

FRANKLIN PLACE REDEVELOPMENT

1632 N. FRANKLIN PL
MILWAUKEE, WI

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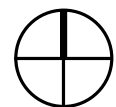
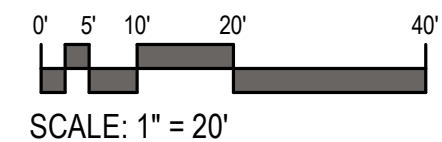
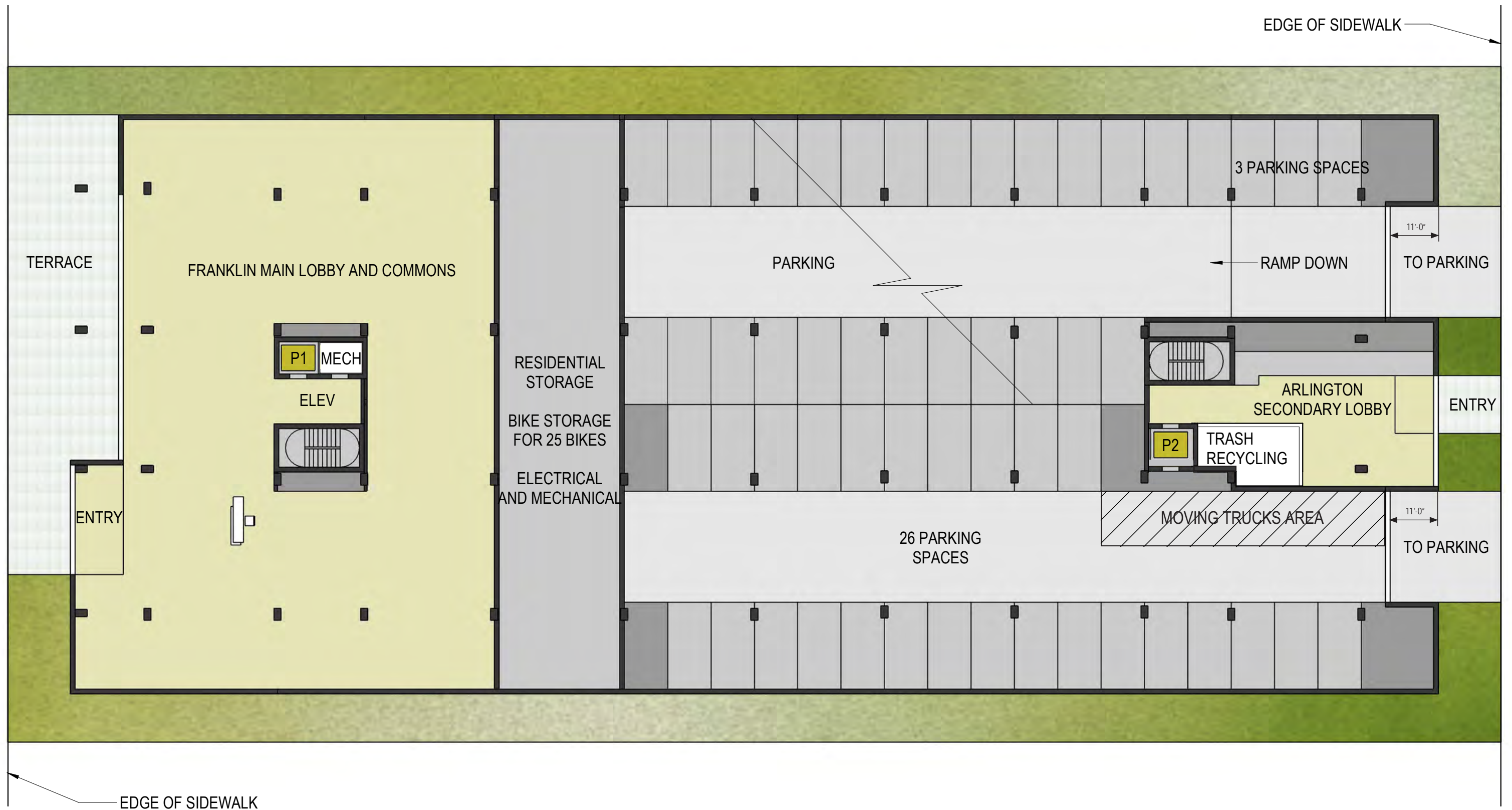
eppstein uhen : architects

