



RIVERWEST | RESIDENTIAL BUILDING + FOOD ACCELERATOR

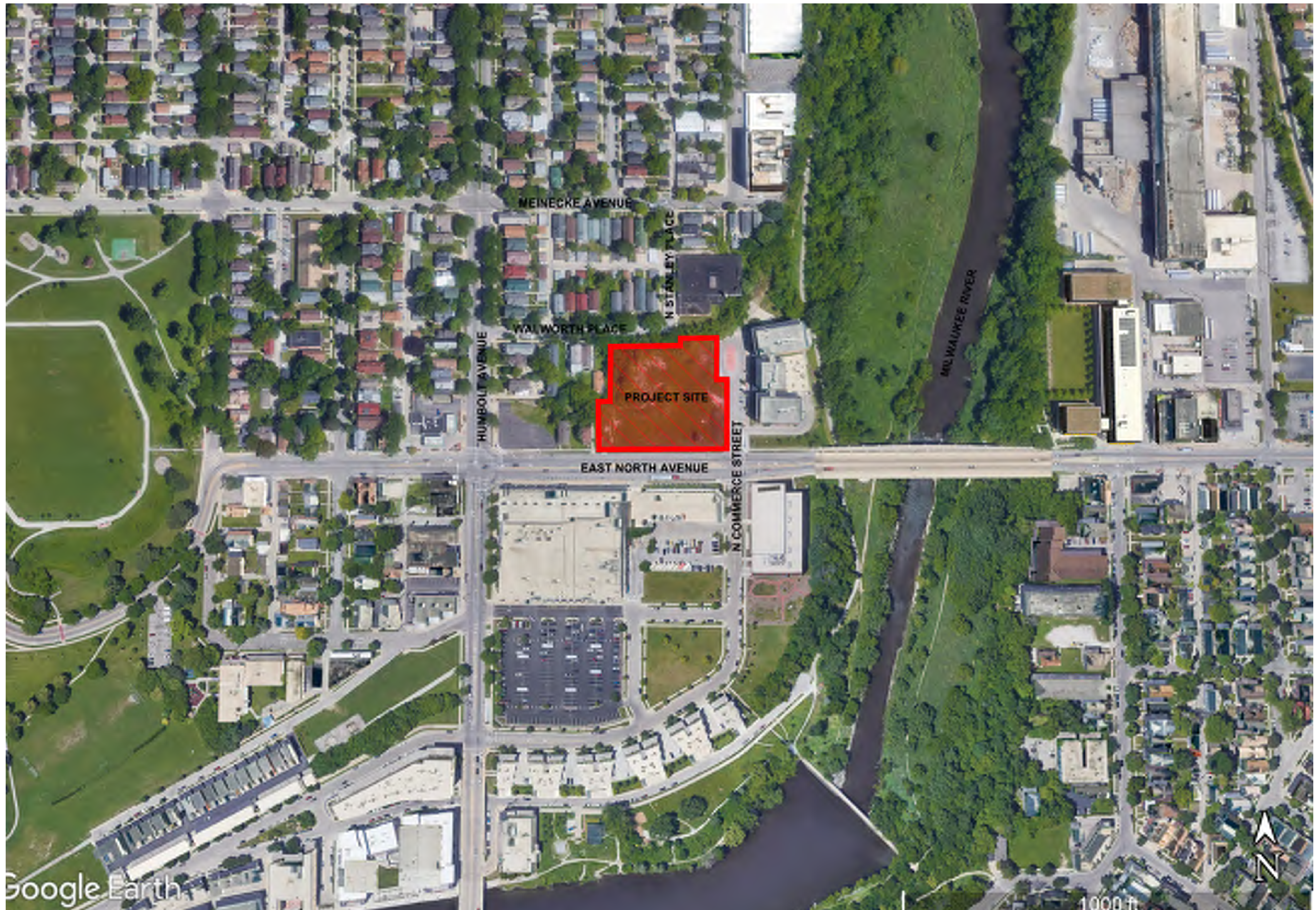
1132-1164 E. NORTH AVENUE | MILWAUKEE, WI

Detailed Planned Development



GENERAL CAPITAL





I, Baiba M. Rozite, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

Baiba M. Rozite, P.L.S. 2351

11/30/2021



Legal description per First American Title Insurance Company Commitment No. NCS-1034185-MKE, with an effective date of April 26, 2021 (Revision No. 1):

PARCEL A:
LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 7980 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON OCTOBER 8, 2007 AS DOCUMENT NO. 9505405, BEING A DIVISION OF LOTS 1 THRU 8 AND PART OF LOTS 28 THRU 30, IN BLOCK 1 IN WALWORTH'S SUBDIVISION, ALSO LOTS 1 THRU 7, IN BLOCK 2 IN MARINER'S SUBDIVISION, ALSO PART OF LOTS 17, 18 AND 19 (SCHOOL LANDS), ALL BEING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 1164 AND 1136-1146 EAST NORTH AVENUE, MILWAUKEE, WI
TAX PARCEL NO.: 320-1692-000 (LOT 2) AND 320-1693-000 (LOT 3)

PARCEL B:
LOT 27, BLOCK 1 IN WALWORTH'S SUBDIVISION OF LOT 17 IN THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, EXCEPTING THEREFROM, THE SOUTH 2 FEET CONVEYED TO THE CITY OF MILWAUKEE BY WARRANTY DEED RECORDED AS DOCUMENT NO. 6439862.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 1132 EAST NORTH AVENUE, MILWAUKEE, WI
TAX PARCEL NO.: 320-1416-100

Per First American Title Insurance Company Commitment No. NCS-1034185-MKE, with an effective date of April 26, 2021 (Revision No. 1), the following items appear in Schedule B II as exceptions:

11. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.

12. Restriction as contained on Certified Survey Map No. 7980, reciting as follows: In consideration of the approval of this map by the Common Council and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees: a. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefore, where feasible. (Affects Parcel A) **BLANKET IN NATURE.**

13. Easement for tunnel granted to Milwaukee Metropolitan Sewerage District (MMSD) by CMC Real Estate Corporation recorded July 25, 1986 in Reel 1924, Image 1222 as Document No. 5941862. **SHOWN ON MAP.**

14. Easement for fiber optic line granted to Norlight, a Wisconsin general partnership by CMC Real Estate Corporation, a Wisconsin corporation recorded April 14, 1989 in Reel 2320, Image 1208 as Document No. 6268064. Assignment of Easement recorded December 20, 1991 in Reel 2677, Image 160 as Document No. 6552967. **LIES TO NORTH, DOES NOT AFFECT SUBJECT PROPERTY.**

15. Easement for water main granted to City of Milwaukee, a municipal corporation by Milwaukee County, a municipal body corporate recorded December 13, 1990 in Reel 2521, Image 139 as Document No. 6442464. **SHOWN ON MAP.**

16. Affidavit of Soil Condition recorded April 08, 1992 in Reel 2753, Image 1065 as Document No. 6593109. **CANNOT BE PLOTTED, AFFECTS SUBJECT PROPERTY.**

17. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Riverbank Stabilization, Access and Maintenance Easement recorded on August 07, 1997 in Reel 4112, Image 41, as Document No. 7403735. **LIES TO EAST, DOES NOT AFFECT SUBJECT PROPERTY.**

18. Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded in January 24, 2001 in Reel 4994, Image 1515 as Document No. 8016026 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **SHOWN ON MAP.**

19. Covenants, Easements, Reservations, Conditions and Restrictions as set forth in Special Warranty Deed recorded in December 19, 2005 as Document No. 09150192 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel B) **AFFECTS ALL OF PARCEL B, MAY HAVE EXPIRED.**

20. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement Agreement recorded on March 07, 2007, as Document No. 09395858. **ALL OF THESE EASEMENTS WITHIN THIS DOCUMENT HAVE TERMINATED, NOT SHOWN.**

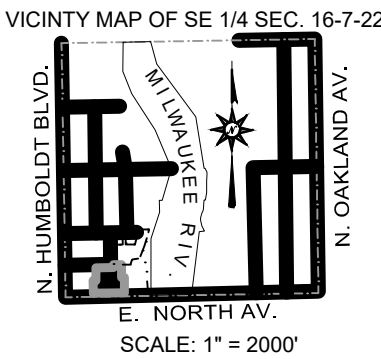
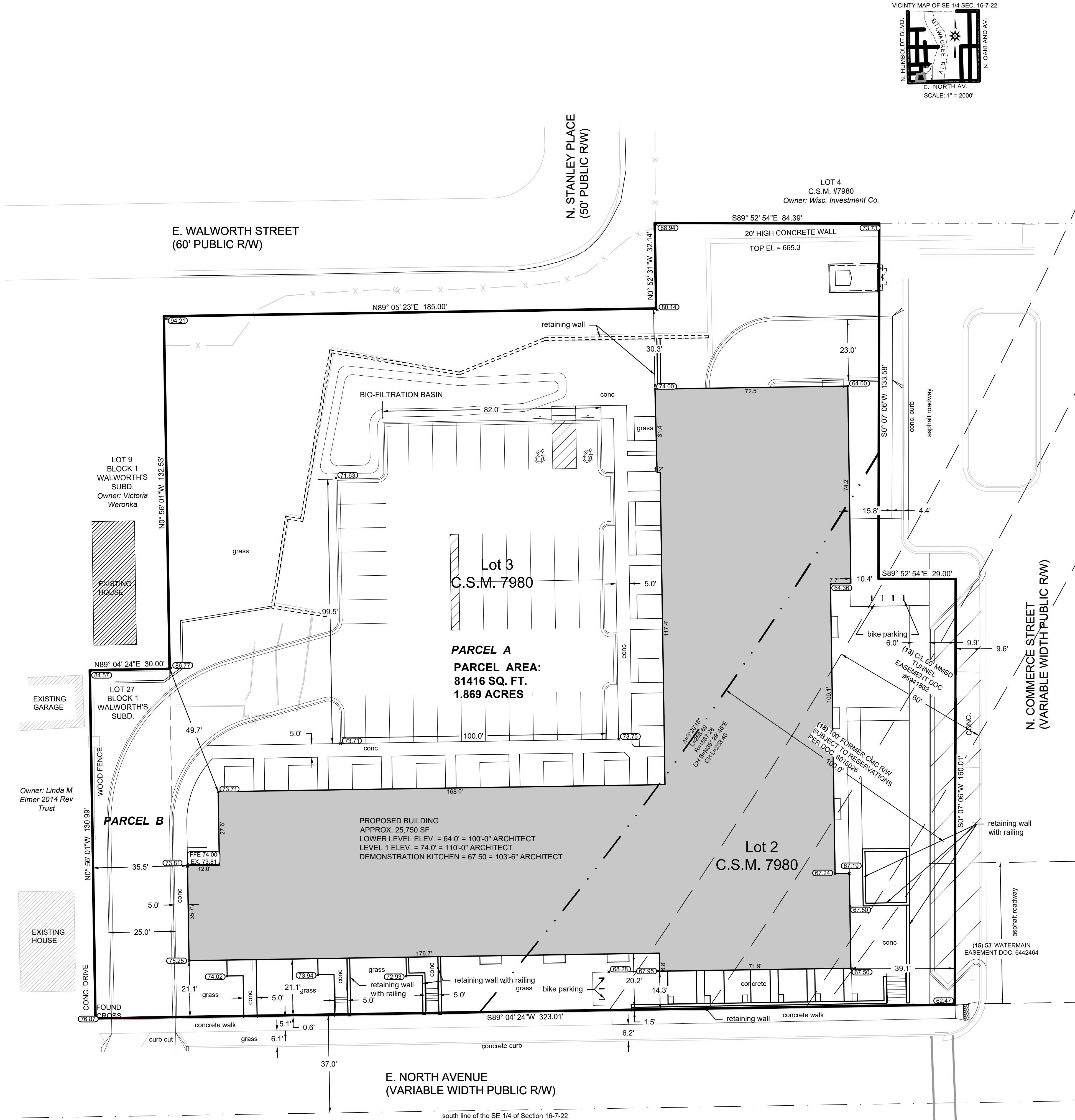
21. This item has been intentionally deleted.

22. - 23. **NOT SURVEY-RELATED**

24. Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any.

GENERAL NOTES:

- Drawing is based on field survey completed by The Sigma Group in June 2021.
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983.
- Parcel falls within **Zone X**, **Areas determined to be outside the 0.2% annual chance floodplain**, per FEMA FIRM Panel 55079C0092E effective date of 09/26/2008.
- Total parcel area is 81,416 square feet or 1.869 acres.
- Vertical datum for the project survey is City of Milwaukee. add 580.36 to convert to USGS NAVD88.
- No buildings were observed on the subject property on the date of survey.



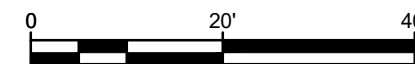
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND

—	SECTION 1/4 SECTION LINE	—	PROPERTY LINE
—	EASEMENT	—	CHAIN LINK FENCE
—	GUARD RAIL	—	METAL FENCE
—	WOOD FENCE	—	TREE LINE
—	OVERHEAD UTILITY LINE	—	ELECTRIC
—	TELEPHONE	—	FIBER OPTIC
—	CABLE TV	—	SANITARY SEWER
—	FORCE MAIN	—	STORM SEWER
—	WATER MAIN	—	EXISTING MAJOR CONTOUR
—	GAS	—	EXISTING MINOR CONTOUR
—	IRON PIPE FOUNDSET	—	CHISELED CROSS FOUNDSET
—	REBAR FOUNDSET	—	SPK NAIL FOUNDSET
—	MONUMENT	—	BENCHMARK
—	SIGN	—	SECCIOUS TREE (Diameter)
—	CONFEROUS TREE (Diameter)	—	BUSH
—	POST	—	SOIL BORING
—	MONITORING WELL	—	CULVERT END
—	GLY WIRE	—	GLY POLE
—	GAS METER	—	PARKING METER
—	ELECTRIC METER	—	FLAG POLE
—	UTILITY PEDESTAL	—	TRAFFIC SIGNAL
—	HANDHOLE	—	

1132, 1164 &
1136-1146 E. NORTH AVE
MILWAUKEE, WISCONSIN

PLAT OF SURVEY



NO. REVISION	DATE	BY
DRAWING NO.	19730 Plat.dwg	
DRAWN BY:	CMM	
DATE:	11/30/2021	
PROJECT NO:	# 19730	
CHECKED BY:	BMR	
APPROVED BY:	BMR	
SHEET NO.:		

Riverwest

1132, 116 & 1136-1146 E. North Ave.
Milwaukee, WI 53212

Owner
General Capital Acquisitions, LLC
6938 N. Santa Monica Blvd.
Fox Point, WI 53217

PROJECT NUMBER 203198

SEAL

ISSUED FOR:

