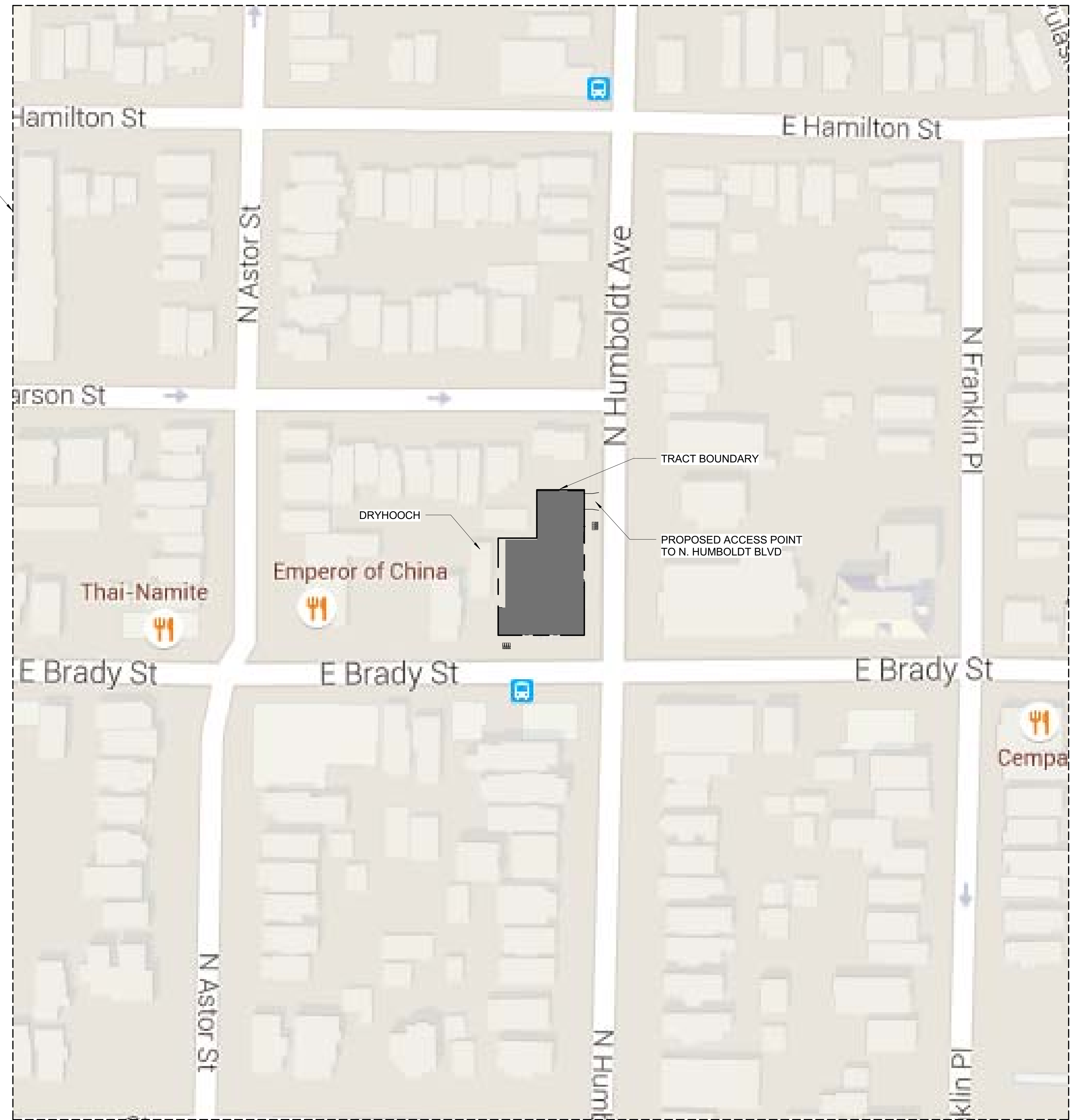


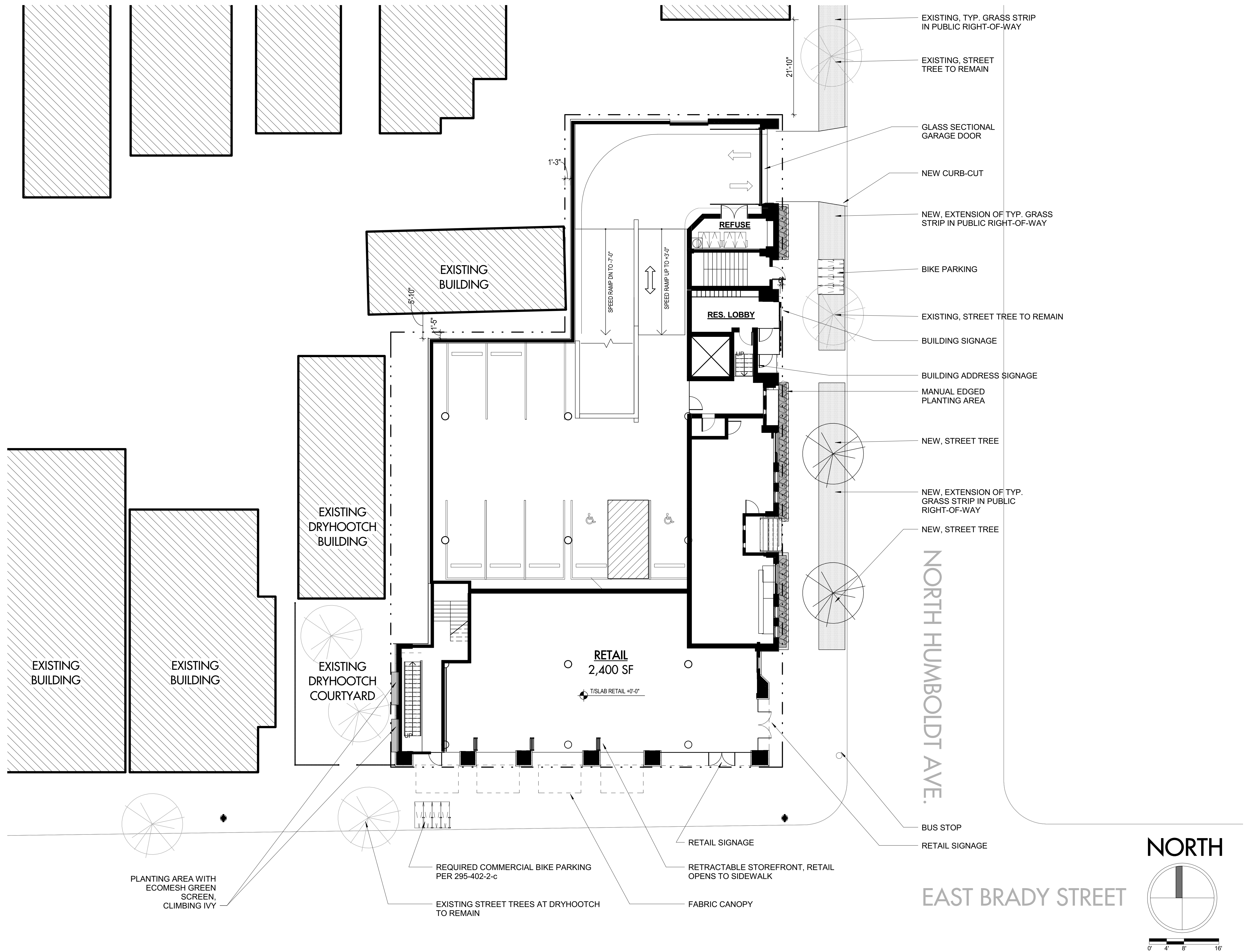
THE KEYSTONE

Drawings & Diagrams

October 19, 2015

500' OFFSET FROM TRACT





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. 9521087. **Affects site by location, shown.**

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55073A0024E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

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
 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 201515109916. 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
- ⊙ UNKNOWN MANHOLE
- ⊙ M.I.S. MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (SQUARE)
- ⊙ CURB (INLET)
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SEWER CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ LIGHT INDICATOR VALVE
- ⊙ LIGHT Pylon LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ FIBER OPTIC SIGN
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC SIGN
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ CROSSING SIGNAL
- ⊙ RAILROAD CROSSING
- ⊙ FENCE
- ⊙ CONSPICUOUS 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