DPD SUBMITTAL

FILE NUMBER: 161590

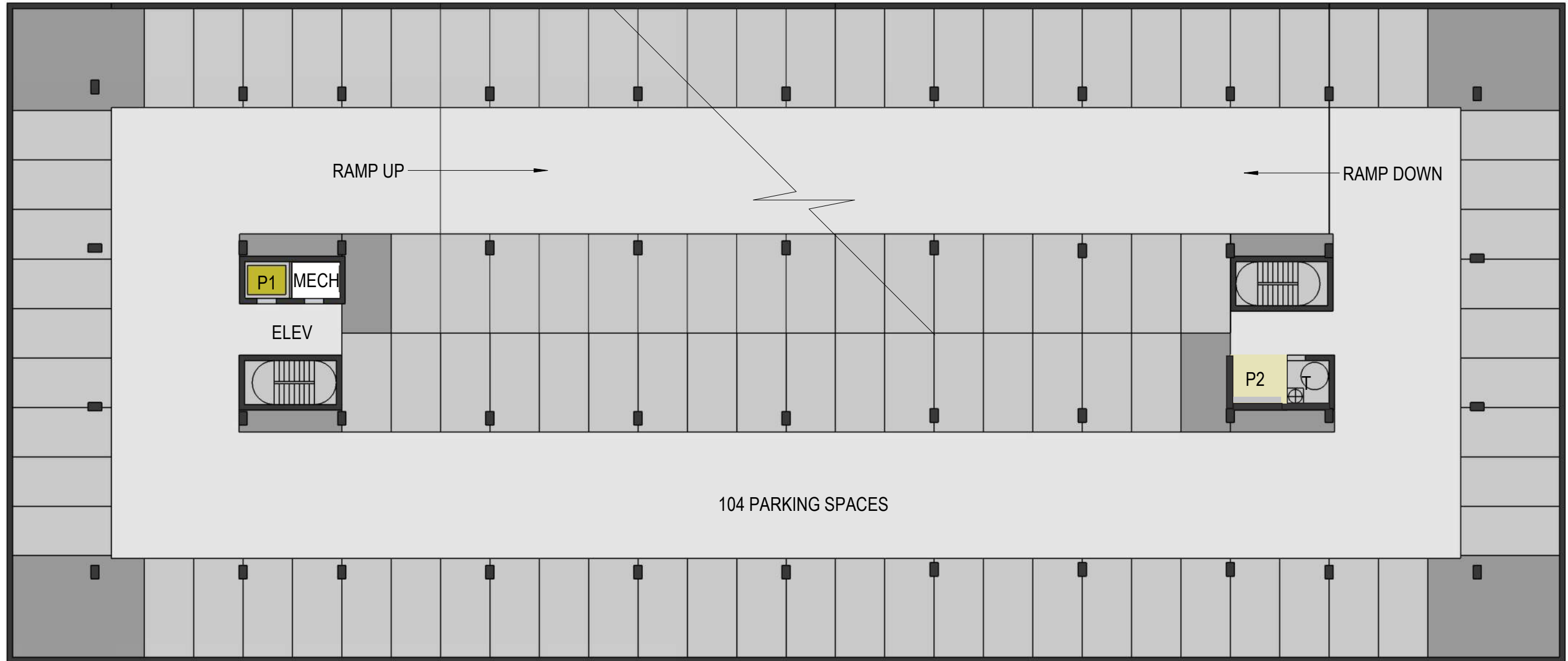
04/18/2017

PROJECT NUMBER: 115316

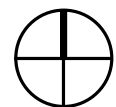
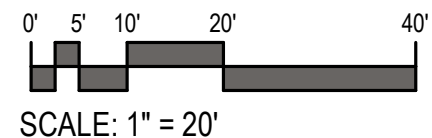