DPD 2022-03-08

REVISION FOR: DATE
NO. DESCRIPTION

DETAILED PLANNED
DEVELOPMENT - NOT
FOR CONSTRUCTION

DRAWN BY TPM

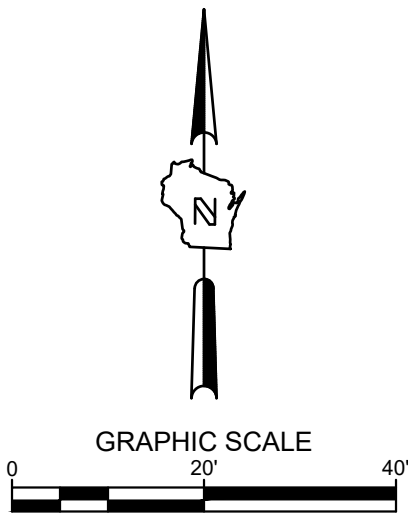
CHECKED BY CTC

SITE PLAN

C100

SITE INFORMATION

SITE AREA = 81,404 SF (1.87 AC)
SITE DISTURBED AREA = 72,146 SF (1.66 AC)
EXISTING IMPERVIOUS AREA = 665 SF (0.02 AC) [1.1%]
PROPOSED IMPERVIOUS AREA = 55,654 SF (1.28 AC) [68.4%]
SURFACE PARKING SPACES = 35 SPACES
STREET PARKING SPACES = 12 SPACES
PARKING LEVEL SPACES = 56 SPACES
ADA PARKING SPACES = 2 SPACES



LEGEND:

	5" THICK CONCRETE WALK	
	CONCRETE PAVEMENT	
	ASPHALT SURFACE	
	CURB & GUTTER (ACCEPT)	
	CURB & GUTTER (REJECT)	

GENERAL NOTES:

- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.012(1974)
REQUIRES 90 DAYS
NOTICE BEFORE YOU DIG
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

Riverwest

1132, 116 & 1136-1146 E. North Ave.
Milwaukee, WI 53212

Owner
General Capital Acquisitions, LLC
6938 N. Santa Monica Blvd.
Fox Point, WI 53217

PROJECT NUMBER 203198

SEAL

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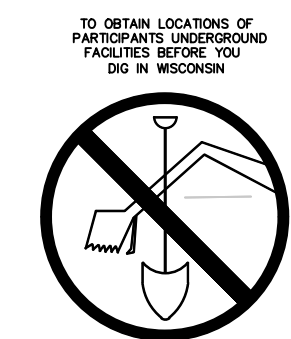
DETAILED PLANNED
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DRAWN BY TPM

CHECKED BY CTC

GRADING PLAN

C200



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1-800-242-8511

TOLL FREE

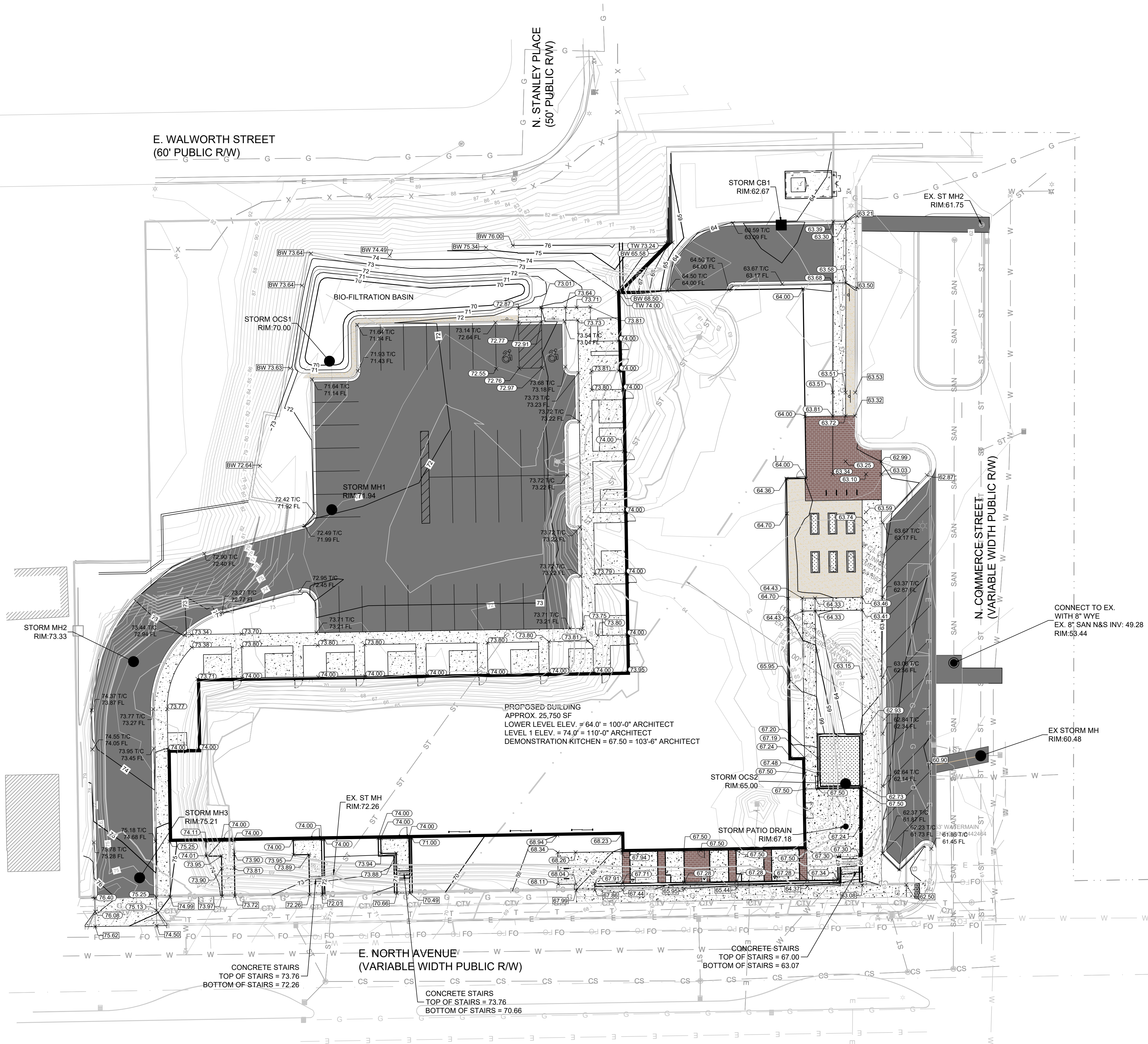
WIS. STATUTE 182.07(2)(974)

REQUIRES MIN. 3 WORK DAYS

NOTICE BEFORE YOU DIG/AWAY

MILW. AREA 259-1181

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GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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UTILITY PLAN

C300



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WI STATUTE 182.0176(1974)
REQUIRES 90 DAYS
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MILW. AREA 259-1181

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LEGEND:

- W --- PROPOSED WATER SERVICE
- SAN --- PROPOSED SANITARY SERVICE
- >--- PROPOSED STORM SEWER

- PROPOSED STORM INLET (V C403)
- PROPOSED STORM MANHOLE (S C403)
- PROPOSED SANITARY MANHOLE (T C403)

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- ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
- PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
- COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
- IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL DESIGN AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
- WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
- INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

