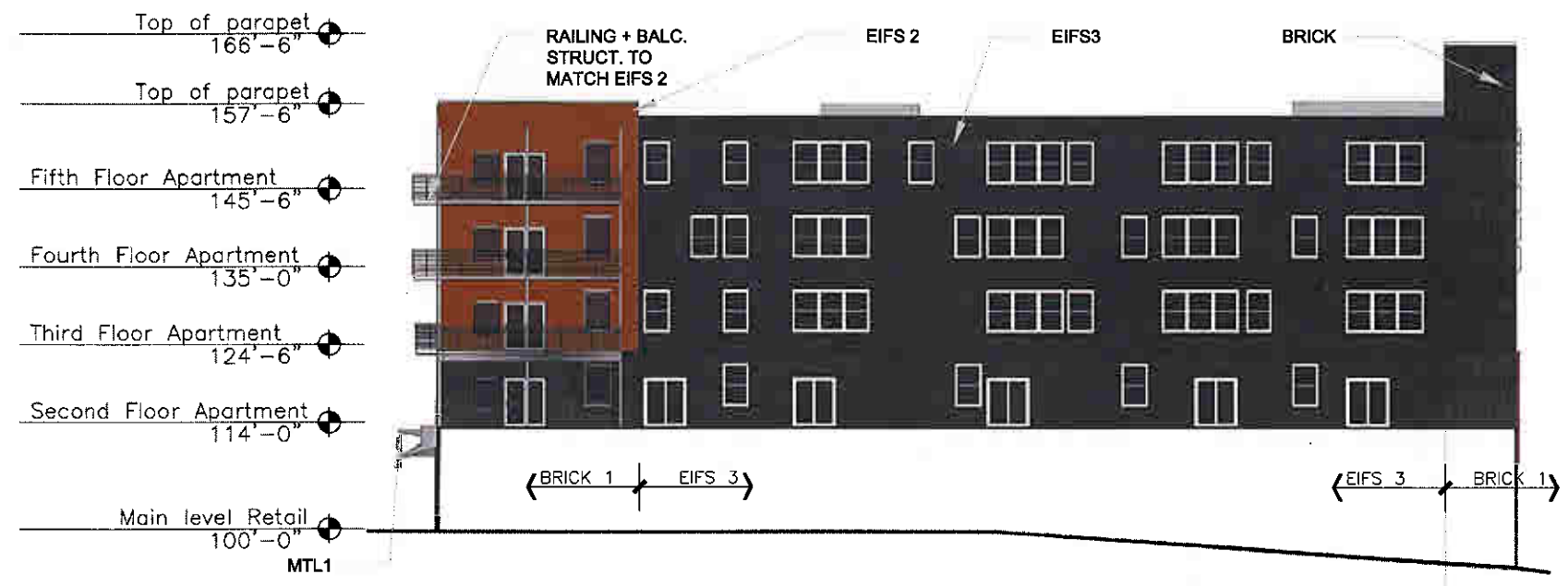
ADDRESS:
**KENILWORTH & FARWELL
MILWAUKEE, WI**

Legend:

EIFS 1	EIFS Limestone texture #139 Adobe Accent.
EIFS 2	EIFS Limestone texture #6138 Overcast. With colored caulking for expansion joints to match #139 Adobe Accent color.
BRICK 1	Modular brick running Bond light charcoal color.
CMU 1	White CMU block wall, seered with black grout.
MTL 1	Metal panel - Ceiling or Mann limestone clear anodized.
	Exterior wood trellis stained and sealed.
SF 1	Aluminum store front clear anodized. Glazing tint gray Low-E.
	Exterior horizontal T&G cedar planks over powder coated metal frame With integral lit signage letters.
AWNING	Fabric awning above store front.
	Powder coated metal balconies with railing, to match EIFS.
	White single hung casement windows, type A.
	White Single hung casement windows, type B.
EIFS 3	EIFS Limestone texture #142 spectrum Brown.



1 SOUTH ELEVATION
332'x114'



2 WEST ELEVATION
332'x114'

REVISIONS	DATE	BY	DESCRIPTION

KAP PROJECT NO. 08-110
SCALE: AS NOTED
PHASE: SD
DATE: 10.24.08

SOUTH + WEST ELEVATIONS
A401

© KINDNESS ARCHITECTURE + PLANNING, INC.