FRANKLIN PLACE REDEVELOPMENT

A1 - GROUND FLOOR

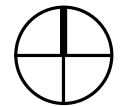
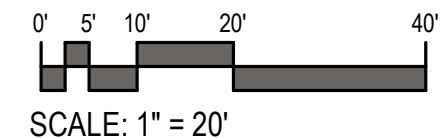
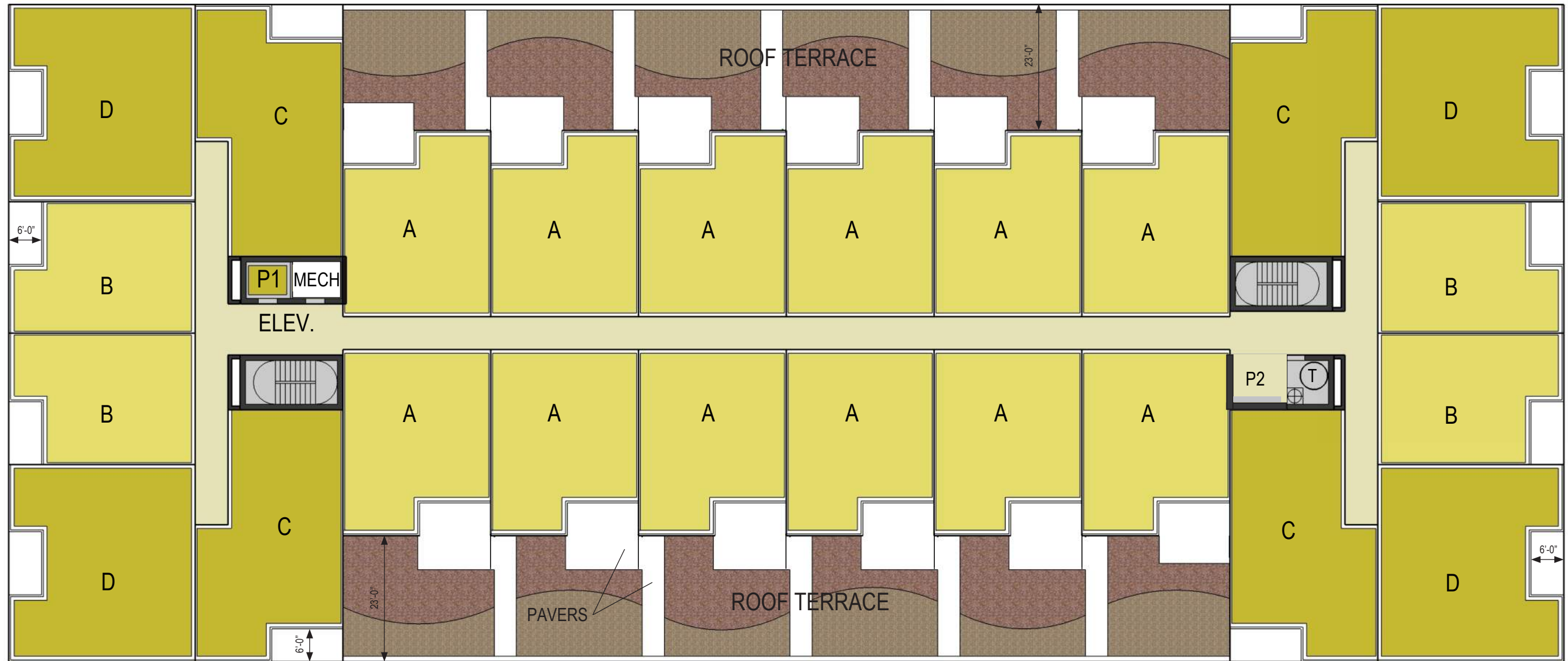