VICINITY MAP

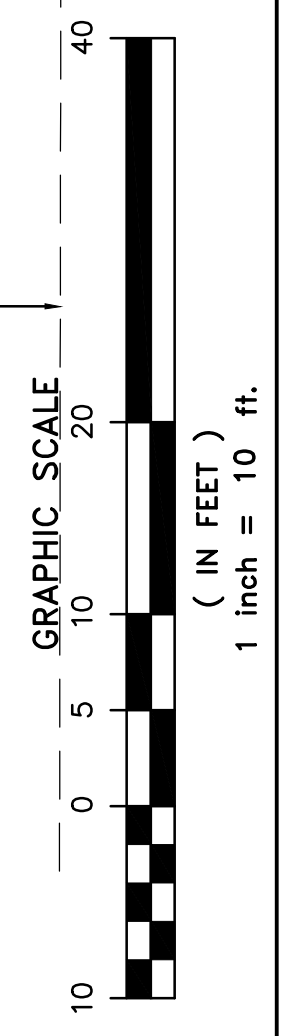
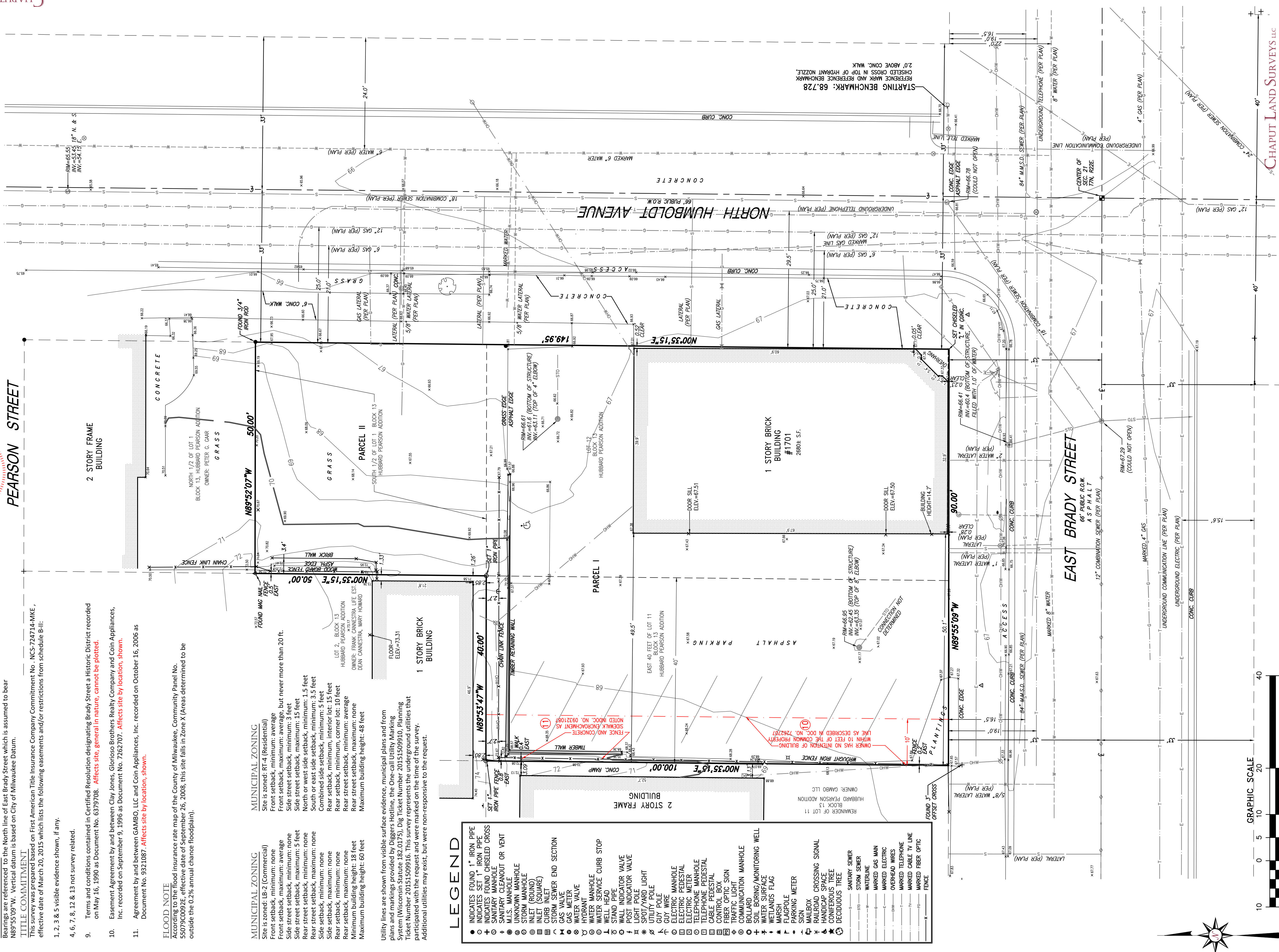


LAND AREA
The Land Area of the subject property is 11.498 square feet or 0.2640 acres.
 PARKING SPACES
There are 9 regular parking spaces and 1 handicap space marked on this site.

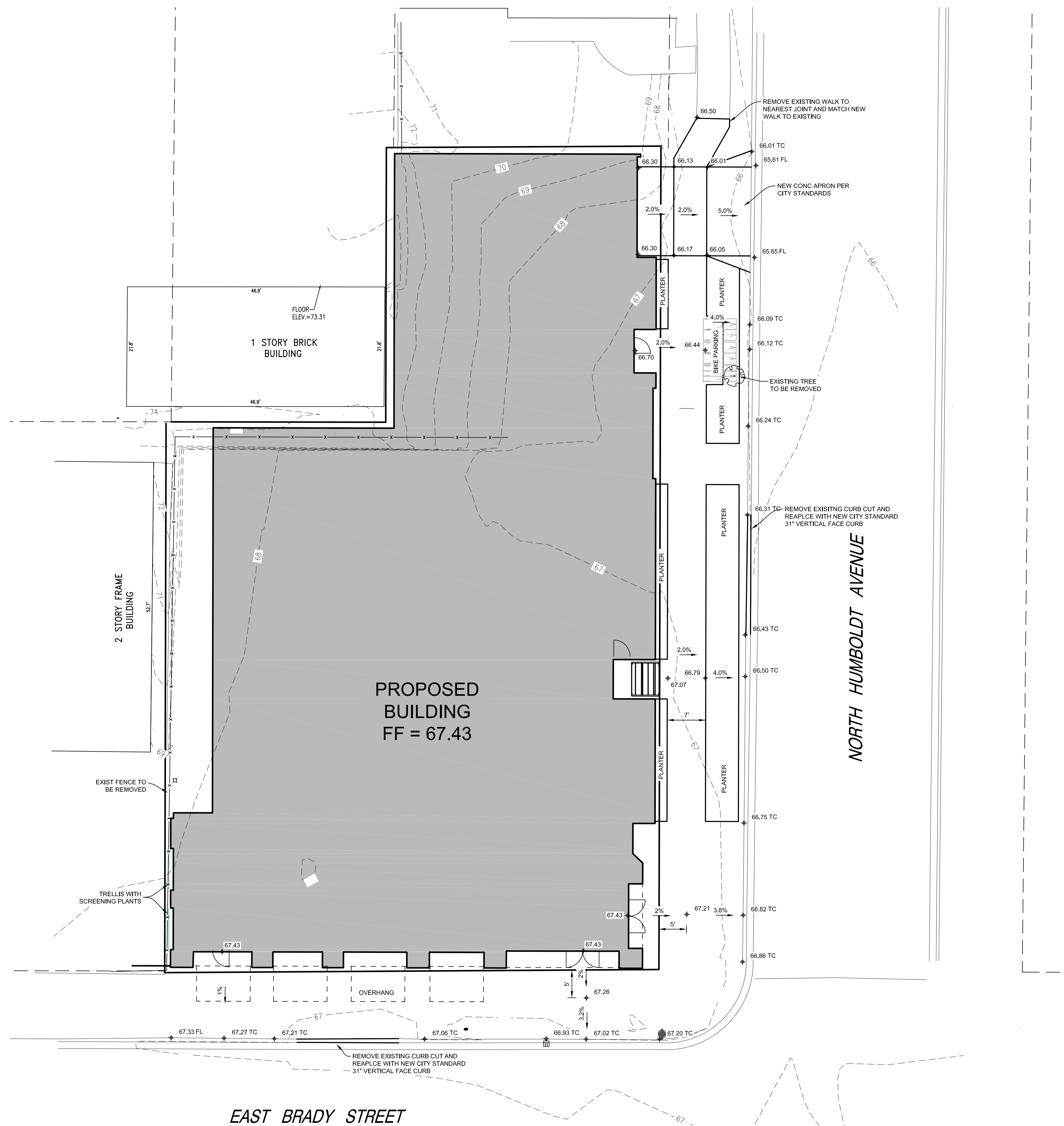
TO: Ogden Multifamily Partners LLC, a Wisconsin limited liability company
 First American Title Insurance Company

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(b), 7(c), 8, 9, 11(a), 11(b), 13, and 21 of the A of T thereof. The field work was completed on April 14, 2015.

