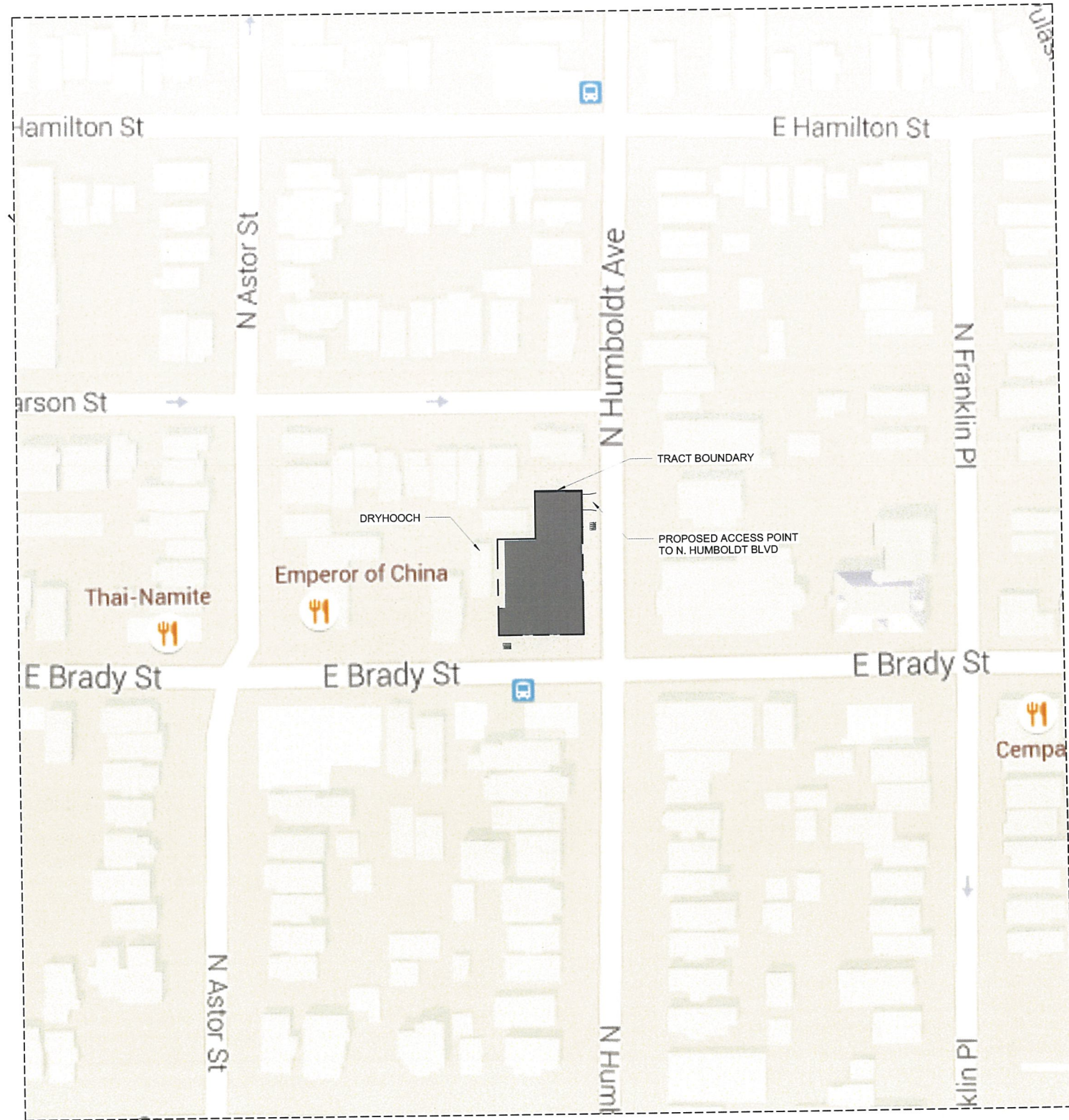


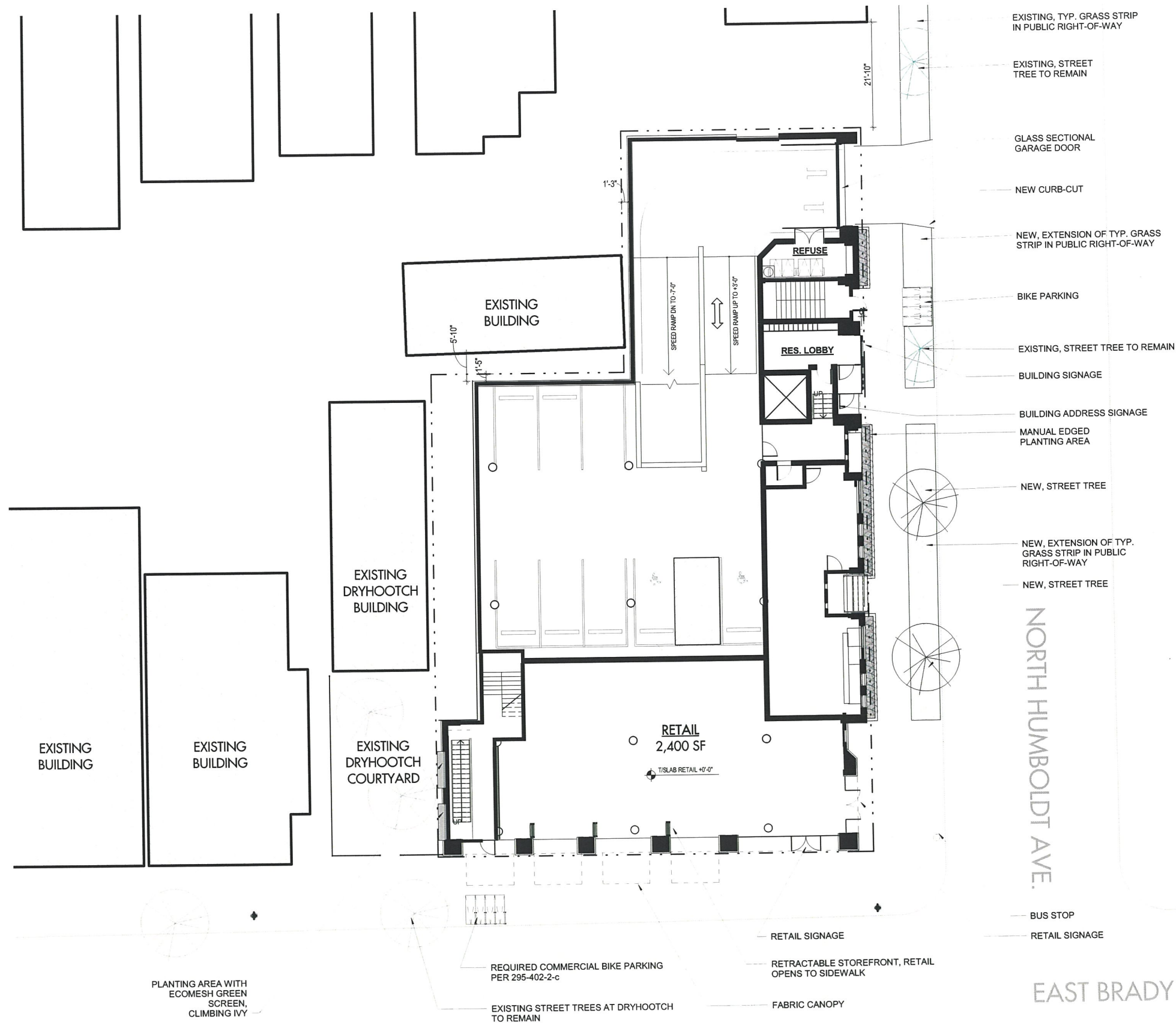
THE KEYSTONE

Drawings & Diagrams

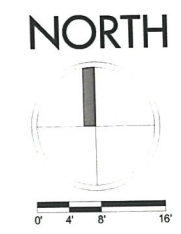
October 12, 2015

500' OFFSET FROM TRACT





- EXISTING, TYP. GRASS STRIP IN PUBLIC RIGHT-OF-WAY
- EXISTING, STREET TREE TO REMAIN
- GLASS SECTIONAL GARAGE DOOR
- NEW CURB-CUT
- NEW, EXTENSION OF TYP. GRASS STRIP IN PUBLIC RIGHT-OF-WAY
- BIKE PARKING
- EXISTING, STREET TREE TO REMAIN
- BUILDING SIGNAGE
- BUILDING ADDRESS SIGNAGE
- MANUAL EDGED PLANTING AREA
- NEW, STREET TREE
- NEW, EXTENSION OF TYP. GRASS STRIP IN PUBLIC RIGHT-OF-WAY
- NEW, STREET TREE
- NORTH HUMBOLDT AVE.
- BUS STOP
- RETAIL SIGNAGE