104 PARKING SPACES



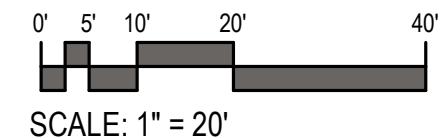
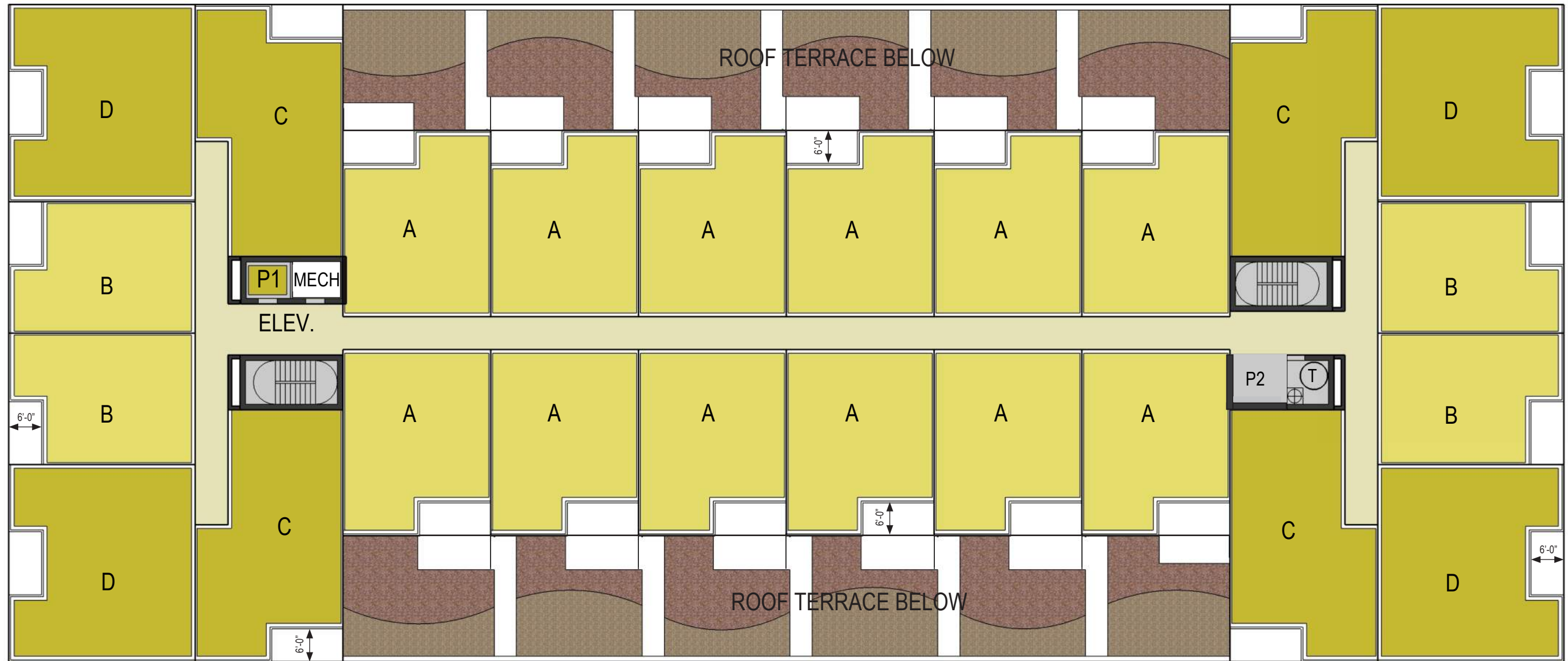
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A2 - LOWER LEVEL