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JCT

CHECKED BY

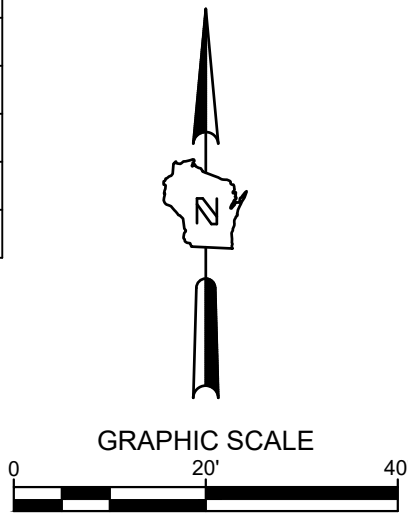
CTC

LANDSCAPE OVERVIEW

L100

CITY OF MILWAUKEE LANDSCAPE REQUIREMENTS		
SCREENING: OPTION A	REQUIRED	PROPOSED
WIDTH OF SCREENING AT NORTH AVE	10'-0"	11'-0"
* SHRUBS ALONG NORTH AVE	7.00	6
* GRASS/PERENNIALS ALONG NORTH AVE	14.00	7
SCREENING CANOPY TREES	1.00	1
**TOTAL PARKING LOT LANDSCAPE AREA	600 SF	1,636 SF
**TOTAL PARKING LOT CANOPY TREE	6.00	11

* REQUIREMENT CAN BE SATISFIED WITH A COMBINATION OF PERENNIALS & SHRUBS
** REQUIRED QUANTITY ACCOUNTS FOR GREEN INFRASTRUCTURE AREA



GENERAL NOTES:

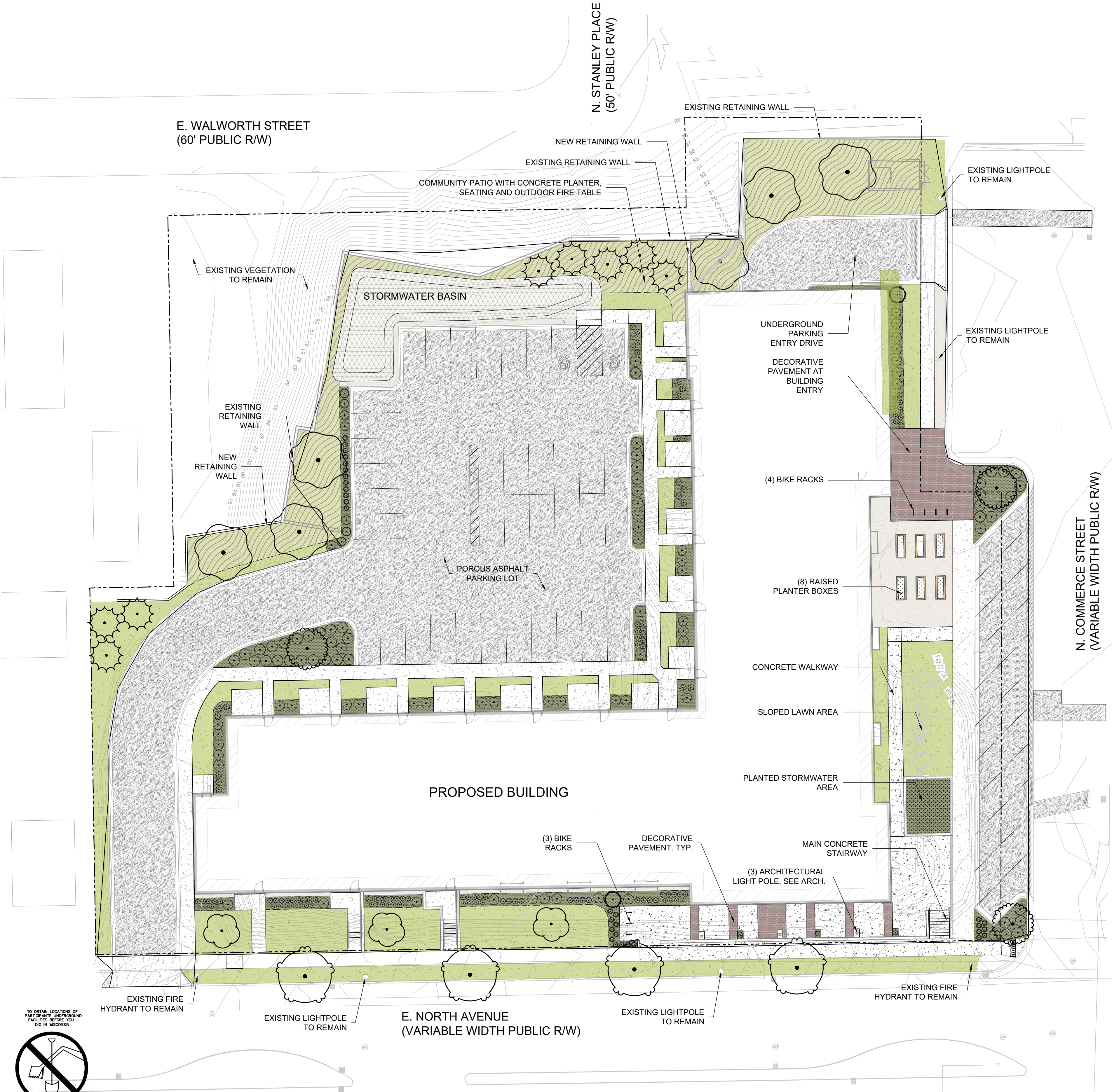
- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

LEGEND:

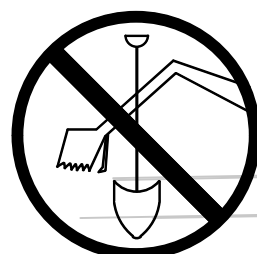
	PLANTING BED
	TURFGRASS LAWN
	STORMWATER INFILTRATION SEED MIX
	NATIVE SEED MIX
	CRUSHED GRANITE SURFACING
	ASPHALT SURFACING - SEE CIVIL
	CONCRETE PAVING - SEE CIVIL
	DECORATIVE PAVEMENT - SEE CIVIL
	PROPERTY LINE
	PLANT EDGING

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	JS	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	4' Ht.	B&B	2
	PP	Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce	6' Ht.	B&B	8
FLOWERING TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	MA	Malus x adstringens 'Durleo' TM / Gladiator Crabapple	2.5' Cal.	B&B	3
	PC	Pyrus calleryana 'Cleveland Select' / Cleveland Select Callery Pear	2.5' Cal.	B&B	3
SHADE TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AF	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	2.5' Cal.	B&B	6
	GT	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5' Cal.	B&B	4
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AM	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 gal.	Pot	9
	HP	Hosta x 'Patriot' / Patriot Hosta	1 gal.	Pot	21
	RQ	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal.	Pot	53
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	IC	Ilex glabra 'Compacta' / Compact Inkberry	1 gal.	Pot	25
	JK	Juniperus x pfitzeriana 'Kallay's Compact' / Kallay's Compact Pfitzer Juniper	1 gal.	Pot	14
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Pot	44
	ST	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Pot	30
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AG	Allium x 'Globemaster' / Globemaster Ornamental Onion	1 gal.	Pot	27
	NC	Nepeta x 'Cat's Pajamas' / Cat's Pajamas Catmint	1 gal.	Pot	27