ALTA/ACSM LAND TITLE SURVEY

CLIENT
Pinnacle Engineering Group
1701-1711 North Humboldt Avenue &, 1717-1719 North Humboldt Avenue, in the City of Milwaukee, Milwaukee County, Wisconsin.

SITE 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-74714-MKE, effective date of March 20, 2013 which lists the following easements and/or restrictions from schedule B-1:

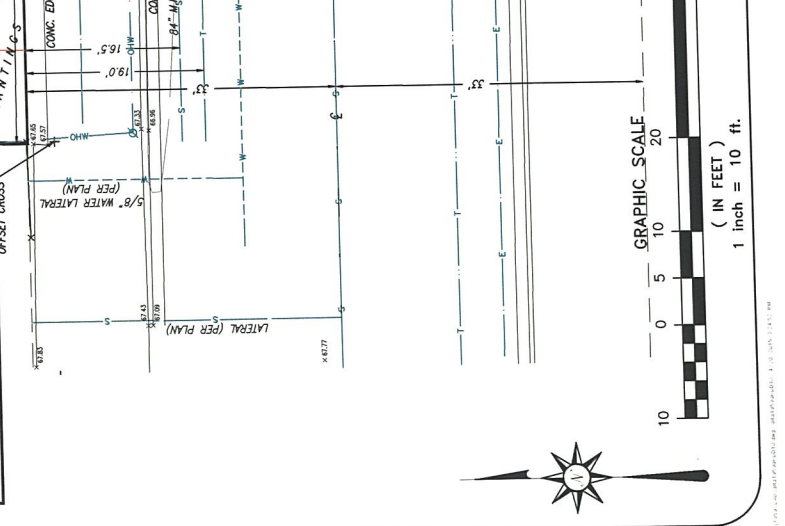
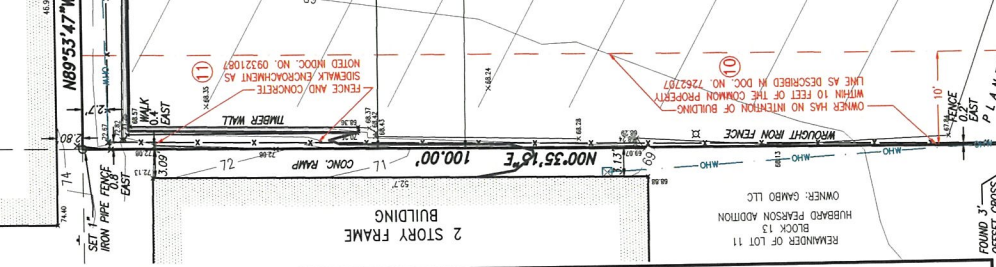
- 1, 2, 3 & 5 visible evidence shown, if any.
- 4, 6, 7, 8, 12 & 13 not survey related.
9. Terms and conditions contained in Certified Resolution designating Brady Street a Historic District recorded on May 16, 1990 as Document No. 6379708. **Affects site, general in nature, cannot be plotted.**
10. 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).

MUNICIPAL ZONING
Site is zoned: RT-4 (Residential)
Front setback, minimum: none
Front setback, maximum: average
Side street setback, minimum: 5 feet
Side street setback, maximum: none
Rear street setback, minimum: 5 feet
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: 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 FOUND CHISELED CROSS
⊕	SANITARY MANHOLE
⊙	SANITARY CLEANOUT OR VENT
⊙	M.S. MANHOLE
⊙	UNKNOWN MANHOLE
⊙	STORM MANHOLE
⊙	INLET (ROUND)
⊙	CURB INLET
⊙	STORM SEWER END SECTION
⊙	GAS METER
⊙	WATER VALVE
⊙	HYDRANT
⊙	WATER MANHOLE
⊙	WATER SERVICE CURB STOP
⊙	WELL HEAD
⊙	WALL INDICATOR VALVE
⊙	POST INDICATOR VALVE
⊙	SPOT/VARD LIGHT
⊙	UTILITY POLE
⊙	GUY WIRE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC PEDESTAL
⊙	ELECTRIC METER
⊙	TELEPHONE MANHOLE
⊙	TELEPHONE PEDESTAL
⊙	CONTROL BOX
⊙	FIBER OPTIC SIGN
⊙	COMMUNICATION MANHOLE
⊙	BOLLARD
⊙	SOIL BORING/MONITORING WELL
⊙	WATER SURFACE
⊙	WETLANDS FLAG
⊙	FLAGPOLE
⊙	PARKING METER
⊙	RAILROAD CROSSING SIGNAL
⊙	HANDICAP SPACE
⊙	CONIFEROUS TREE
⊙	DECIDUOUS TREE
⊙	SANITARY SEWER
⊙	STORM SEWER
⊙	WATERLINE
⊙	MARKED GAS MAIN
⊙	MARKED ELECTRIC
⊙	MARKED WEBS
⊙	MARKED TELEPHONE
⊙	MARKED CABLE TV LINE
⊙	MARKED FIBER OPTIC
⊙	FENCE



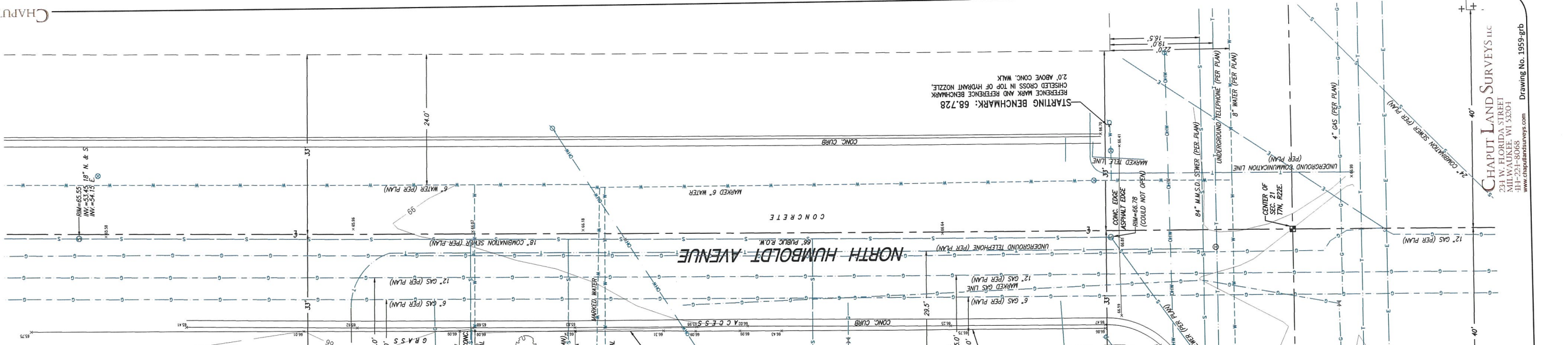
LAND AREA
The Land Area of the subject property is 11,498 square feet or 0.2640 acres.