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A3 - LEVEL 2

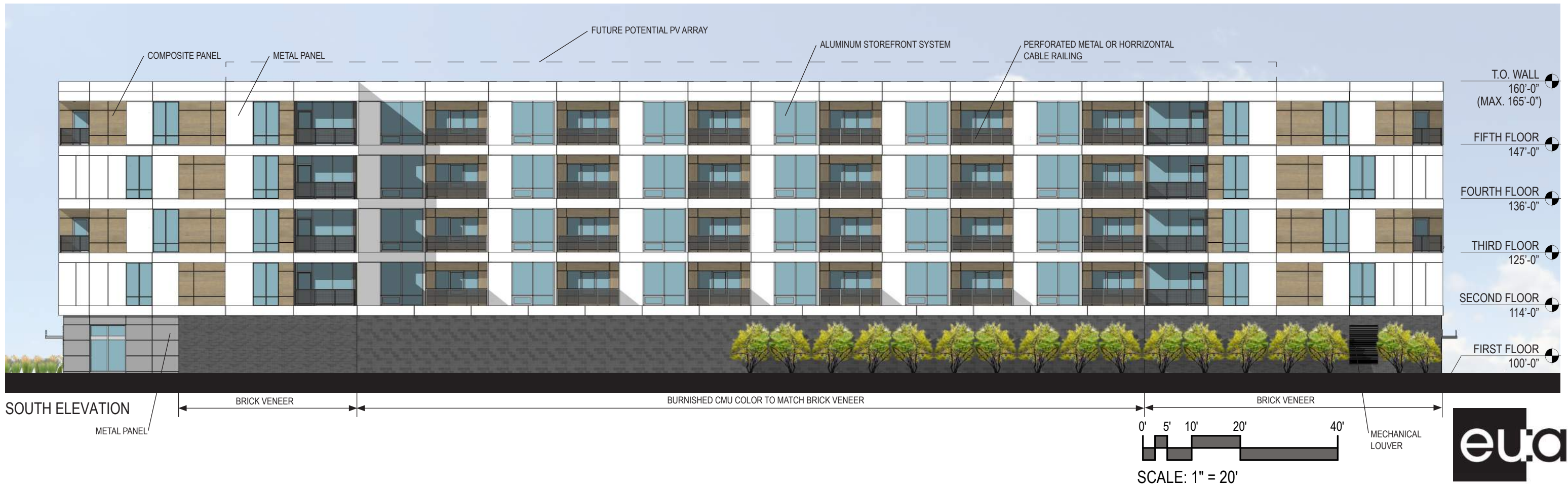
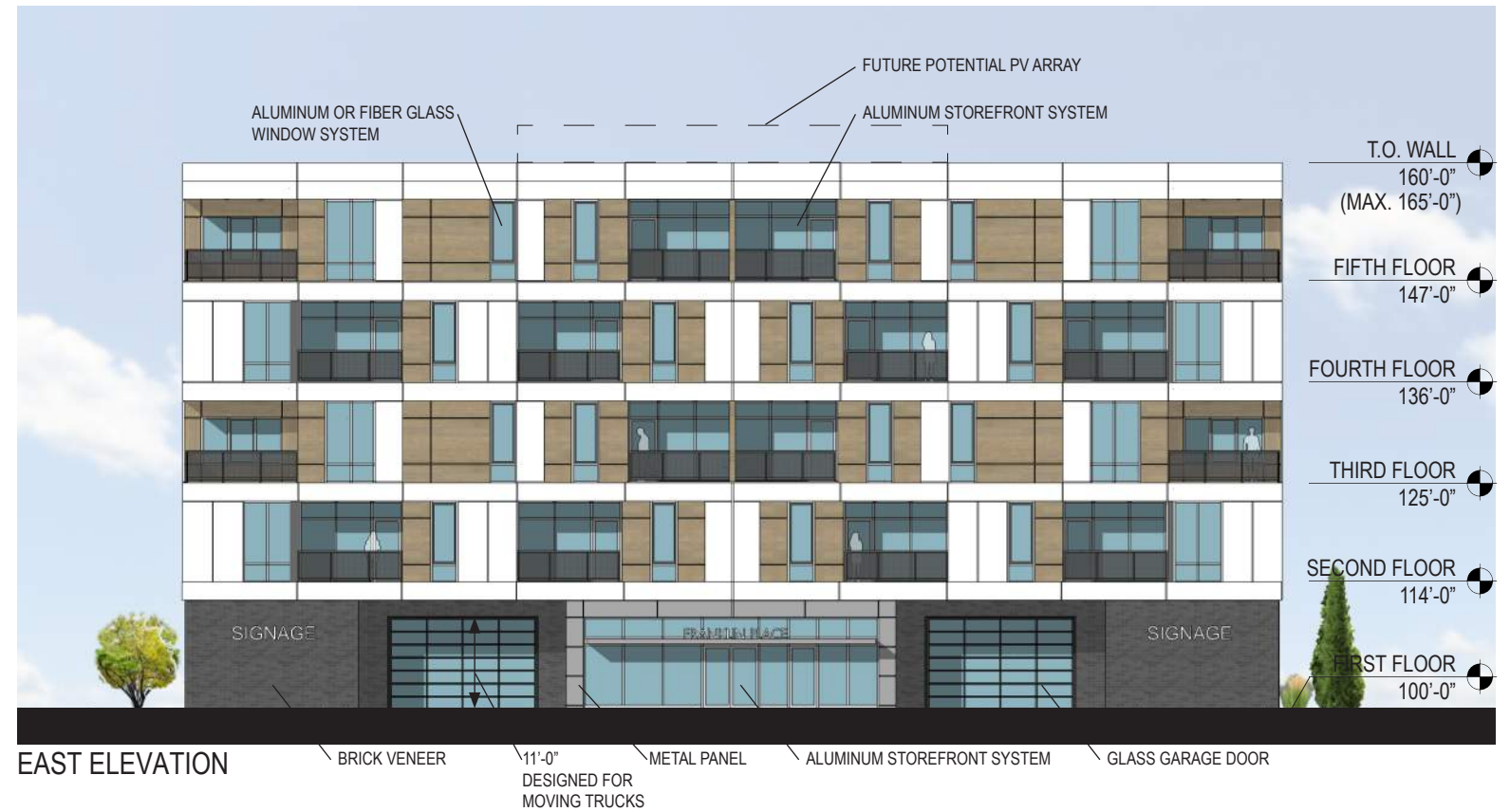


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A4 - LEVEL 3-5

MATERIAL FINISH NOTES:

1. THE WHITE PREFINISHED METAL PANEL WILL BE THE MATERIAL THAT IS FURTHEST OUT ON THE BUILDING FACADES. THE BROWN COMPOSITE PANEL MATERIAL WILL BE INSET FROM THE WHITE METAL PANEL BY APPROXIMATELY 1/2". THE WINDOWS WILL BE INSET FROM ADJACENT MATERIALS BY APPROXIMATELY 1/2" TO 2 1/2" DEPENDING ON THE WINDOW TYPE AND ADJACENT MATERIALS.
2. THE UNDERSIDE OF BALCONIES WILL BE FINISHED WITH A PREFINISHED METAL SOFFIT PANEL THAT MATCHED THE FINISH OF THE ARCHITECTURAL METAL PANEL.