TO OBTAIN LOCATIONS OF
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WS STATUTE 182.07(2)(b)
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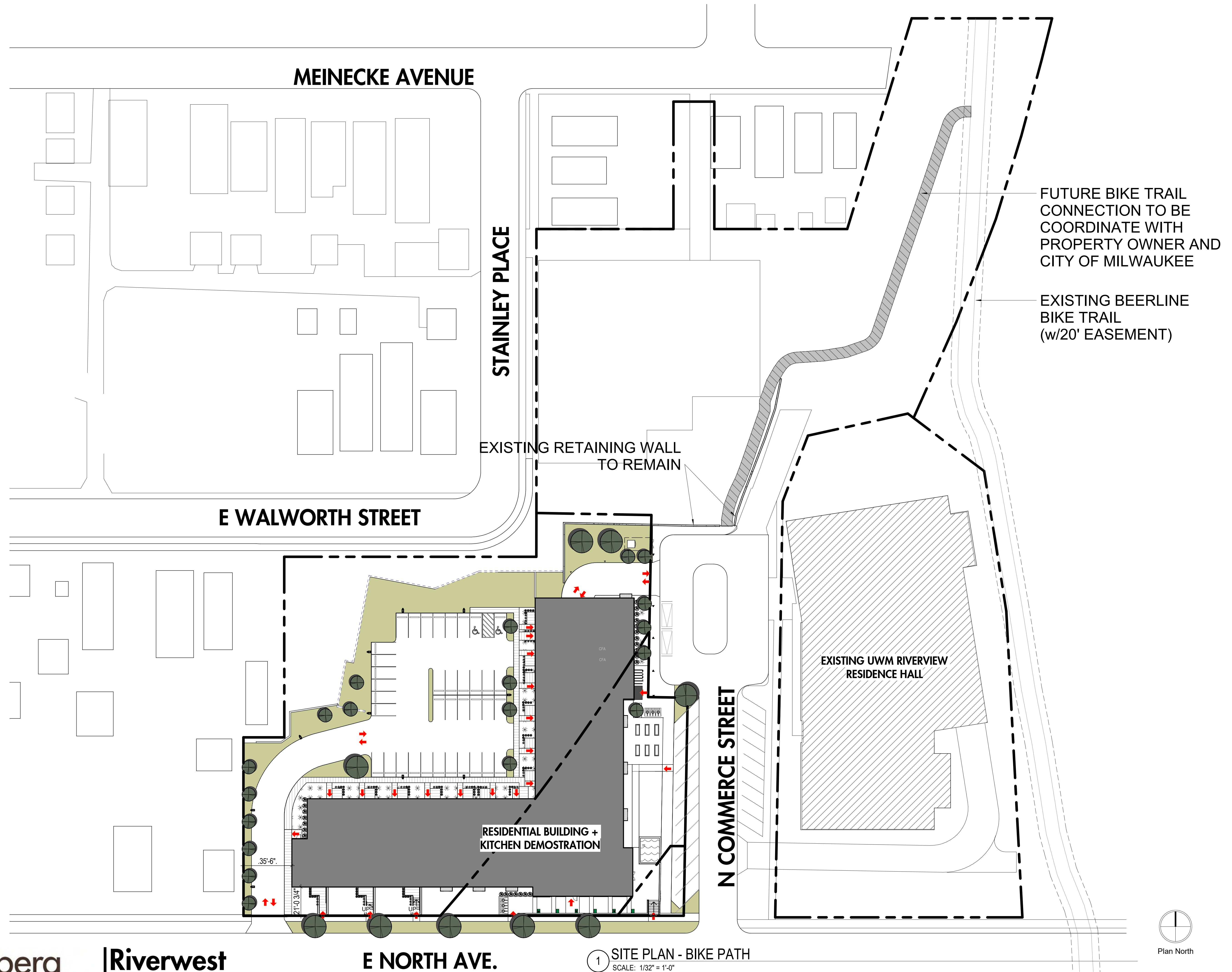
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[illegible]

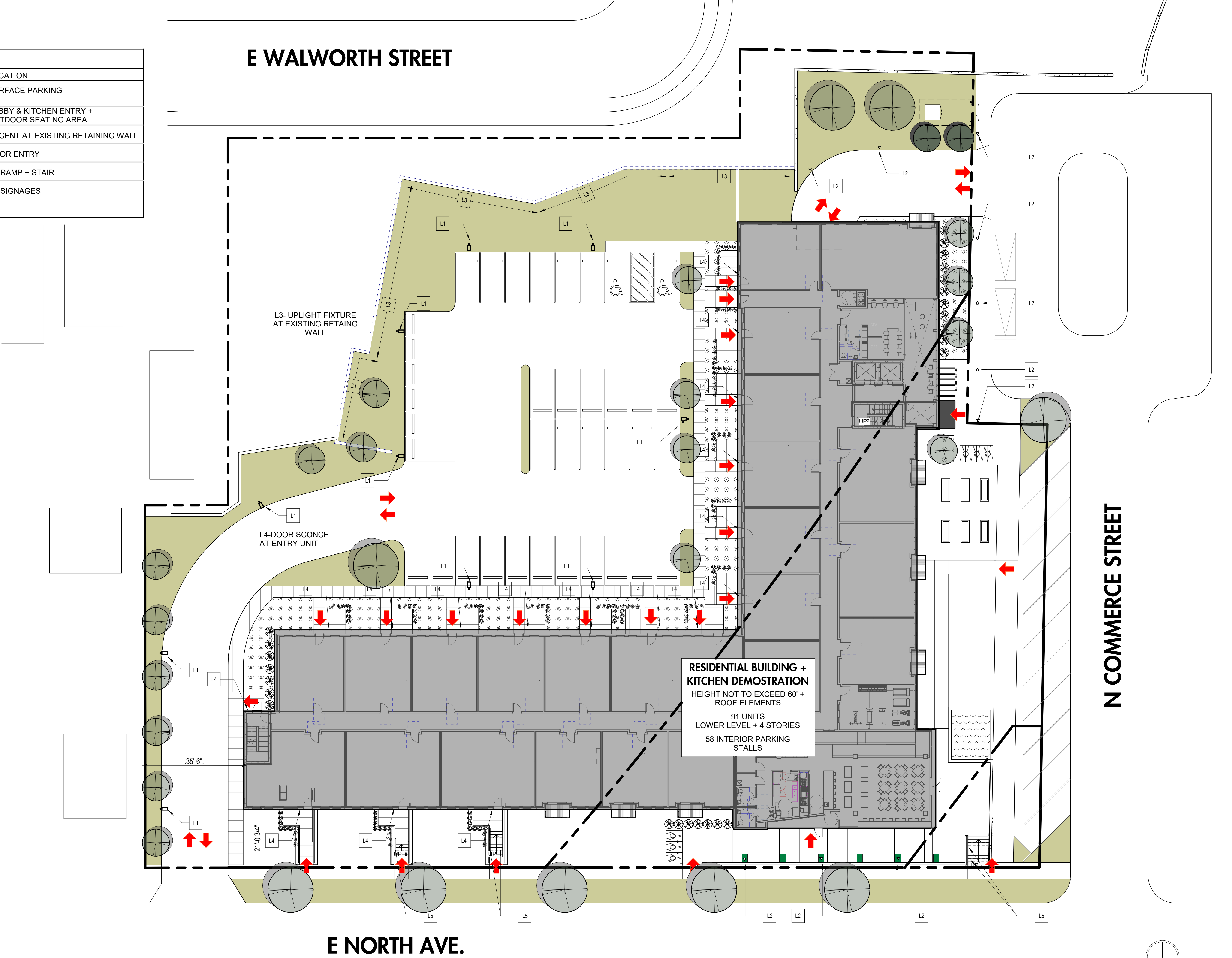
Engberg
Anderson
ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

DETAIL PLANNED DEVELOPMENT - NOT FOR CONSTRUCTION
Engberg Anderson Project No. 203198