Date of Map: April 20, 2015
 Donald C. Chaput
 Professional Land Surveyor
 Wisconsin Registration Number S-1316
 CHAPUT LAND SURVEYS LLC



DESIGNED: AEK
DRAFTED: AEK
REVIEWED:
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

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

BRADY & HUMBOLDT

CITY OF MILWAUKEE

PRELIM SPOT GRADE PLAN

REVISIONS	

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

SHEET
C-1

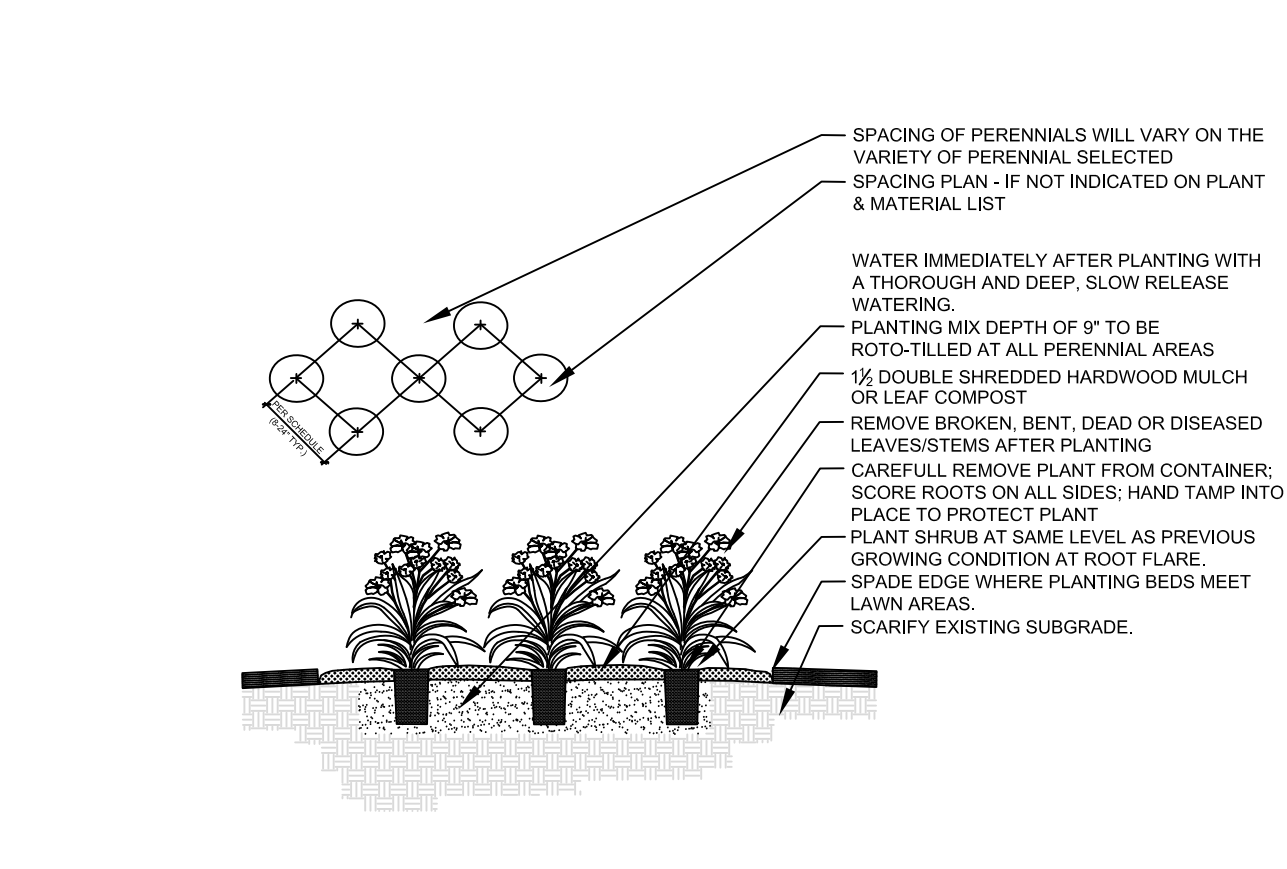
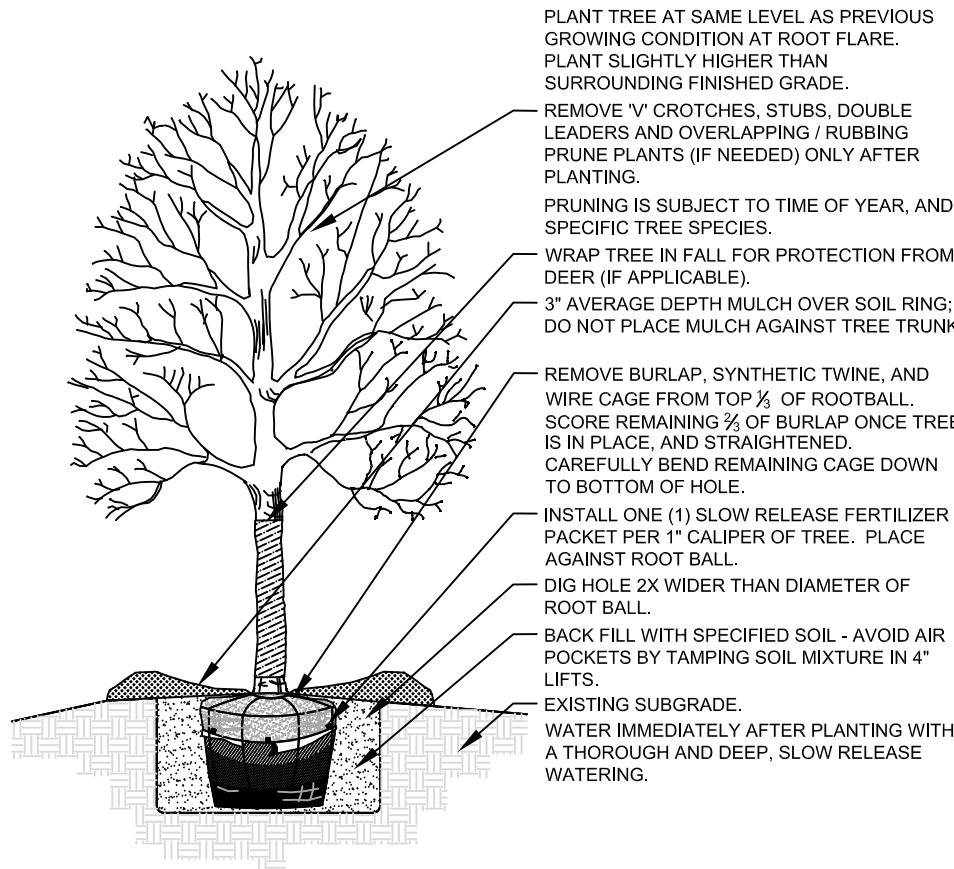
© COPYRIGHT 2015

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
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
ORNAMENTAL GRASSES						
KFRG	24	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
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
VINES						
VC	8	Parthenocissus quinifolia	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)
Hardscape Materials						
	20	Shredded Hardwood Mulch (3" depth)	2,185 SF	CY		Bark Mulch; apply Preenemergent after installation of mulch
	13	Soil Amendments (2" depth)	2,185 SF			
	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):
 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 SHADE TREE PLANTING