PROJECT:
KENILWORTH

ADDRESS:
**KENILWORTH & FARWELL
MILWAUKEE, WI**

TAG	DATE	BY	DESCRIPTION

KAP PROJECT NO. 08-110
SCALE AS NOTED
PHASE 50
DATE 10.24.08

NORTH + EAST ELEVATIONS

A400

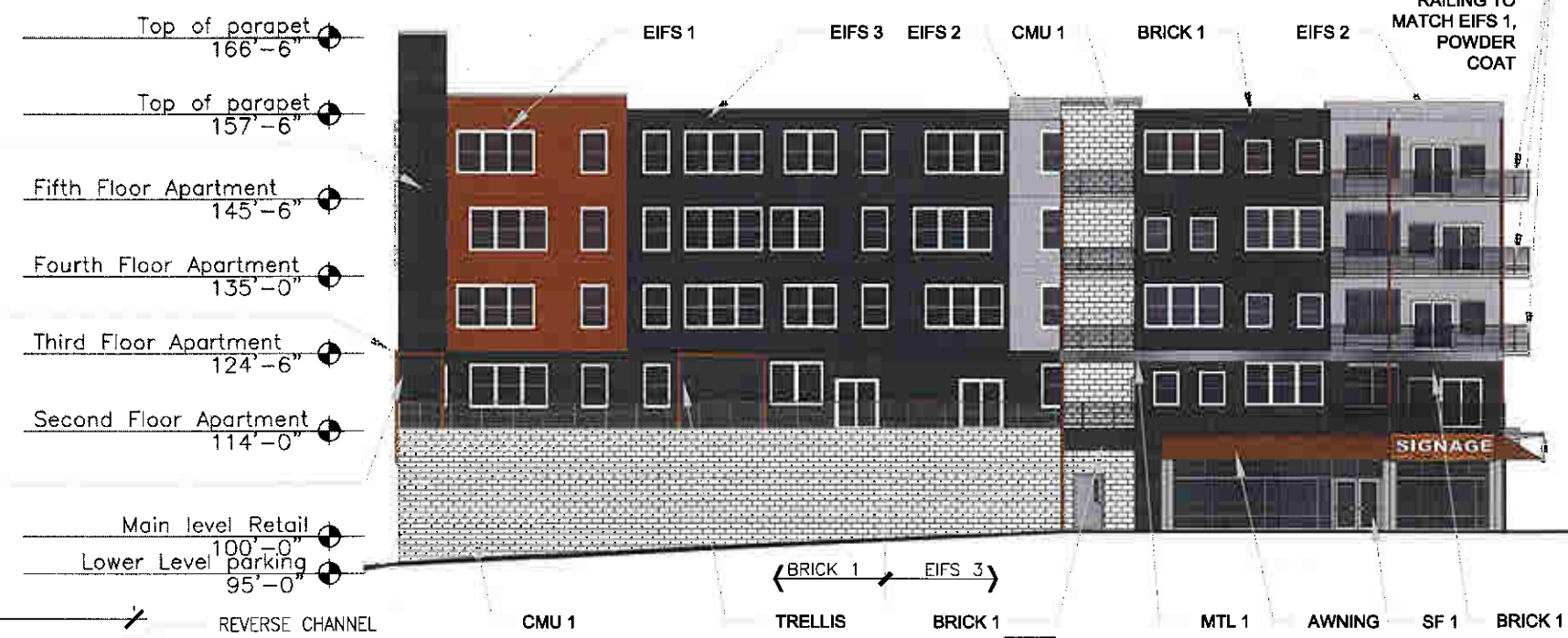
©KINDNESS ARCHITECTURE + PLANNING, INC.



1 NORTH ELEVATION
332'-1-0"

Legend:

- EIFS 1 EIFS Limestone texture #139 Adobe Accent
- EIFS 2 EIFS Limestone texture #6133 Overcast. With colored caulking for expansion joints to match #139 Adobe Accent color.
- BRICK 1 Modular brick running Bond light charcoal color
- CMU 1 White CMU block wall, sealed with black grout
- MTL 1 Metal panel - Corina or Monn meteco color anodized
- SF 1 Exterior wood trellis stained and sealed
- AWNING Aluminum store front clear unpolished. Glazing tint-gray Low-E
- Exterior horizontal T&G cedar planks over powder coated metal frame with integral lit signage letters
- Fabric awning above store front
- Powder coated metal balconies with railing, to match EIFS
- White single hung casement windows type-A
- White single hung casement windows type-B
- EIFS 3 EIFS Limestone texture #142 Spectrum Brown



2 EAST ELEVATION
332'-1-0"



3 SIGNAGE DETAIL
NTS

REVERSE CHANNEL BACKLIT INDIVIDUAL LETTERING WHITE ALUMINUM
THIN METAL FRAME IS ATTACHED TO STR BRACKETS POWDER COATED WHITE