FRANKLIN PLACE REDEVELOPMENT

A5 - BUILDING ELEVATIONS



MATERIAL FINISH NOTES:

1. THE WHITE PREFINISHED METAL PANEL WILL BE THE MATERIAL THAT IS FURTHEST OUT ON THE BUILDING FACADES. THE BROWN COMPOSITE PANEL MATERIAL WILL BE INSET FROM THE WHITE METAL PANEL BY APPROXIMATELY 1/2". THE WINDOWS WILL BE INSET FROM ADJACENT MATERIALS BY APPROXIMATELY 1/2" TO 2 1/2" DEPENDING ON THE WINDOW TYPE AND ADJACENT MATERIALS.
2. THE UNDERSIDE OF BALCONIES WILL BE FINISHED WITH A PREFINISHED METAL SOFFIT PANEL THAT MATCHED THE FINISH OF THE ARCHITECTURAL METAL PANEL.



FRANKLIN PLACE REDEVELOPMENT

A6 - BUILDING ELEVATIONS



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A7 - PERSPECTIVE LOOKING SOUTH



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A8 - PERSPECTIVE LOOKING NORTH



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A9 - PERSPECTIVE LOOKING NORTH



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A10 - PERSPECTIVE LOOKING SOUTH



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03/23/17

15316

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OPTION: 5-story building

4 floors of wood frame over 2 levels of parking, mid-rise construction.

DESCRIPTION		Apartments									Retail	Parking (etc.)		TOTALS
floor	height	apartment RSF	unit NSF	unit GSF	commons & circulation	NSF efficiency	GSF efficiency	NSF ave. unit	GSF ave. unit	# of units	retail GSF	parking GSF	parking	Total GSF
lower levels												33,927	104	33,927
ground floor	13.0	10,744	-	-	10,744							10,671	29	21,415
floor 2	11.0	25,529	20,552	22,409	3,120	80.5%	87.8%	856	934	24.0				25,529
floor 3	11.0	25,529	20,552	22,409	3,120	80.5%	87.8%	856	934	24.0				25,529
floor 4	11.0	25,529	20,552	22,409	3,120	80.5%	87.8%	856	934	24.0				25,529
floor 5	12.0	25,529	20,552	22,409	3,120	80.5%	87.8%	856	934	24.0				25,529
roof / mechanical														
height to top floor	58.00													
														-
totals	58.00	112,860	82,208	89,637	23,223	72.8%	79.4%	856	934	96	-	44,598	133	157,458
ave GSF per unit		1,175.63												1,640
PARKING														
total parking													133	
parking ratio per unit													1.39	
parking ratio per bedroom													1.39	
ave GSF per parking space												335		
		* includes mech, storage & circulation												

FRANKLIN PLACE REDEVELOPMENT

A11 - BUILDING DATA



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Unit Mix											
Unit Type			FLOORS					Apartment Data			
#	unit NSF	unit GSF	G	2	3	4	5	total	net sf	ave. size	unit mix
								0	0		
STUDIO subtotal								0	0		0.0%
A1		769		6	6	6	6	24	18,456		
A2		769		6	6	6	6	24	18,456		
B		680		4	4	4	4	16	10,880		
1BR subtotal								64	47,792	747	66.7%
								0	0		
1BR/D subtotal								0	0		0.0%
C		970		4	4	4	4	16	16,480		
D1		1030		4		4		8	8,240		
D2		1060			4		4	8	8,480		
2BR subtotal								32	33,200	1038	33.3%
								0	0		
2 BR/D subtotal								0	0		0.0%
TOTALS			0	24	24	24	24	96	80,992	844	100%