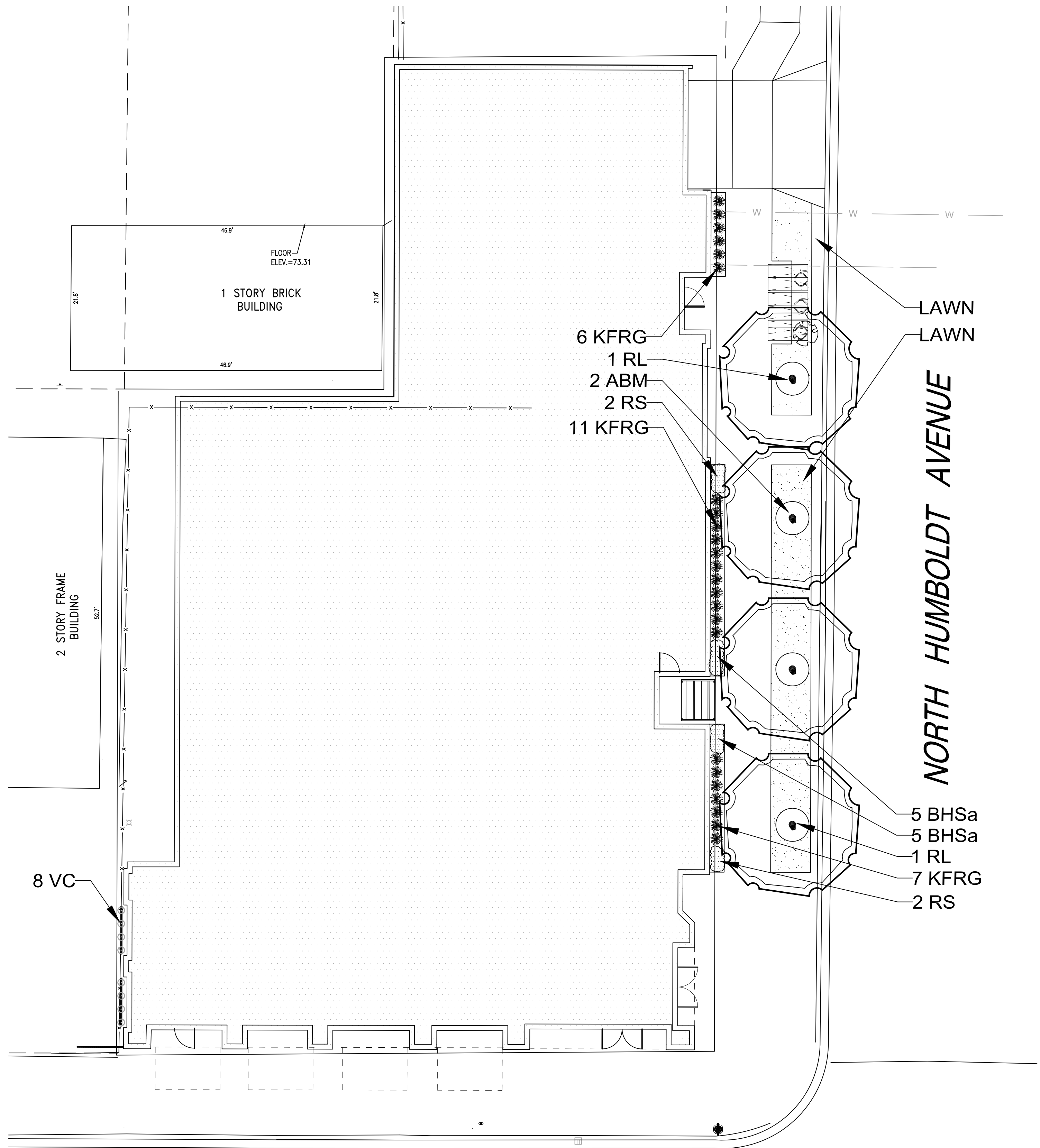
N.T.S. SECTION

2 DETAIL VINE / PERENNIAL PLANTING

N.T.S. SECTION

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting specifics and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - 260.1 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 substandard "B Grade" or "Pink Grade" plant material shall be accepted. Plant material shall originate from nurseries with a similar climate as the planting site.
- 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.
- Topsoil 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.
- 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 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 1/2 of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
- 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 1/2 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to fill hole in the new plants. Each tree shall receive a 3" deep, 40" 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.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 3/4" mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and disperse undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When holes are 1/2 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets (per 1" or 2" diameter) of shrub at planting.
- Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or in-vitro-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.
- 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 out, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- 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 4"-10". Contaminated and balled & burlapped plant material should be backfilled with amend soil.
For 100 SF of bed area (Soil Amendment composition):
 2/3 CY that Moss or Mushroom Compost
 1/3 CY blended/pulverized Topsoil
 1/2 CY composted manure
 In mulched beds only, also include in above mixture:
 2 lbs Starter Fertilizer
- Installation preparation for all seeded areas: remove all 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 cover suitable to permit seed 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 at the discretion of the Landscape Contractor but their responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a sodder may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.
- 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.
- 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 (wherever seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, thinning, sweeping up grass clippings, pruning and deadheading.
- 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



EAST BRADY STREET OVERALL LANDSCAPE PLAN

Scale: 1"=10'0"

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 _____

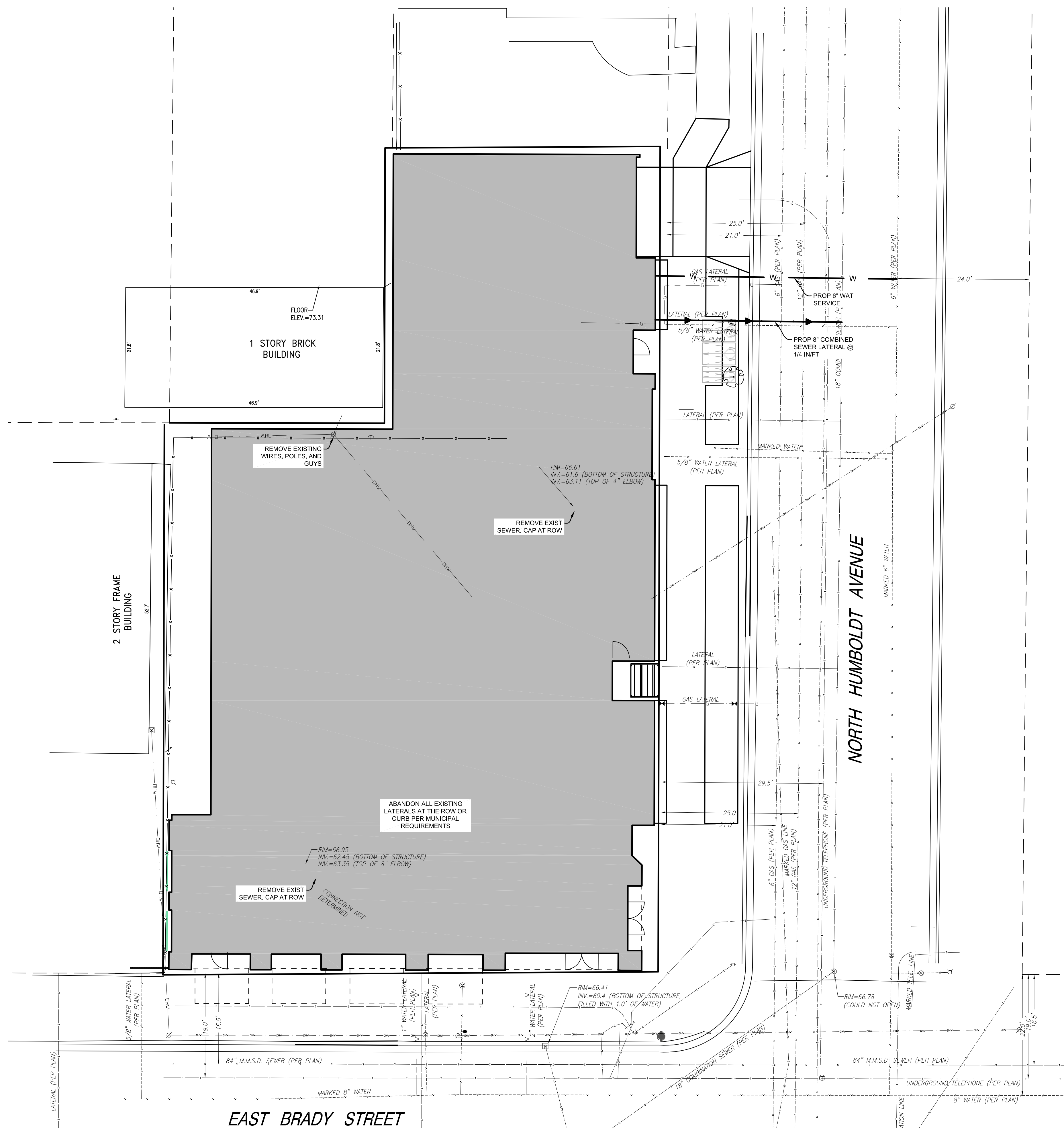
SHEET TITLE
Landscape Plan

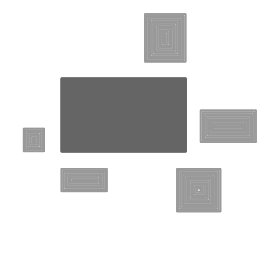
SHEET NUMBER
L1.0

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOTLINE
 CALL DIGGERS' HOTLINE
 811 or 1-800-242-8511
 MILWAUKEE AREA 259-1181
 WIS STATUTE 182.075(974)
 REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

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DESIGNED: AEK
DRAFTED: AEK
REVIEWED:




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 ENGINEERING | NATURAL RESOURCES | SURVEYING
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 PLAN | DESIGN | DELIVER
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 WISCONSIN OFFICE:
 15850 W. BLUEMOUND ROAD
 BROOKFIELD, WI 53005
 (262) 754-8888

BRADY & HUMBOLDT
 CITY OF MILWAUKEE

PRELIM UTILITY PLAN

REVISIONS	

REG JOB No. 484.00-WI
 REG PM AEK
 START DATE 8-20-15
 SCALE 1" = 10'
SHEET
C-2
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South Design