SITE LIGHT FIXTURES			
	MFG.	MODEL	LOCATION
L1	LinmoreLED HAPCO	Site Lighter (SL1) EXTERIOR LED FIXTURE Square Straight Steel Pole No Arm — 4-Bolt Base	SURFACE PARKING
L2	LIDGMAN	USM-21141 Smith Square Light Column	LOBBY & KITCHEN ENTRY + OUTDOOR SEATING AREA
L3	LIDGMAN	ULD-50001 Lador 1 Floodlight	ACCENT AT EXISTING RETAINING WALL
L4	PERFORMANCE IN LIGHTING	MIMIK 20 FLAT B	DOOR ENTRY
L5	LIGMAN	RADO 1 RECESSED - URA-40531	AT RAMP + STAIR
L6	ORGANIC	ACLED TAPE (120v) CORNER CHANNEL + FROSTED LENS # 036022-48" / #037100-BLK / #036100 / #036056 Cut to Length & Sealed by Factory (Increments of 12")	AT SIGNAGES



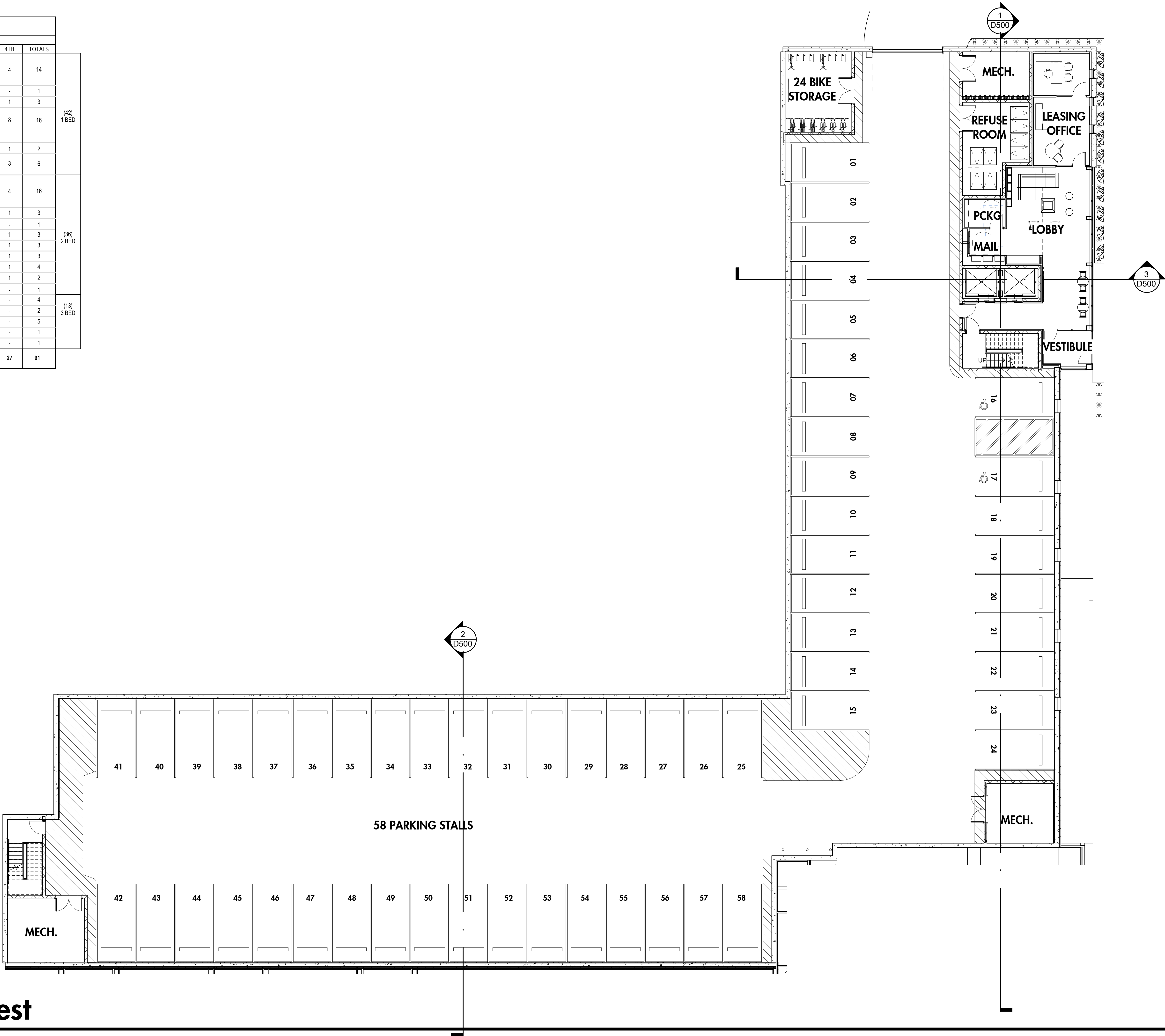
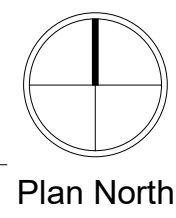
1 SITE PLAN - EXTERIOR LIGHTING
SCALE: 1/16" = 1'-0"

UNIT MATRIX											
UNIT TYPE	UNIT DATA						UNITS PER FLOOR				
	UNIT NUMBER	BED	DEN	BATH	WD	RENTABLE SF	1ST	2ND	3RD	4TH	TOTALS
1A	108 - 109 - 205 - 207 - 211 - 212 - 305 - 307 - 311 - 312 - 405 - 407 - 411 - 412	1	N/A	1	STACK	605 SF	2	4	4	4	14
1A (ADA)	110	1	N/A	1	SIDE	605 SF	1	-	-	-	1
1A (WHEDA)	213 - 313 - 413	1	N/A	1	STACK	605 SF	-	1	1	1	3
1B	316 - 317 - 318 - 322 - 323 - 324 - 325 - 326 - 416 - 417 - 418 - 422 - 423 - 424 - 425 - 426	1	N/A	1	STACK	607 SF			8	8	16
1B.1	315 - 415	1	N/A	1	STACK	607 SF	-	-	1	1	2
1B (WHEDA)	319 - 320 - 321 - 419 - 420 - 421	1	N/A	1	STACK	607 SF	-	-	3	3	6
2A	103 - 104 - 106 - 107 - 203 - 204 - 209 - 210 - 303 - 304 - 309 - 310 - 403 - 404 - 409 - 410	2	N/A	2	STACK	887 SF	4	4	4	4	16
2B	206 - 306 - 406	2	N/A	1	STACK	860 SF	-	1	1	1	3
2C (ADA)	111	2	N/A	1	SIDE	821 SF	1	-	-	-	1
2C (WHEDA)	214 - 314 - 414	1	N/A	1	STACK	826 SF	-	1	1	1	3
2D	208 - 308 - 408	2	N/A	1	STACK	827 SF	-	1	1	1	3
2E	202 - 302 - 402	2	N/A	2	STACK	996 SF	-	1	1	1	3
2F	101 - 201 - 301 - 401	2	N/A	2	STACK	1,023 SF	1	1	1	1	4
2G (WHEDA)	327 - 427	2	N/A	1	STACK	834 SF	-	-	1	1	2
2H	105	2	N/A	2	STACK	865 SF	1	-	-	-	1
3A	120 - 121 - 122 - 123	3	N/A	2	STACK	1,324 SF	4	-	-	-	4
3B (WHEDA)	118 - 119	3	N/A	2	STACK	1,324 SF	2	-	-	-	2
3C	113 - 114 - 115 - 116 - 117	3	N/A	2	STACK	1,324 SF	5	-	-	-	5
3C.1	112	3	N/A	2	STACK	1,382 SF	1	-	-	-	1
3C.2	124	3	N/A	2	STACK	1,324 SF	1	-	-	-	1
TOTAL UNITS							23	14	27	27	91