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

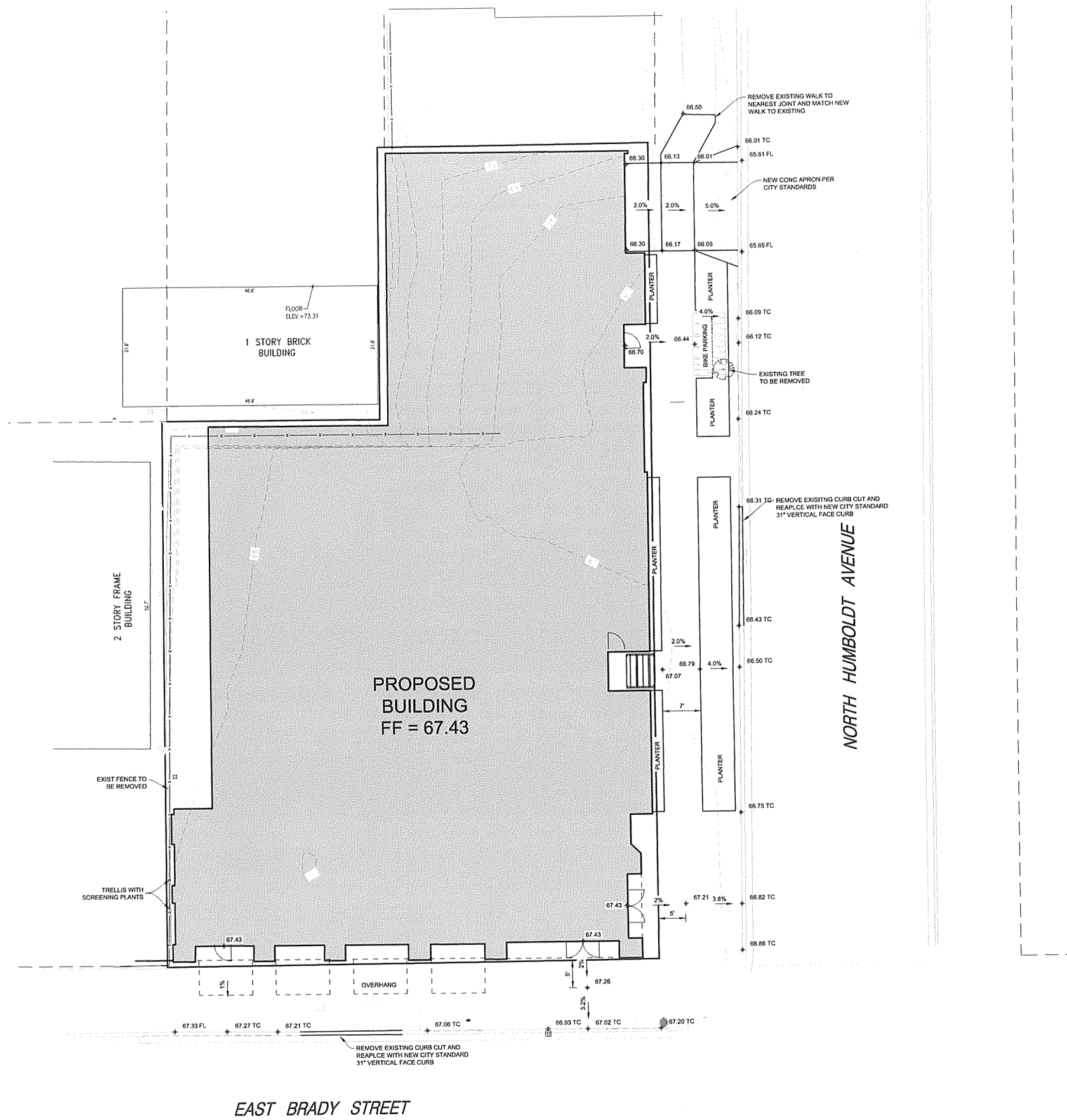
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 11(b), 12, and 21 of Table A thereof. The field work was completed on April 14, 2015.

Date of Map: April 20, 2015
DONALD C. CHAPUT
S-1316
MILWAUKEE, WI
LAND SURVEYOR
Professional Land Surveyor
Registration Number S-1316



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53201
312-221-8088
www.chaputlandsurveys.com
Drawing No. 1959-grb

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EAST BRADY STREET

NORTH HUMBOLDT AVENUE

PLAN | DESIGN | DELIVER
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WISCONSIN OFFICE:
15850 W. BLUENORWOOD ROAD
BROOKFIELD, WI 53005
(262) 754-8888

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BRADY & HUMBOLDT
CITY OF MILWAUKEE

PRELIM SPOT GRADE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

PRG JOB No. 184-00-WI
PRG PM ALEK
START DATE 8-20-15
SCALE 1" = 10'

SHEET
C-1

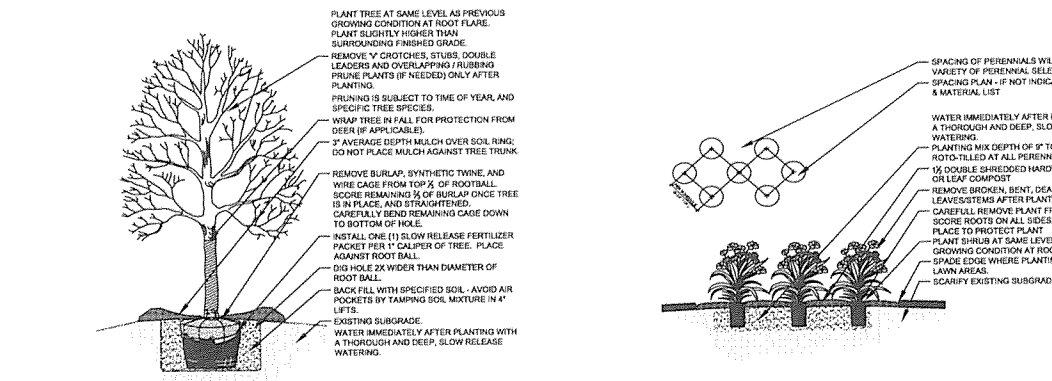
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PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	ROOT	SPECIFICATION / NOTES
SHADE TREES (DECIDUOUS)						
ABM	2	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
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 scutiflora '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)

*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% Atlantic 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