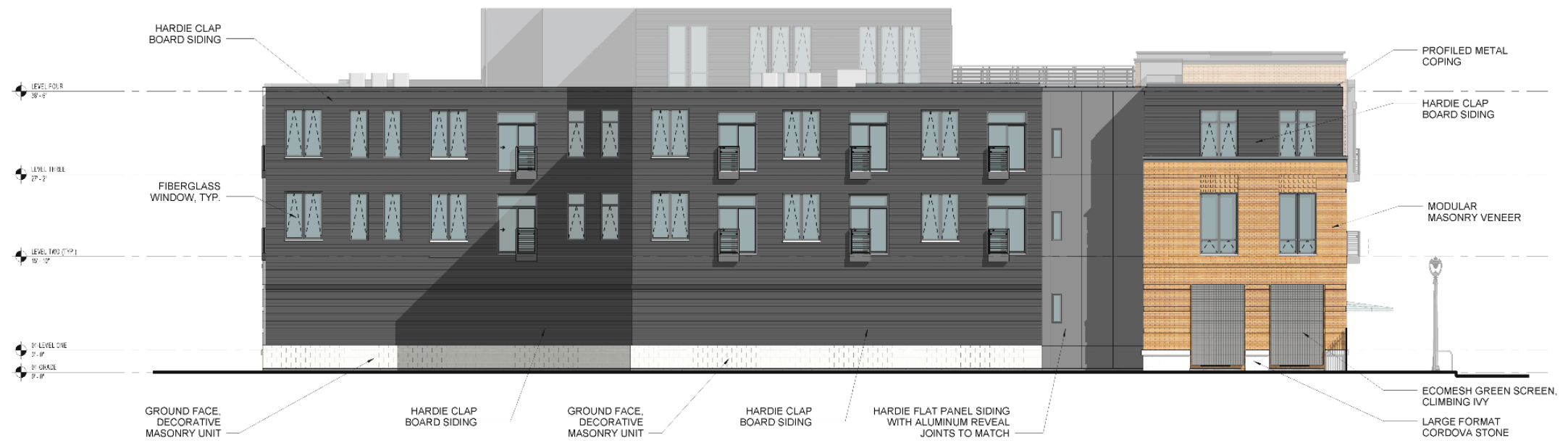
North Design

THE KEYSTONE | APARTMENTS





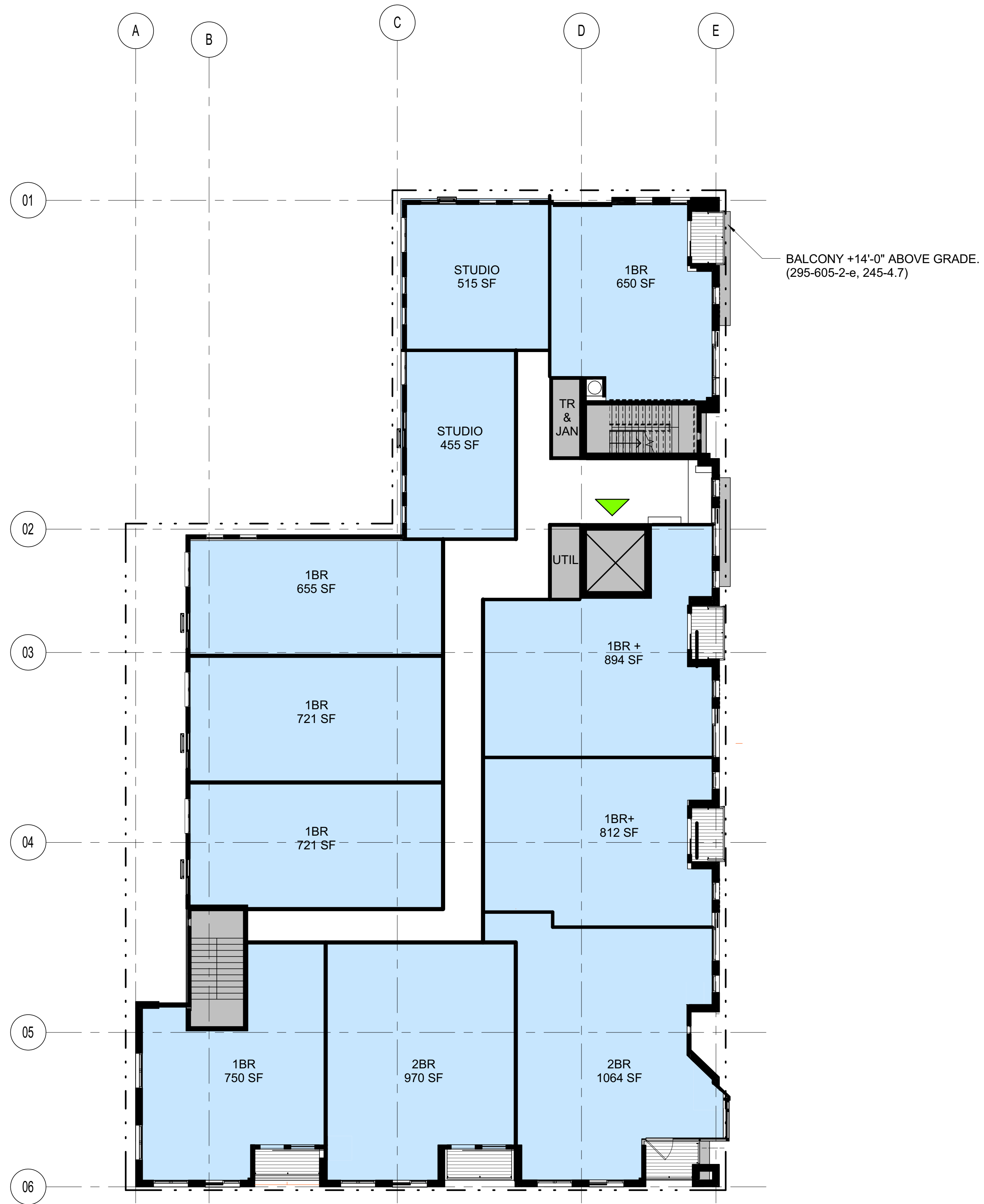
East Design