Number of Bedrooms

128

FRANKLIN PLACE REDEVELOPMENT

A12 - UNIT MIX



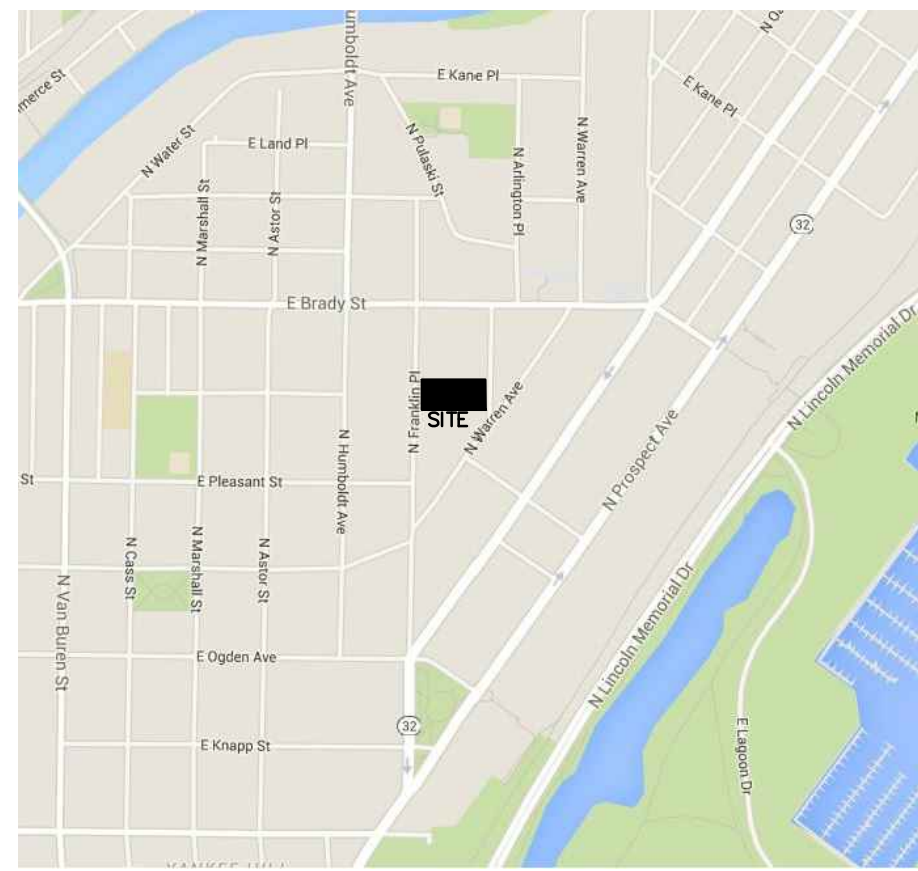
ALTA/ACSM LAND TITLE SURVEY

Known as 1632-1648 North Franklin Place, in the City of Milwaukee, Milwaukee County, Wisconsin.

Lots 9 through 16 inclusive, in Block 197, in Subdivision of Lot 18 and part of Lot 17, Block 196, Lots 3, 5, 6, 7 and part of Lot 4, Block 197 and part of Lots 18, 19, 20 and 21, Block 198, Roger's Addition in the Southeast 1/4 of Section 21, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