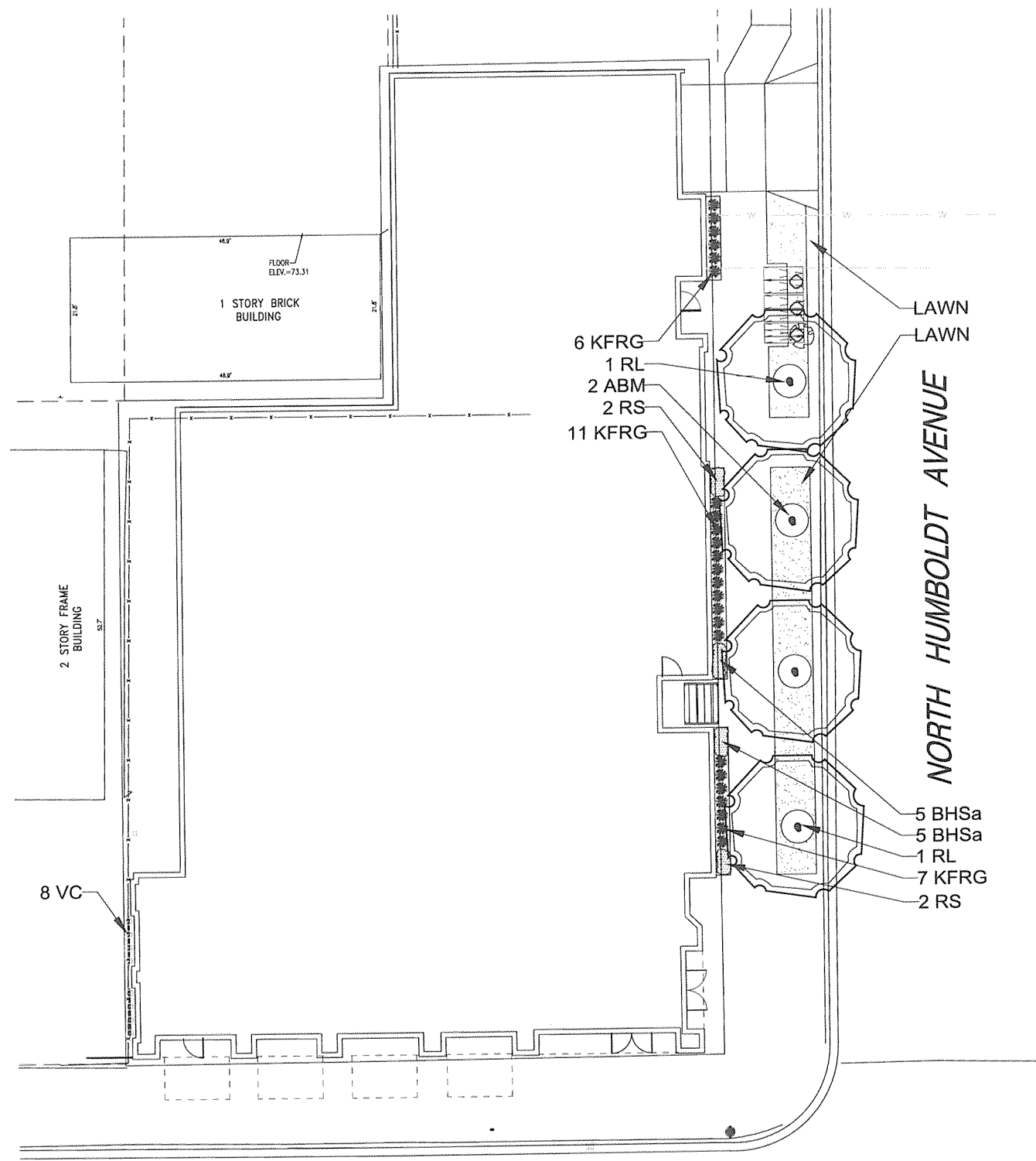


LANDSCAPE DETAILS

- Contractor responsible for contacting Diggers Hotline (511 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 symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - 2003 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 substitute "B Grade" or "Bee 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 change to show 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 2" of finish grade by General Contractor / Landscape Contractor during rough grading construction. The landscape contractor shall be responsible for the fine grading of all disturbed areas, parking 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 bag wrapping and support wire. Remove biodegradable tarp and wire cage (if present) from the top of the root ball 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 tarp and remove the same. Provide one slow release fertilizer packets (1" capsules) 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 holes are 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. Soak the soil mixture at 2" deep, 4-6" diameter hole planting details or planting plant amended hardwood bark mulch (1" layer) around all trees. Do not build up any mounds over 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 1/2" mix of Soil Amendments with standard, purchased topsoil. Install topsoil into all plant beds as needed to achieve proper grade and drainage (see planting details). Remove all excessive gravel, clay and stones from plant beds prior to planting. When holes are full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow release fertilizer packets (1" capsules) at the rate of 1 per 24" height of shrub or bush.
- Mulching: All tree rings to receive a 2" deep layer of high quality amended hardwood bark mulch (not pigment dyed or exotic mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2" layer of amended hardwood bark mulch, and groundcover areas a 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 square edge using a flat landscape spade or a mechanical edger. Edges are to be cut crisp, smooth and per year. A clean definition between landscape beds and lawn is required. Pack mulch against stem edge hole in place.
- Plant bed preparation/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. Follow the following materials at the following rates into existing soil beds or installed topsoil beds to a depth of approximately 6"-12". Composted and bark & topsoil plant material should be back-filled with amended soil.
 An acceptable quality seed installation is defined as having:
 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.
- Warning 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 Shrub (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 (exterior seed mix). Work also includes weeding, mowing (only if required), fertilizing, staking, pruning, sweeping up grass clippings, pruning and deshrubbing.
- 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 ensure that all specifications have been met.

- The top 10% of soil and soil amendment composition:**
- 1/2" CY Peat Moss or Mulchroom Compost
 - 1/2" CY Sterilized/Amended Topsoil
 - 1/2" CY Composted Manure
- Included beds only, also include a slow release fertilizer.

LANDSCAPE GENERAL NOTES



OVERALL LANDSCAPE PLAN

Scale: 1"=100'
 NORTH

HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE
 4715 James Avenue
 Racine, Wisconsin 53402
 Ph: 262.639.9733
 Fx: 262.639.9737
 dawr@heller.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**
 19650 W. Blumound Road Ste 210
 Brookfield, Wisconsin

JOB NO. 15-103
 DATE 08.27.15
 FILE

OWNER APPROVAL
 Signature _____
 Date _____

SHEET TITLE
Landscape Plan

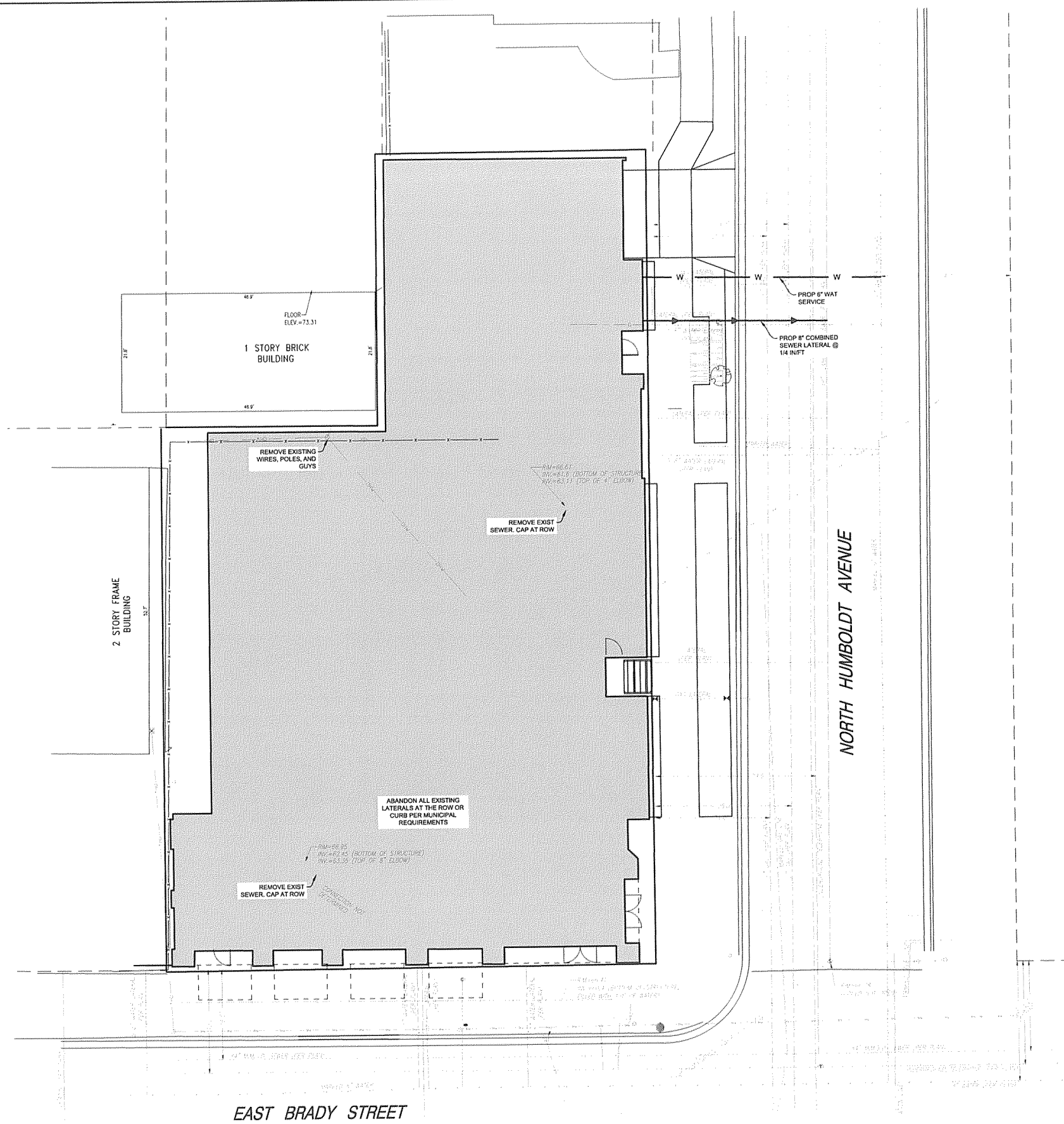
SHEET NUMBER
L1.0

DIGGERS HOTLINE
 CALL DIGGERS HOTLINE
 811 or 1-800-242-8511
 M.W. AREA 259-1181
 WIS. STATUTE 180.75(1)3
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