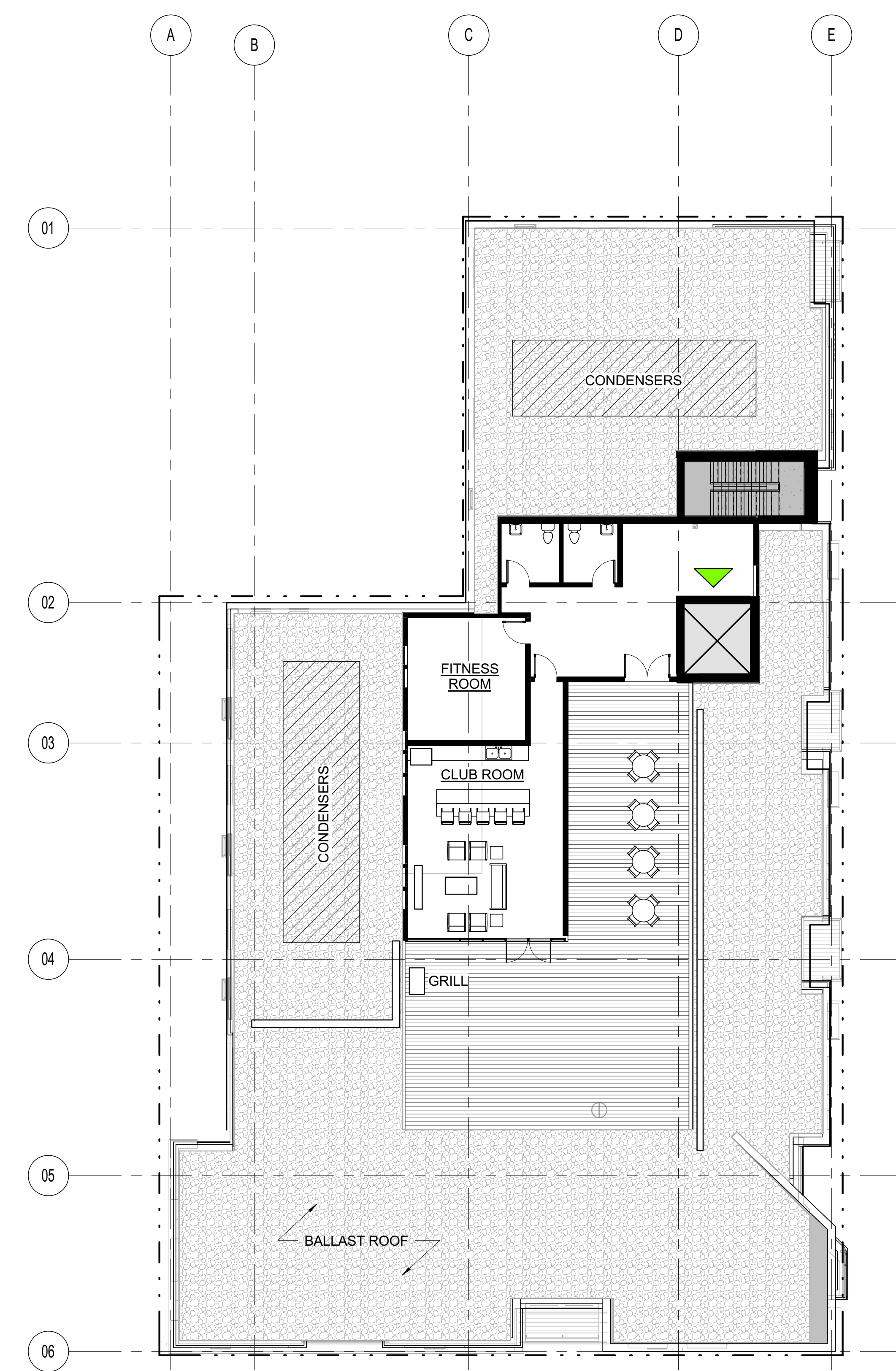
West Design

THE KEYSTONE | APARTMENTS

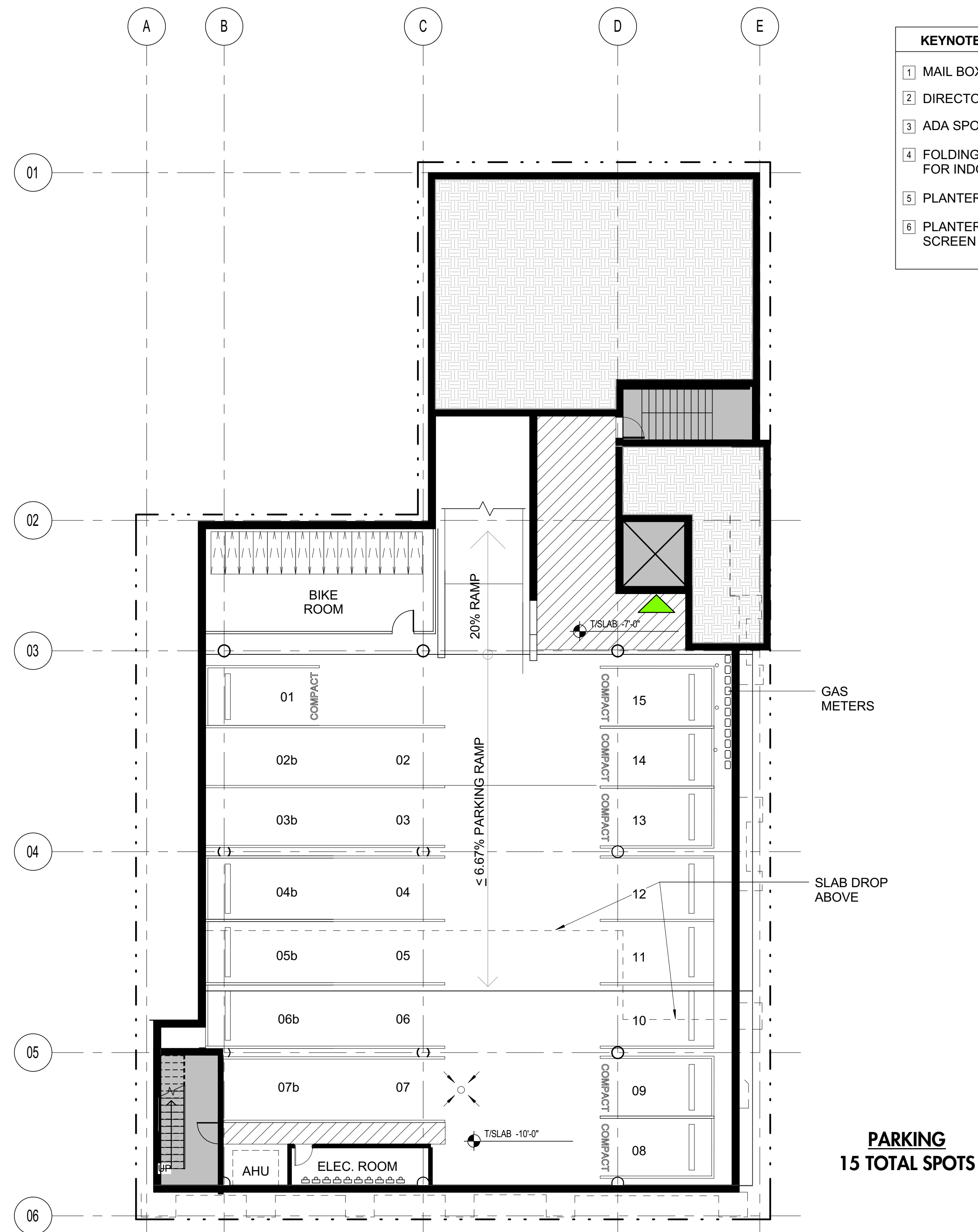




LEVEL TWO (TYP.)