BUILDING AREAS	
APPLICABLE CODE	IBC 2015
OCCUPANCY	CONSTRUCTION TYPE
LOWER LEVEL - S-2 / A-2	I-A
1ST FLOOR - R-2 / A-2	V-A
2ND, 3RD & 4TH FLOORS - R-2	V-A
SPRINKLER SYS.	NFP-13
# OF FLOORS	4 STORIES
AREA	
LOWER LEVEL	23,265 SF
LOBBY	1,780 SF
PARKING	21,485 SF
1ST FLOOR	26,020 SF
KITCHEN	2,560 SF
RESIDENTIAL	23,060 SF
2ND FLOOR	25,560 SF
3RD & 4TH FLOOR	25,560 SF
TOTAL BUILDING AREA	125,565 SF
PARKING	
SURFACE PARKING	38+11 SPOTS
COVERED PARKING	58 SPOTS
TOTAL PARKING	96 SPOTS + 11 PUBLIC SPOTS

1 LOWER LEVEL PLAN

SCALE: 3/32" = 1'-0"

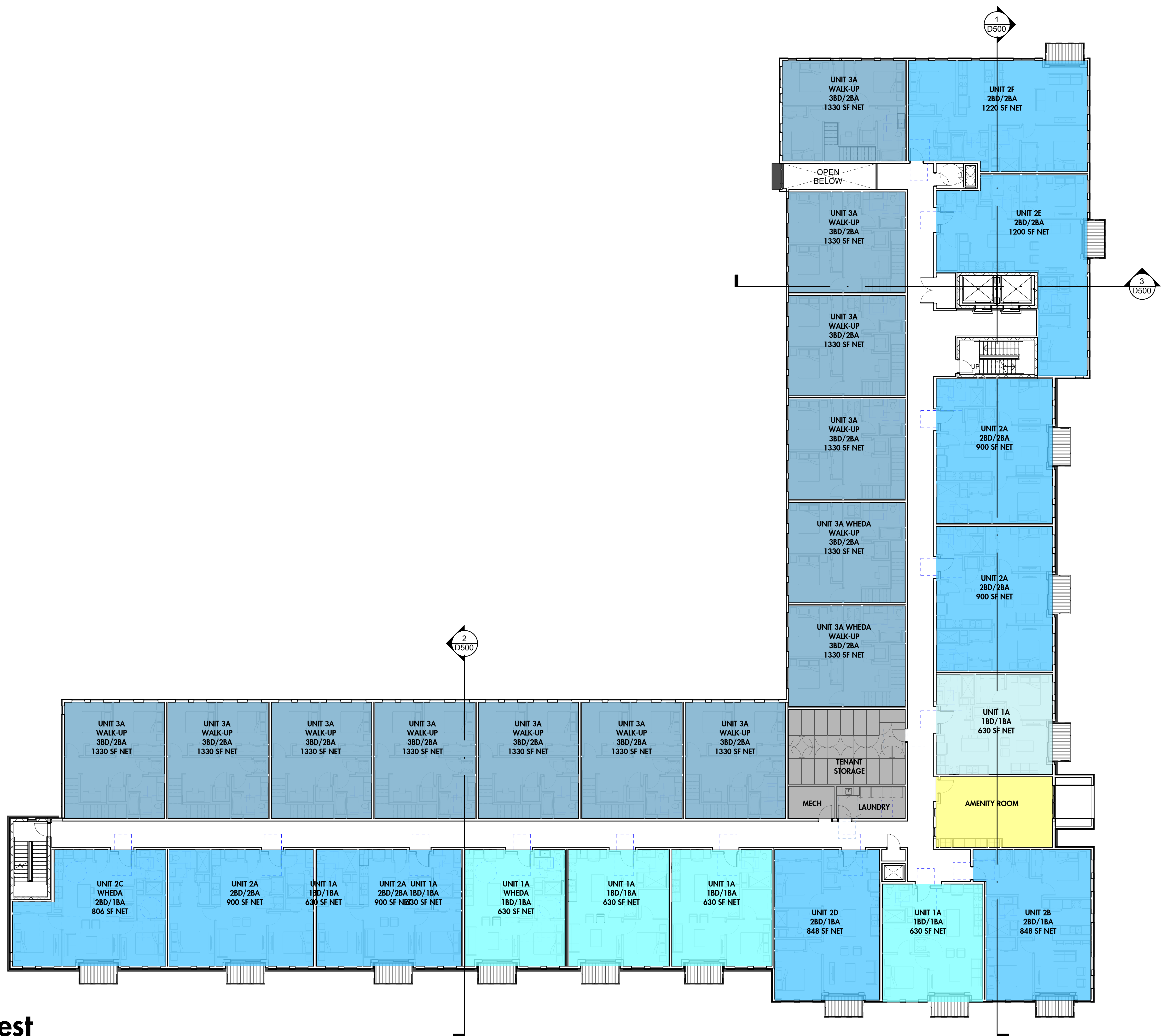


1 LEVEL 2 PLAN

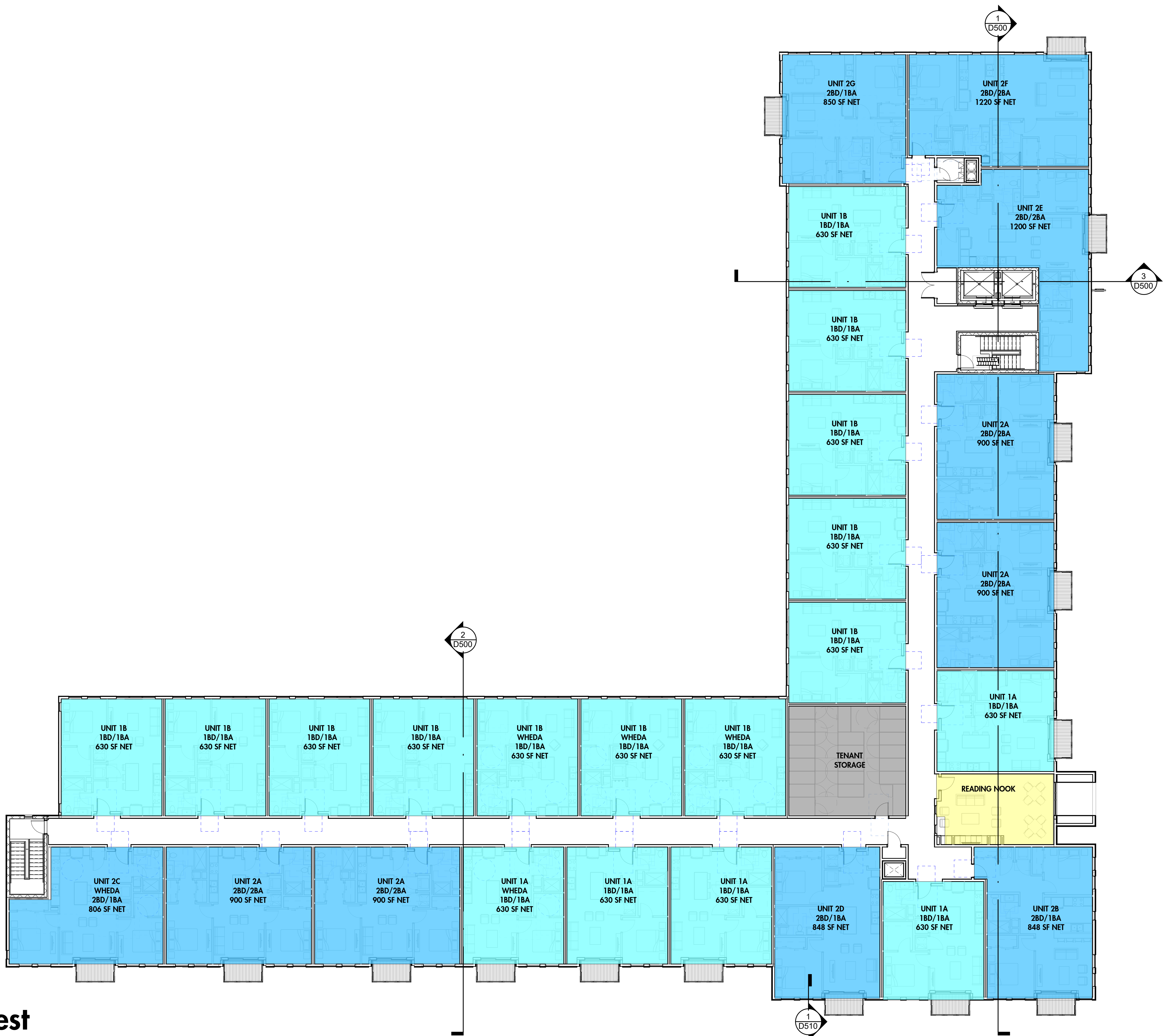
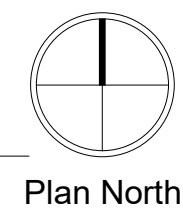
SCALE: 3/32" = 1'-0"