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DRAFTED: AEK DESIGNED: AEK REVIEWED:

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CITY OF MILWAUKEE

PRELIM UTILITY PLAN

REVISIONS	

FIG JOB No. 484.02-W1
FIG PM AEK
START DATE 8-20-15
SCALE 1" = 10'

SHEET
C-2

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South Design



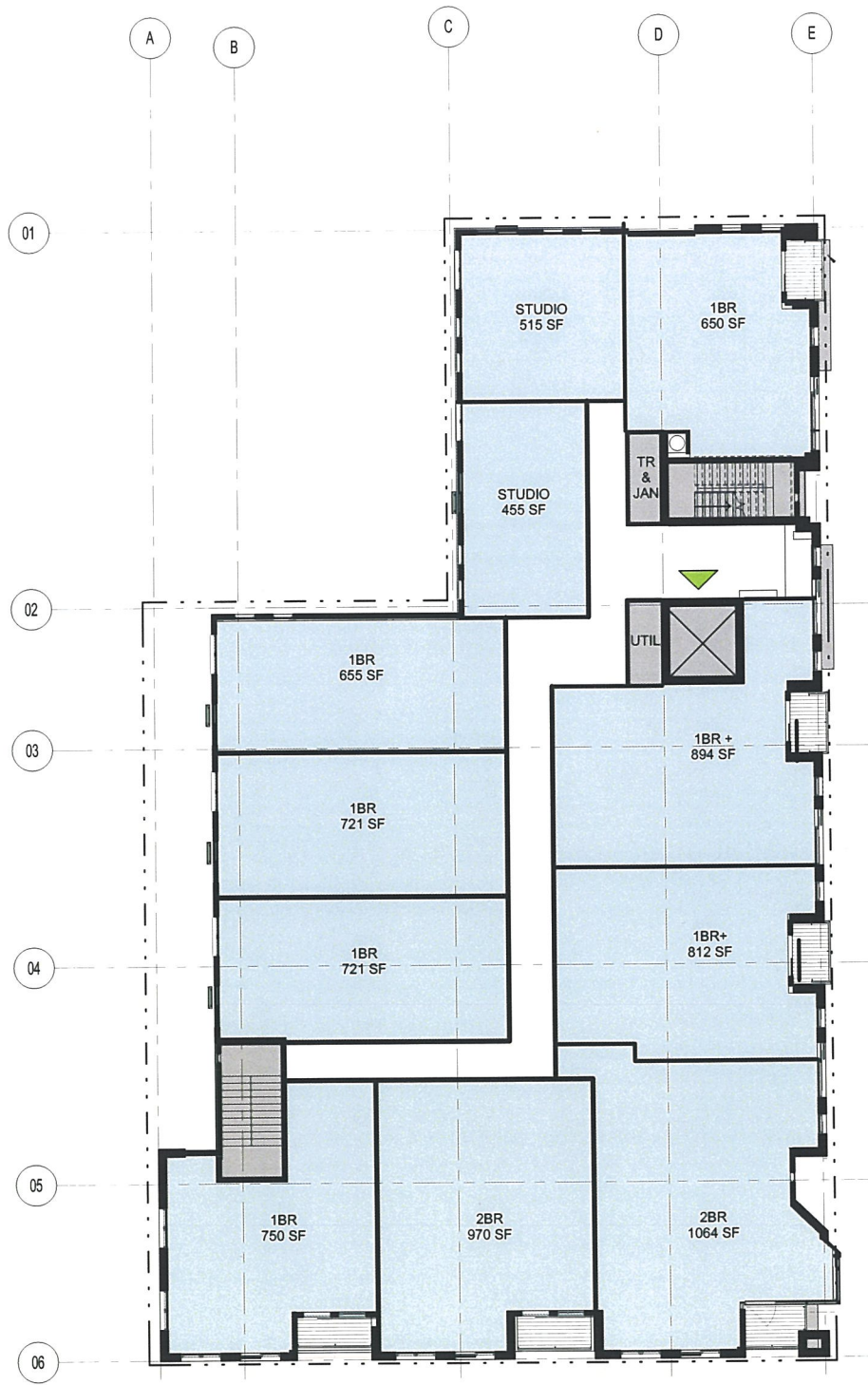
North Design



East Design

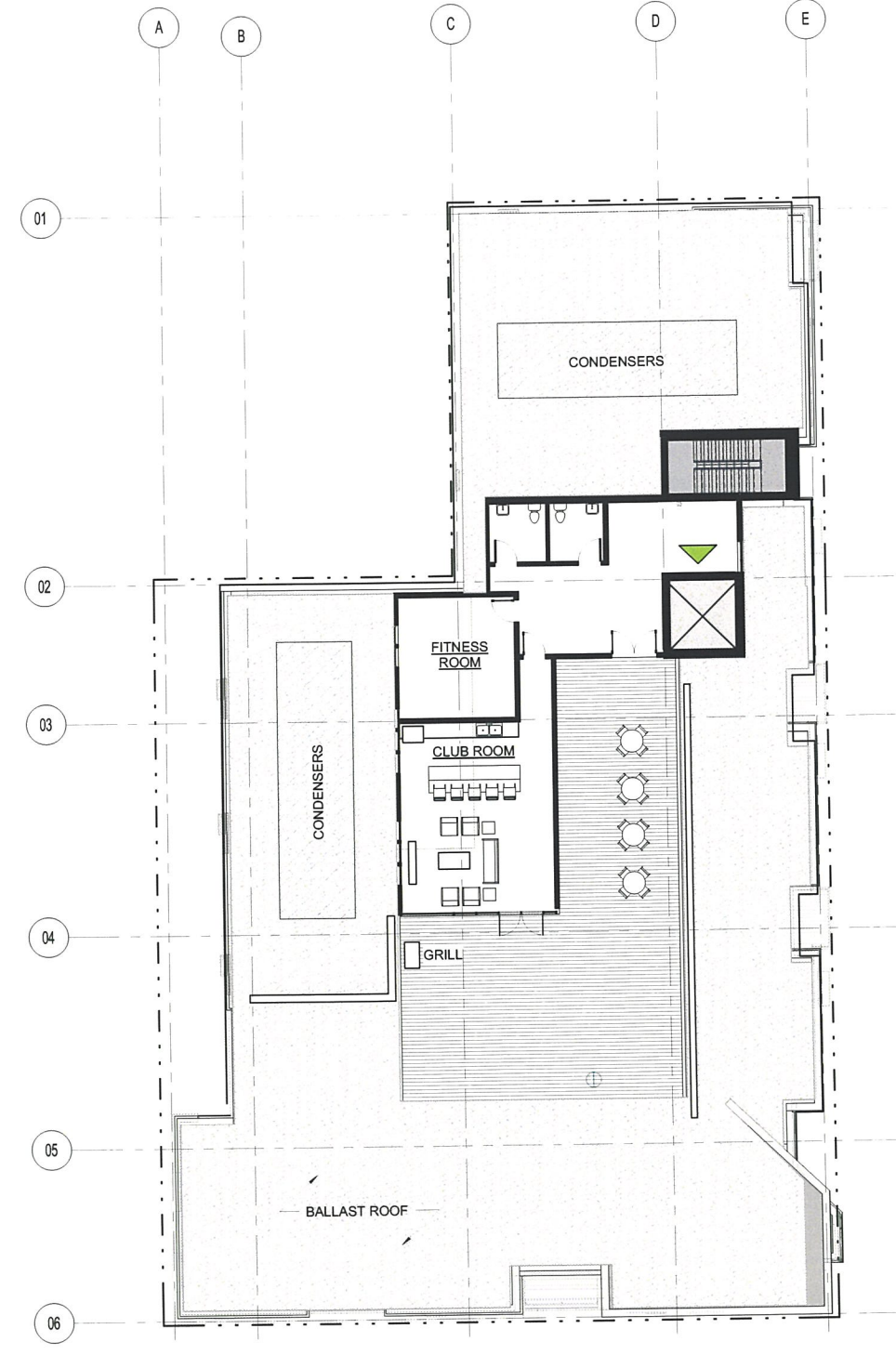


West Design

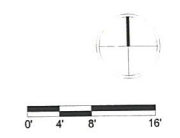


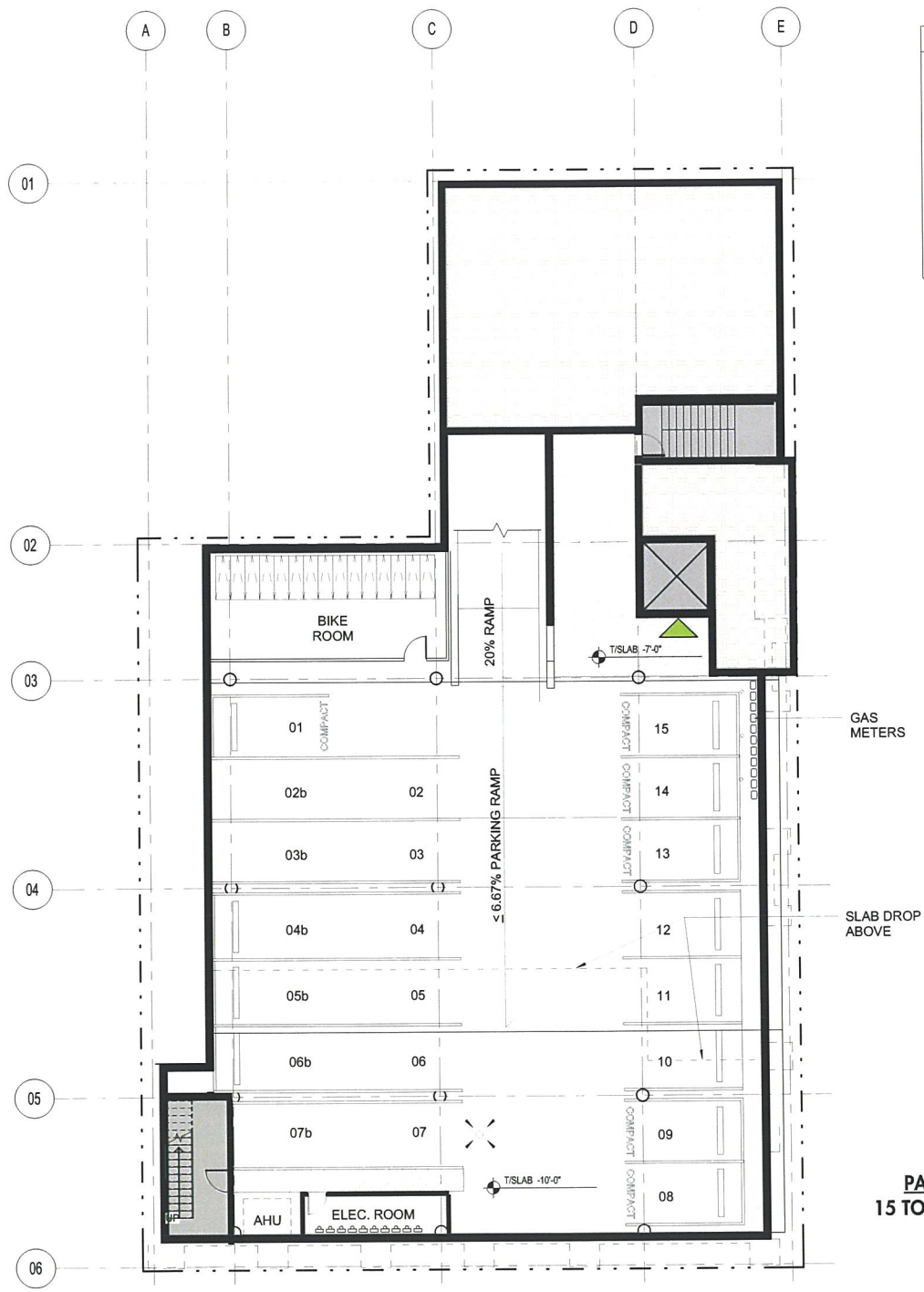
BALCONY +14'-0" ABOVE GRADE.
(295-605-2-e, 245-4.7)

LEVEL TWO (TYP.)