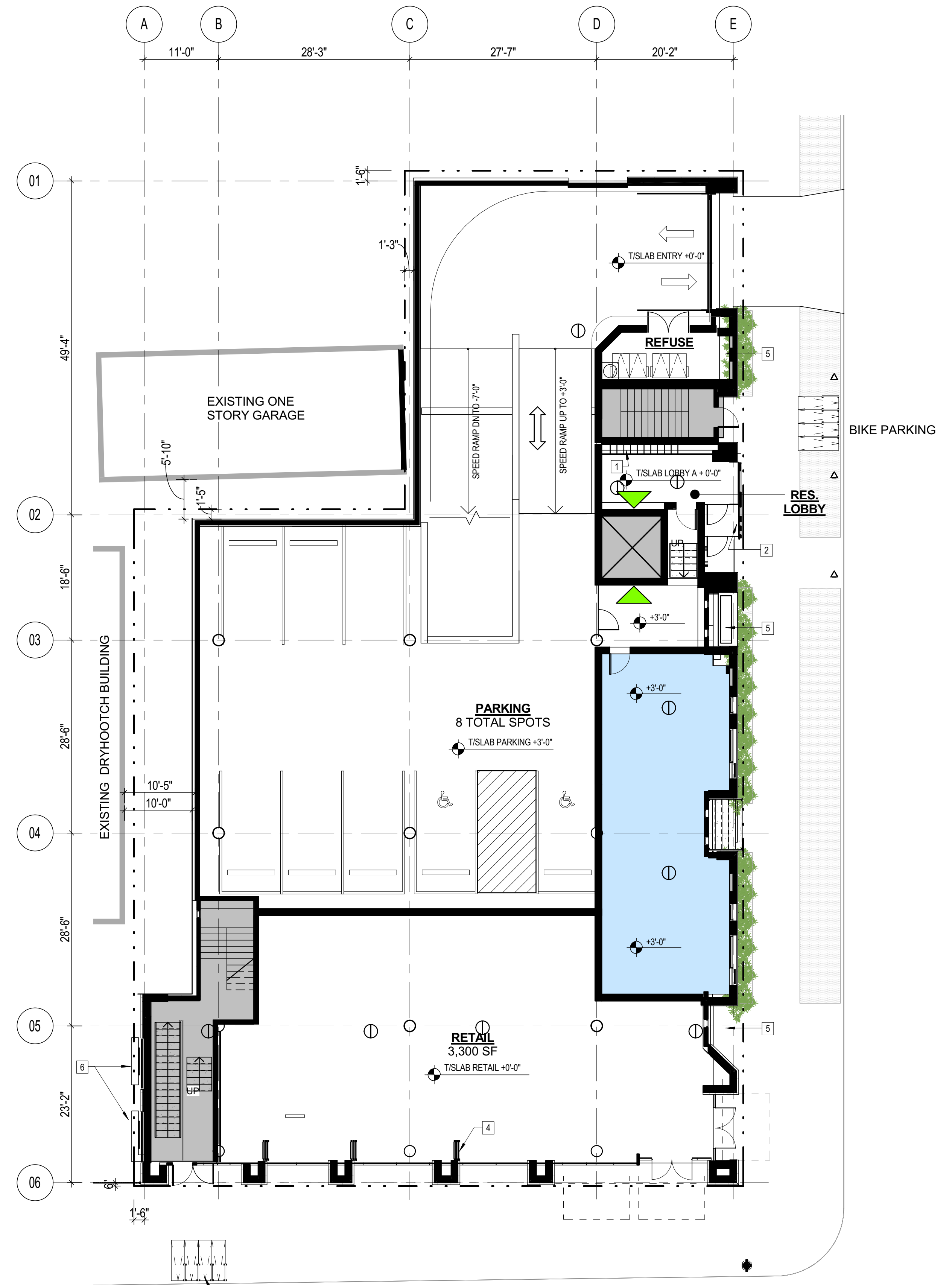


CLUBHOUSE AT ROOF PLAN

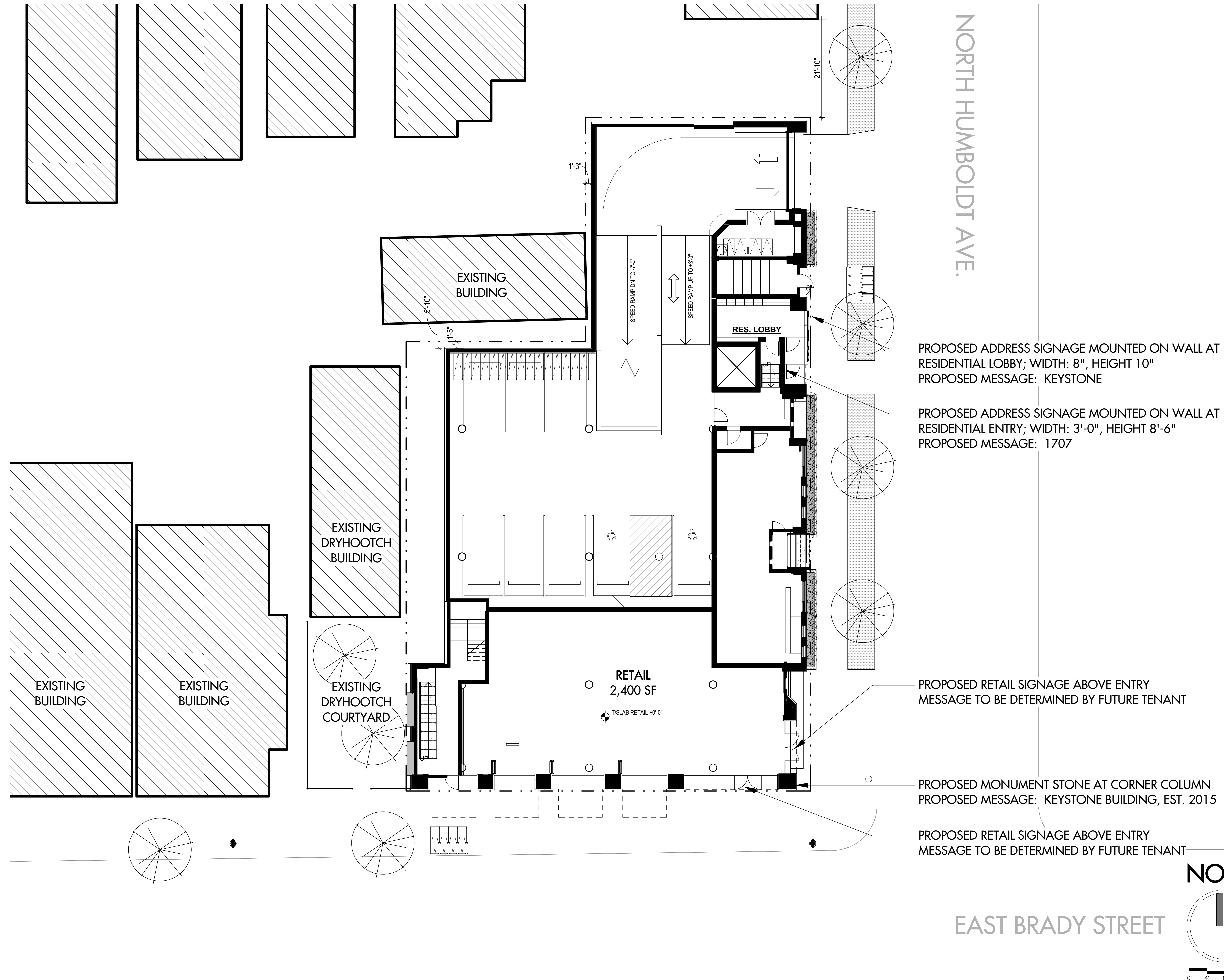


01-LOWER LEVEL

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



01-LEVEL ONE



NORTH HUMBOLDT AVE.

PROPOSED ADDRESS SIGNAGE MOUNTED ON WALL AT RESIDENTIAL LOBBY; WIDTH: 8", HEIGHT 10"
 PROPOSED MESSAGE: KEYSTONE

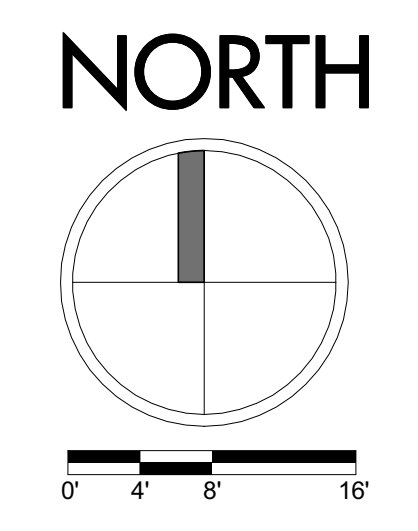
PROPOSED ADDRESS SIGNAGE MOUNTED ON WALL AT RESIDENTIAL ENTRY; WIDTH: 3'-0", HEIGHT 8'-6"
 PROPOSED MESSAGE: 1707