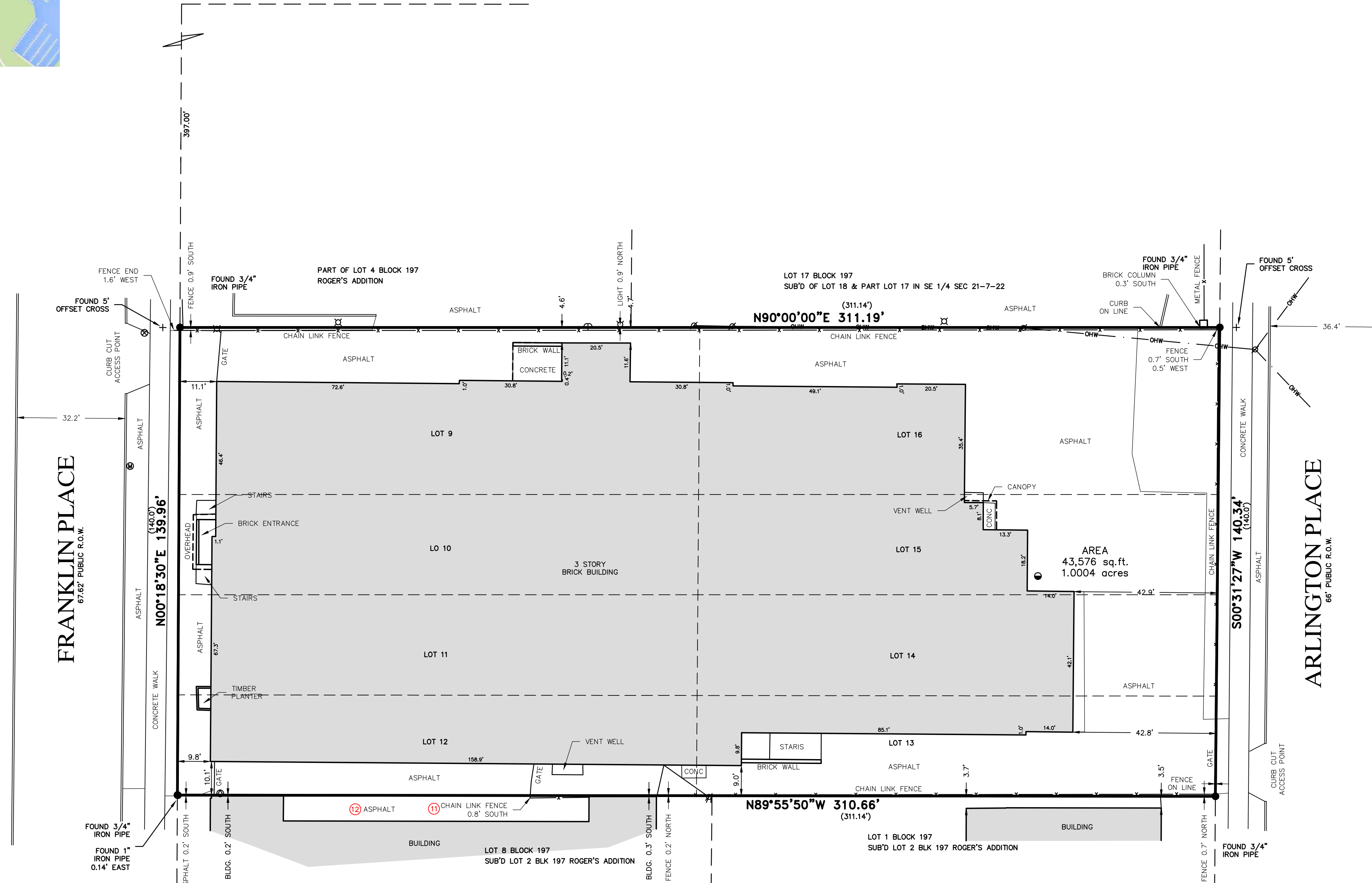
Prepared for: Davis & Kuelthau

Survey No. 166456-RMK



VICINITY MAP
NOT TO SCALE

EAST BRADY STREET



LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- DOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FO 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
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE WAS NOT CALLED FOR THIS SITE.

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.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

- A. **Basis of Bearings**
Bearings are based on the North line of Lots 9 and 16, which is assumed to bear North 00°00'00" East.
- B. **Title Commitment**
This survey was prepared based on Knight Barry Title Group, underwritten by Chicago Title Insurance Company, title commitment number 777781, effective date of May 21, 2015, which lists the following easements and/or restrictions from schedule B-II:
 - 1, 5. **Visible evidence shown, if any.**
 - 2-4, 9. **Not survey related.**
 - 6-8. **Intentionally deleted.**
 - 10. Subsurface easements or claims of subsurface easements not shown by the public records. **Affects site by location - general in nature, cannot be plotted.**
 - 11. Consequences, if any, due to the location of a chain link fence which does not sit entirely on the South Lot line as depicted on the plat of survey completed by Metropolitan Survey Service, Inc., on October 12, 2009 as Job No. 102301. **Affects site by location - shown.**
 - 12. Consequences, if any, due to the location of asphalt beyond/over the South Lot line as depicted on the plat of survey completed by Metropolitan Survey Service, Inc., on October 12, 2009 as Job No. 102301. **Affects site by location - shown.**
- C. **Flood Note**
According to flood insurance rate map of the City of Milwaukee, community panel number 55079C0092E, effective date of September 26, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)
- D. **Parking Spaces**
There are no regular and no handicapped parking spaces marked on this site.
- E. **Municipal Zoning** Information obtained by surveyor
The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned RT4
 Front setback - average
 Side street setback (min) - 15'
 Side street setback (max) - 15'
 North or West side setback - 15'
 South or East side setback - 35'
 Rear yard setback (interior lot) - 15'
 Rear yard setback (corner lot) - 10'
 Rear street setback - average
 Maximum height - 48'
- F. **Notes**
A Plat of Survey prepared by Metropolitan Survey Service, Inc., on October 12, 2009 was used to establish the boundary.

To: D4BMJCM Limited Partnership, a Wisconsin limited partnership, Knight Barry Title, Inc. and Chicago 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), 7(a), 8, 9, 11(a) of Table A thereof. The field work was completed on July 10, 2015.

Date of Plat or Map: July 13, 2015

Stephan G. Southwell

Stephan G. Southwell
Professional Land Surveyor
Registration Number 1939
steve.southwell@rasmithnational.com



R.A. Smith National, Inc.

Beyond Surveying
and Engineering

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262-781-1000 Fax 262-797-7373, www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA
S:\5166456\DWG\AS101D20.dwg | 1632-1648 North Franklin Place

S-1

R.A. Smith National, Inc.