CLUBHOUSE AT ROOF
PLAN

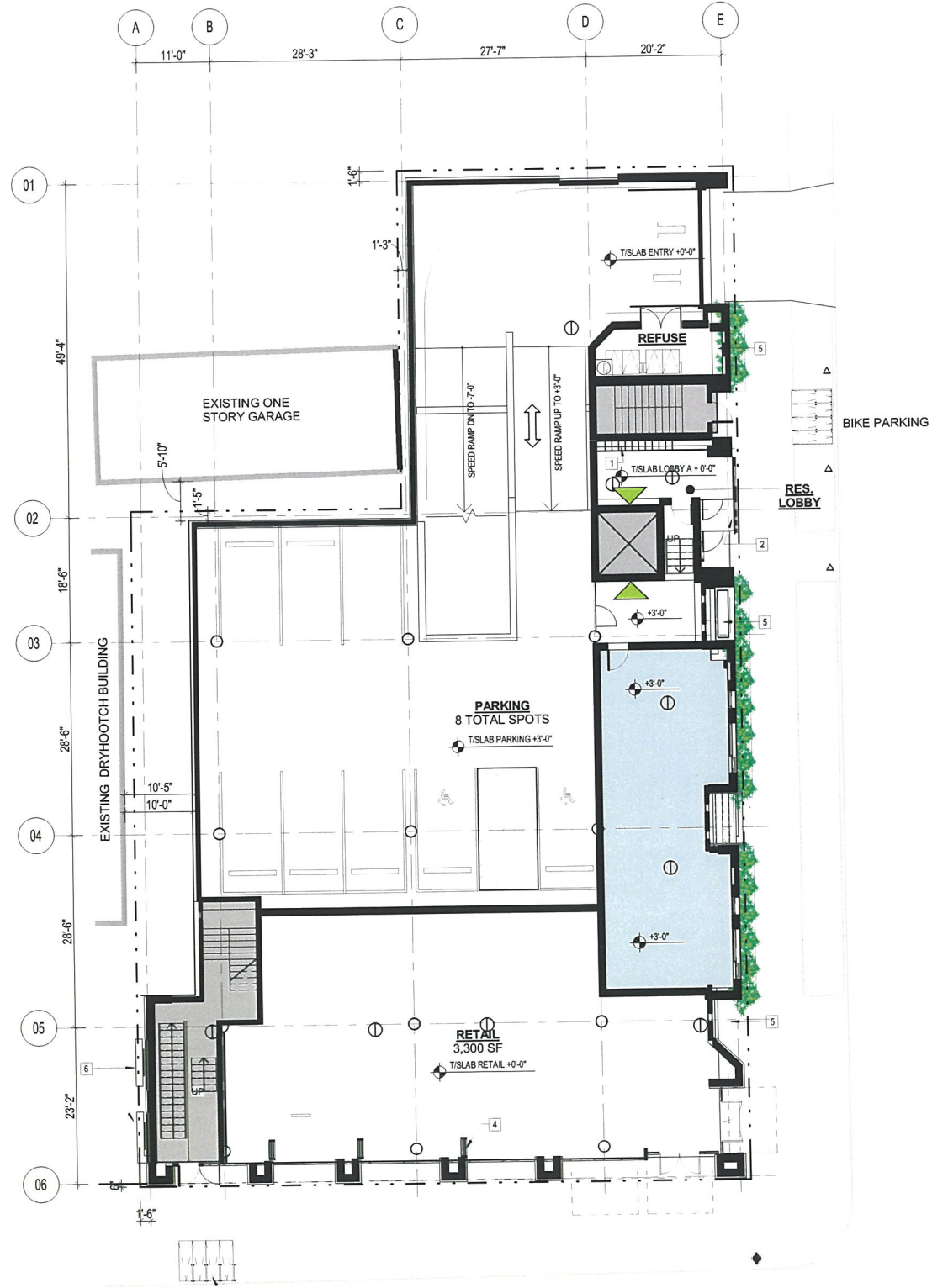




- KEYNOTES**
- 1 MAIL BOX WALL
 - 2 DIRECTORY/INTERCOM
 - 3 ADA SPOT, R-2 REQ'D 2%
 - 4 FOLDING GLASS WALL SYSTEM FOR INDOOR/OUTDOOR SEATING
 - 5 PLANTER BED
 - 6 PLANTER BED AND GREEN SCREEN CLIMBING TRELLIS

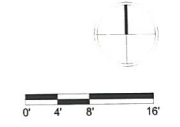
01-LOWER LEVEL

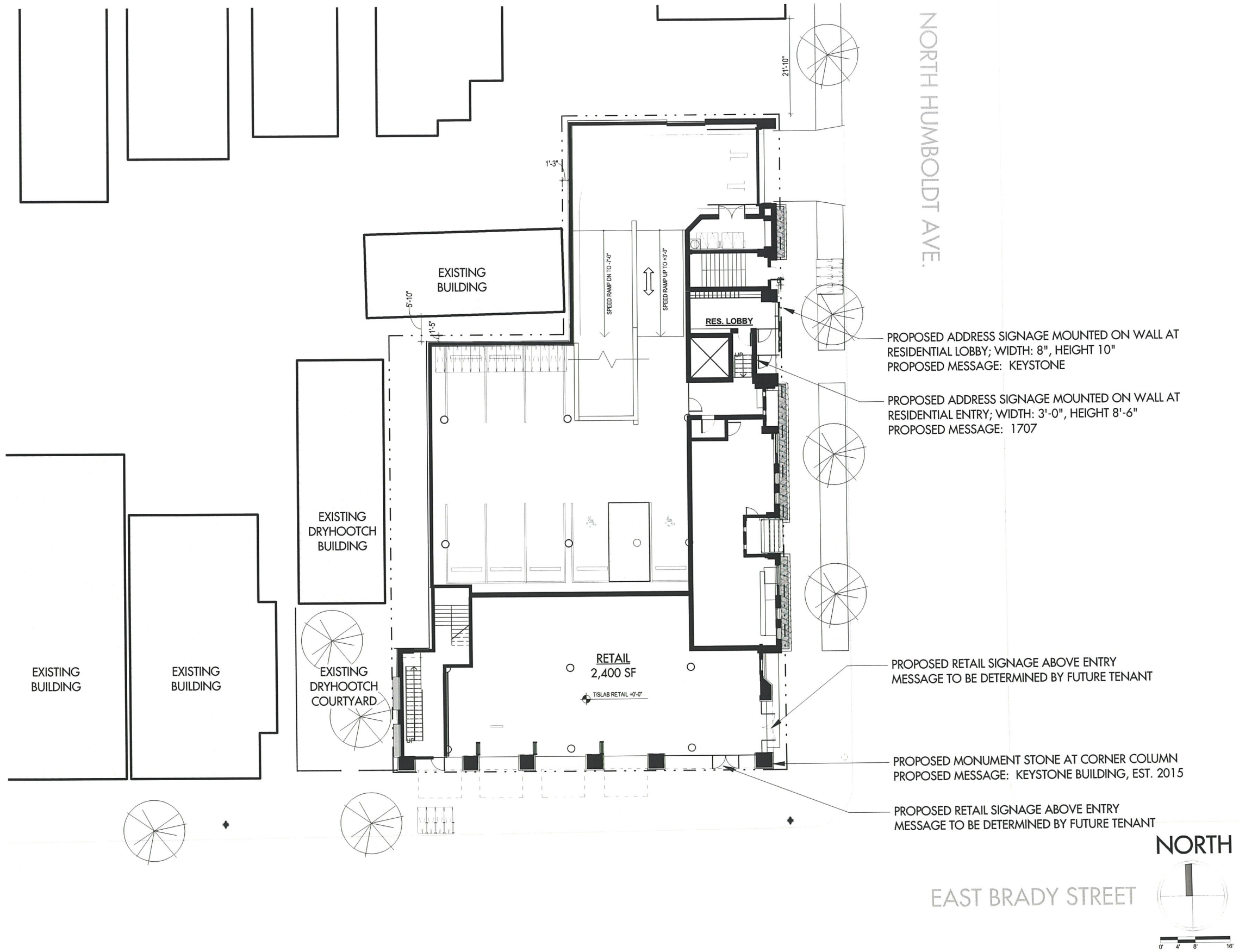
PARKING
15 TOTAL SPOTS



01-LEVEL ONE

REQUIRED COMMERCIAL BIKE
PARKING PER 295-402-2-c





NORTH HUMBOLDT AVE.

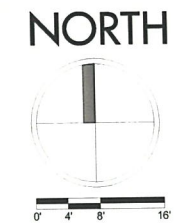
PROPOSED ADDRESS SIGNAGE MOUNTED ON WALL AT RESIDENTIAL LOBBY; WIDTH: 8", HEIGHT 10"
 PROPOSED MESSAGE: KEYSTONE