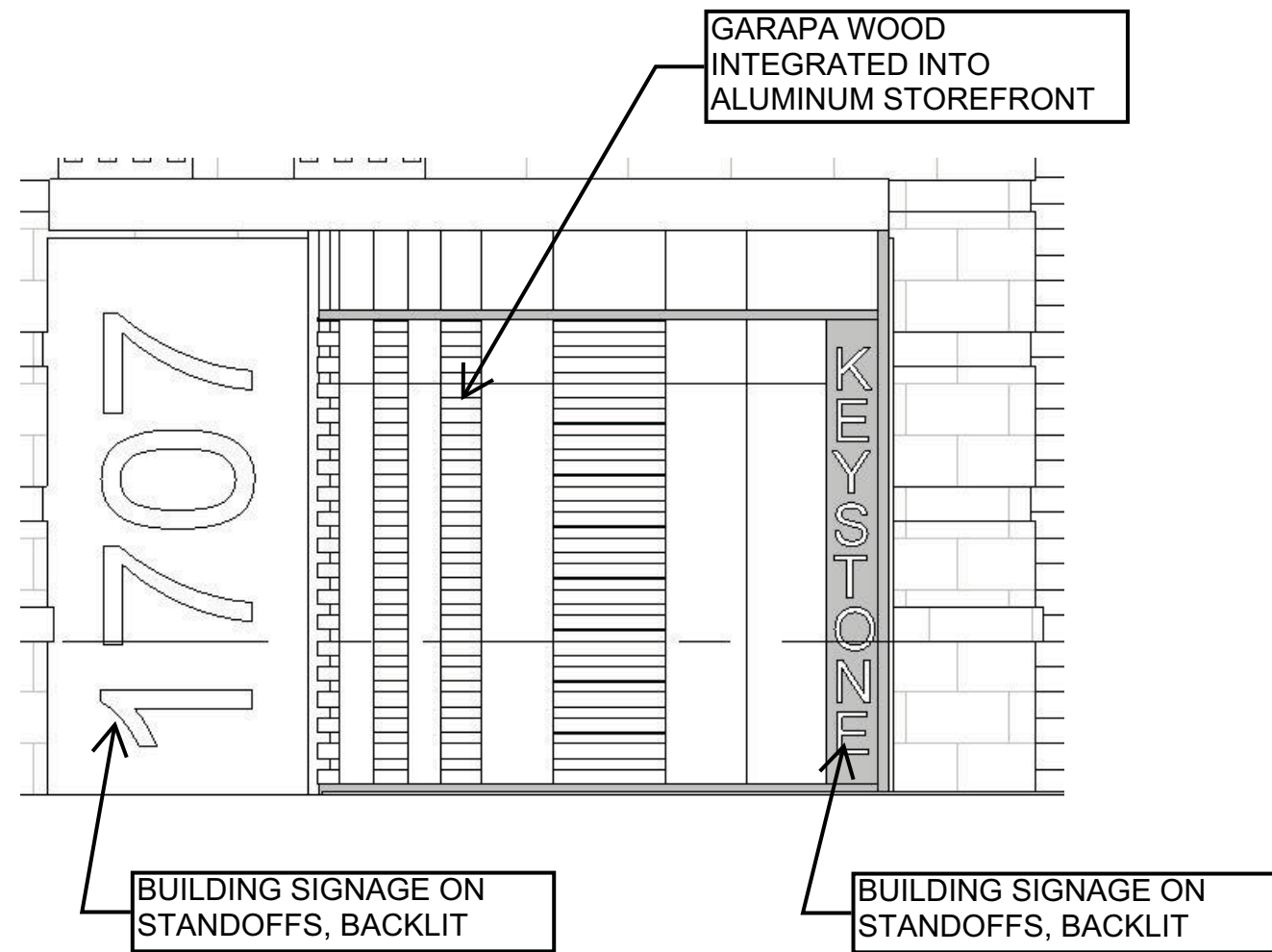
PROPOSED RETAIL SIGNAGE ABOVE ENTRY
 MESSAGE TO BE DETERMINED BY FUTURE TENANT

PROPOSED MONUMENT STONE AT CORNER COLUMN
 PROPOSED MESSAGE: KEYSTONE BUILDING, EST. 2015

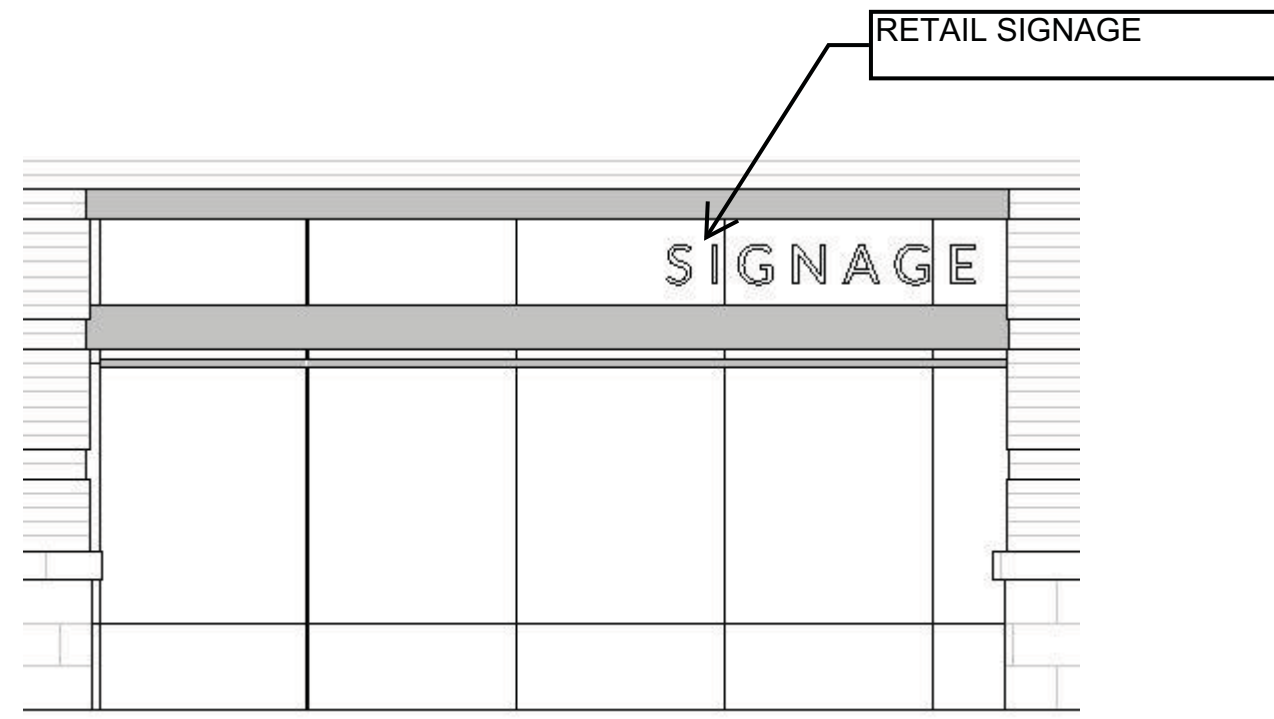
PROPOSED RETAIL SIGNAGE ABOVE ENTRY
 MESSAGE TO BE DETERMINED BY FUTURE TENANT

EAST BRADY STREET

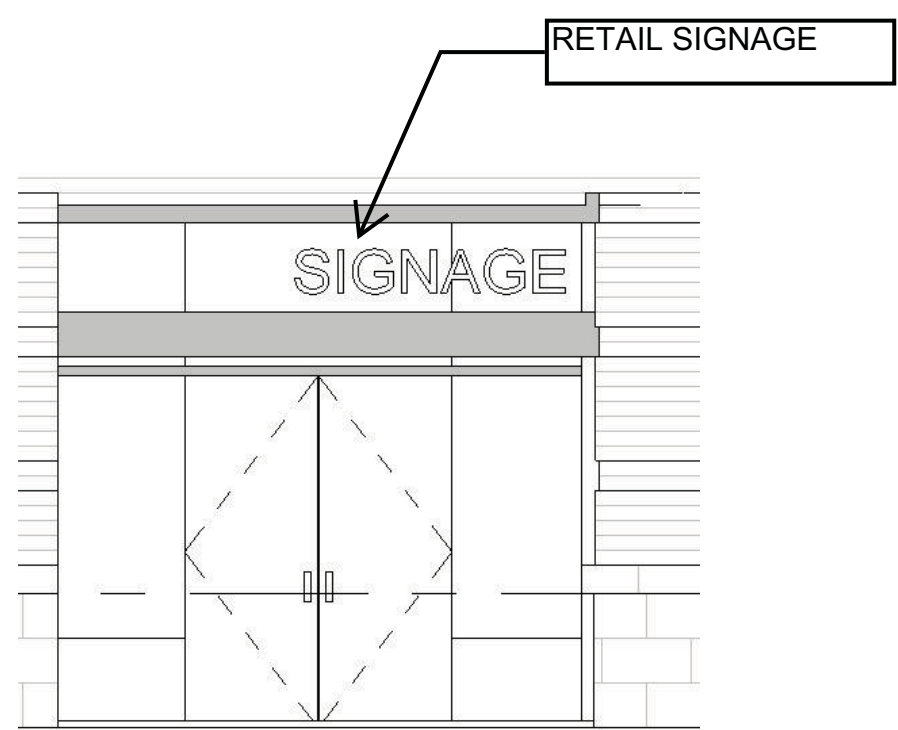




EAST ENTRY ELEVATION



SOUTH RETAIL ELEVATION



EAST RETAIL ELEVATION













Engberg
Anderson
ARCHITECTS





Engberg
Anderson
ARCHITECTS



Summary of HPC Coordination (9/12/15)

1. Continue brick facing of parapet wall at corner to the north.

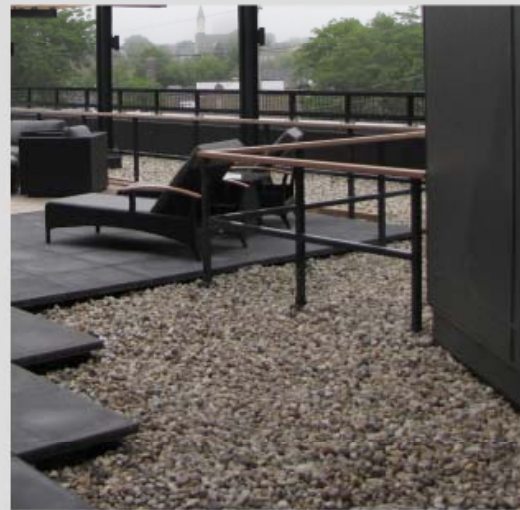
EA Response: Brick was extended further North.

2. Possible reconfiguration of balconies.

EA Response: Balconies brought further into building, new balcony projection is 1'-0"

3. Details of rooftop railing.

EA Response: Construction to be shop fabricated steel with a high performance paint finish.



4. Clarify wall cladding of rooftop structure and ways to minimize visual impact.

EA Response: Rooftop structure to be Hardie cement board, flat panel, siding. The structure will be finished with a light gray color as to help the mass call less attention and fade into the background.

5. Possible reconfiguration of projecting bay at southeast corner facing Humboldt Avenue.

EA Response: The corner has been modified. The Eastern, masonry face of this bay, was shifted East. As such the masonry profile got more slender and the metal bay projection was reduced from 3'-6" to 1'-6". The new 1'-6" projection is less eccentric and matches the other bay projections along Humboldt.

6. Possible reconfiguration of first floor windows of Humboldt Avenue elevation.

EA Response: As requested, the first floor windows along Humboldt have been modified to continue the mosaic theme from the upper floors.

7. Reconfiguration of west elevation facing Dry Hootch.

EA Response: As requested, similar to a previous iteration, this façade incorporates more glazing.

8. Provide details of exterior vents including individual HVAC units and garage ventilation system.

EA Response: See pictures of product, we will try to conceal these under balconies or at return walls as much as code will permit. The product is an anodized aluminum wall cap.

9. For garage ventilation, we will likely have one louver at the garage door along Humboldt. There are several possible locations for the second louver that will be evaluated once a consultant is contracted. Potential options noted: Above the egress door on Brady, covered/grated area well at building notch near corner on Humboldt, or shaft up to roof.



Balcony construction.

EA Response: Balcony construction will be shop fabricated steel with a high performance paint finish. Decking and top rail will be garapa wood.

10. Corner Glass Bay, Bottom lite will be translucent.