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

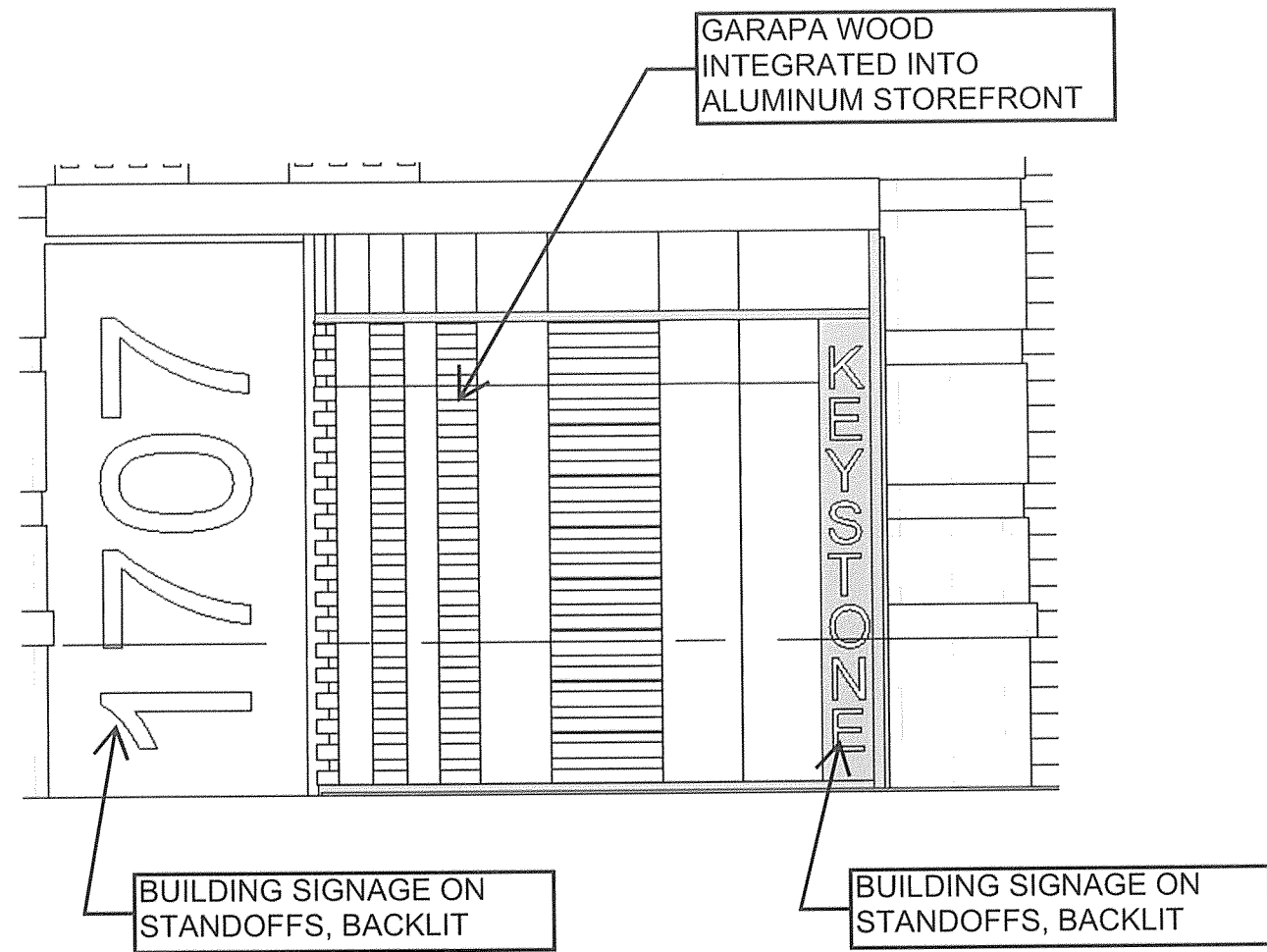
PROPOSED RETAIL SIGNAGE ABOVE ENTRY
 MESSAGE TO BE DETERMINED BY FUTURE TENANT

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

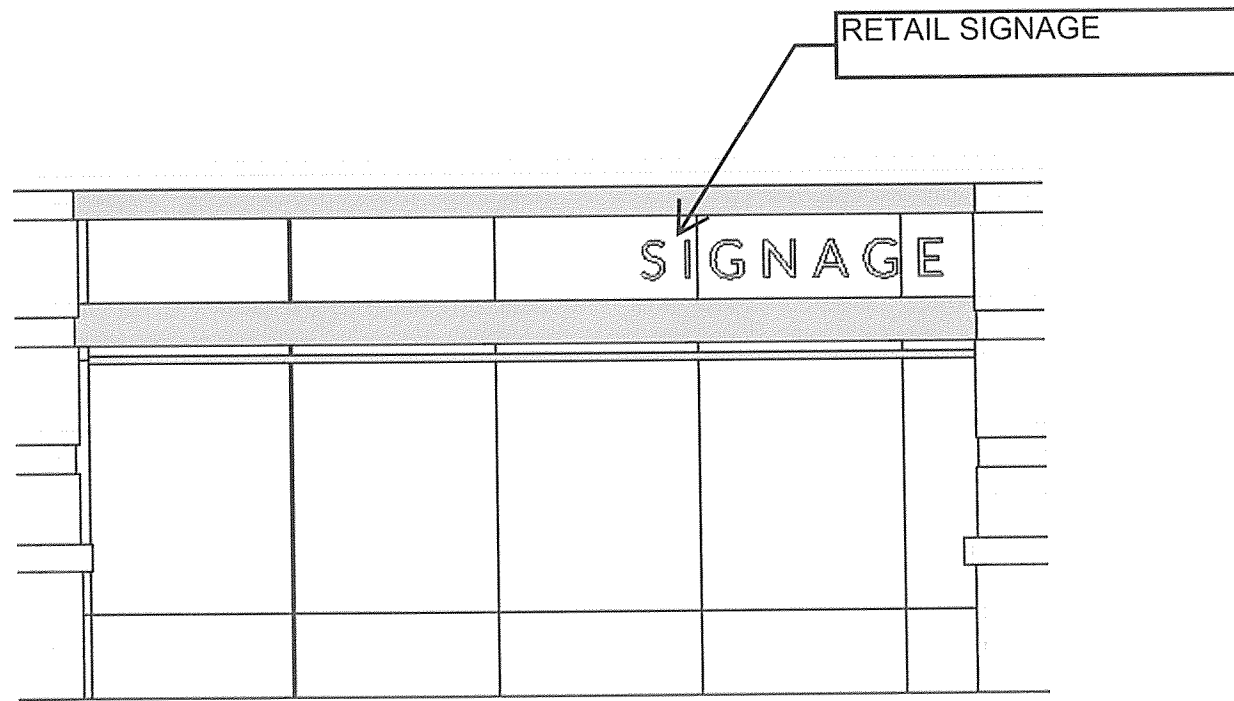
PROPOSED RETAIL SIGNAGE ABOVE ENTRY
 MESSAGE TO BE DETERMINED BY FUTURE TENANT



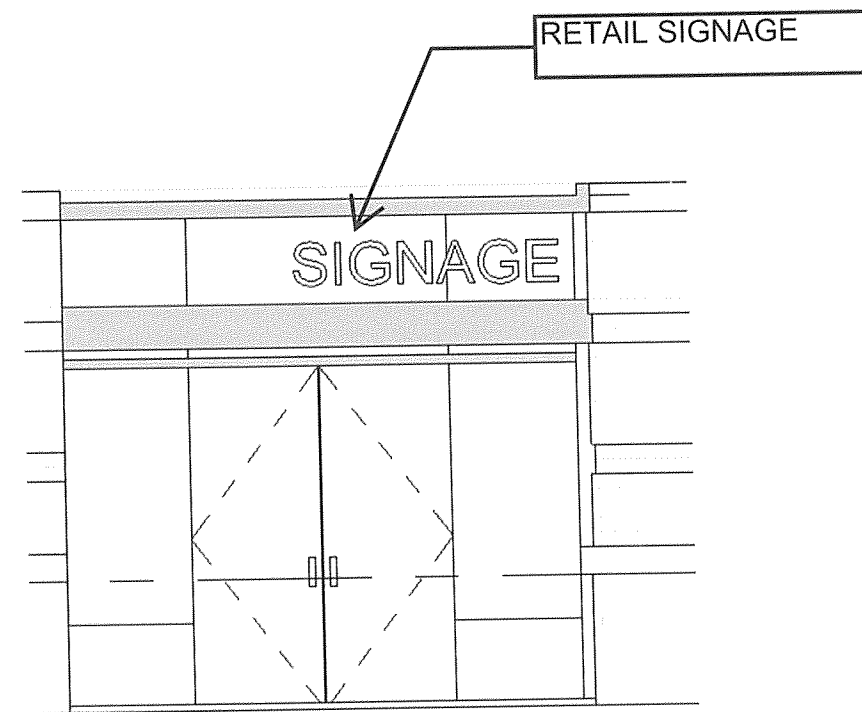
EAST BRADY STREET



EAST ENTRY ELEVATION



SOUTH RETAIL ELEVATION



EAST RETAIL ELEVATION















Acrylic Sealer

LITHOVIT & SON
ALUMINUM COATING

THE KEYSTONE
APARTMENTS

FACE