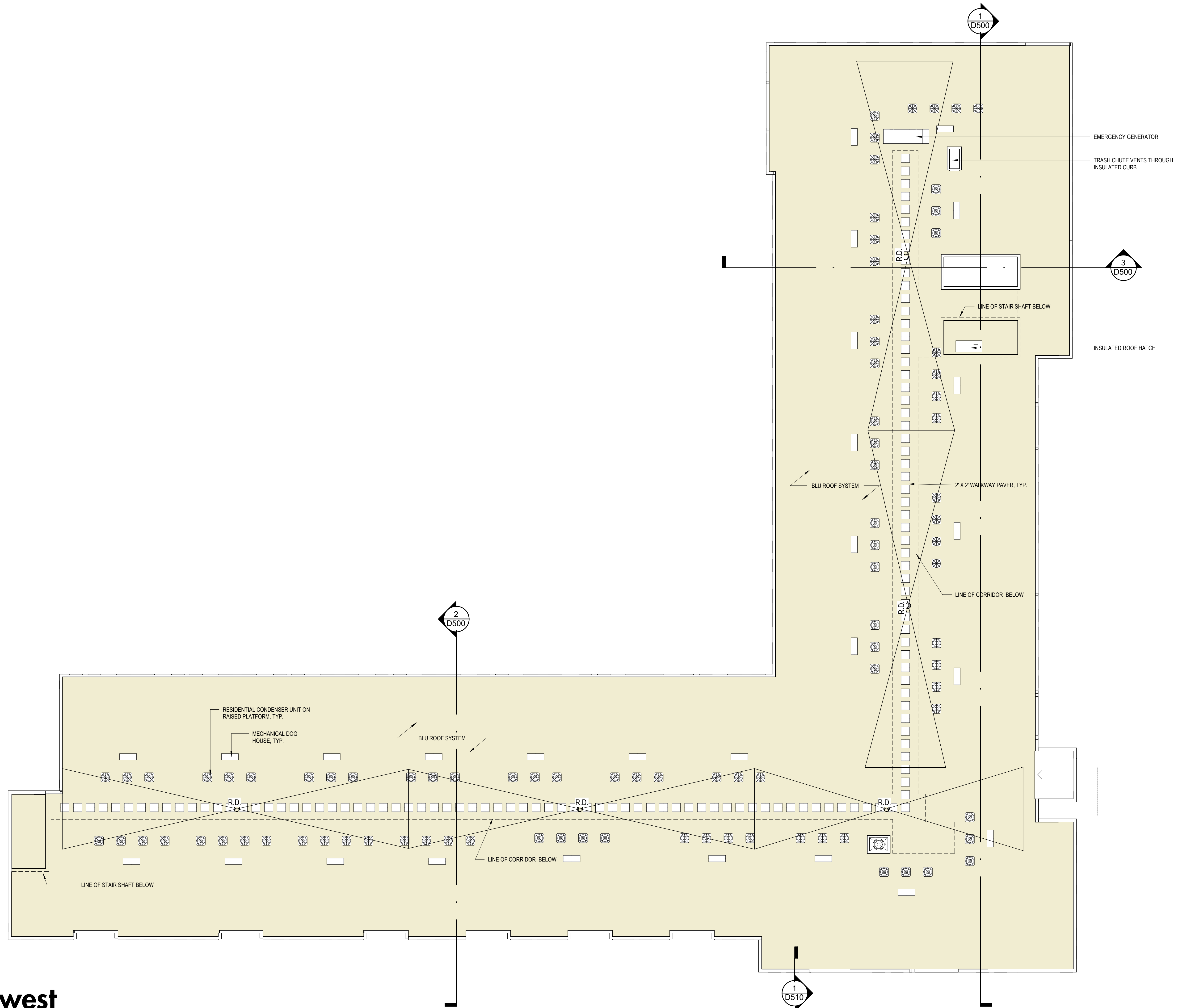
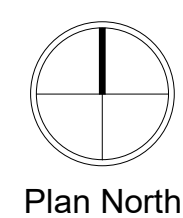
Plan North



1 LEVEL 4 PLAN
SCALE: 3/32" = 1'-0"

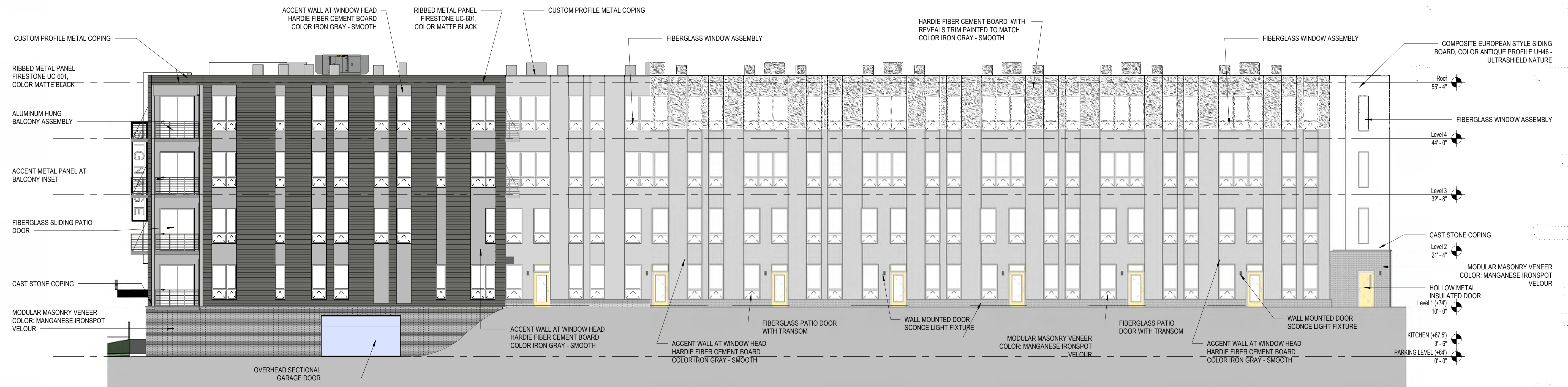


1 ROOF PLAN
SCALE: 3/32" = 1'-0"

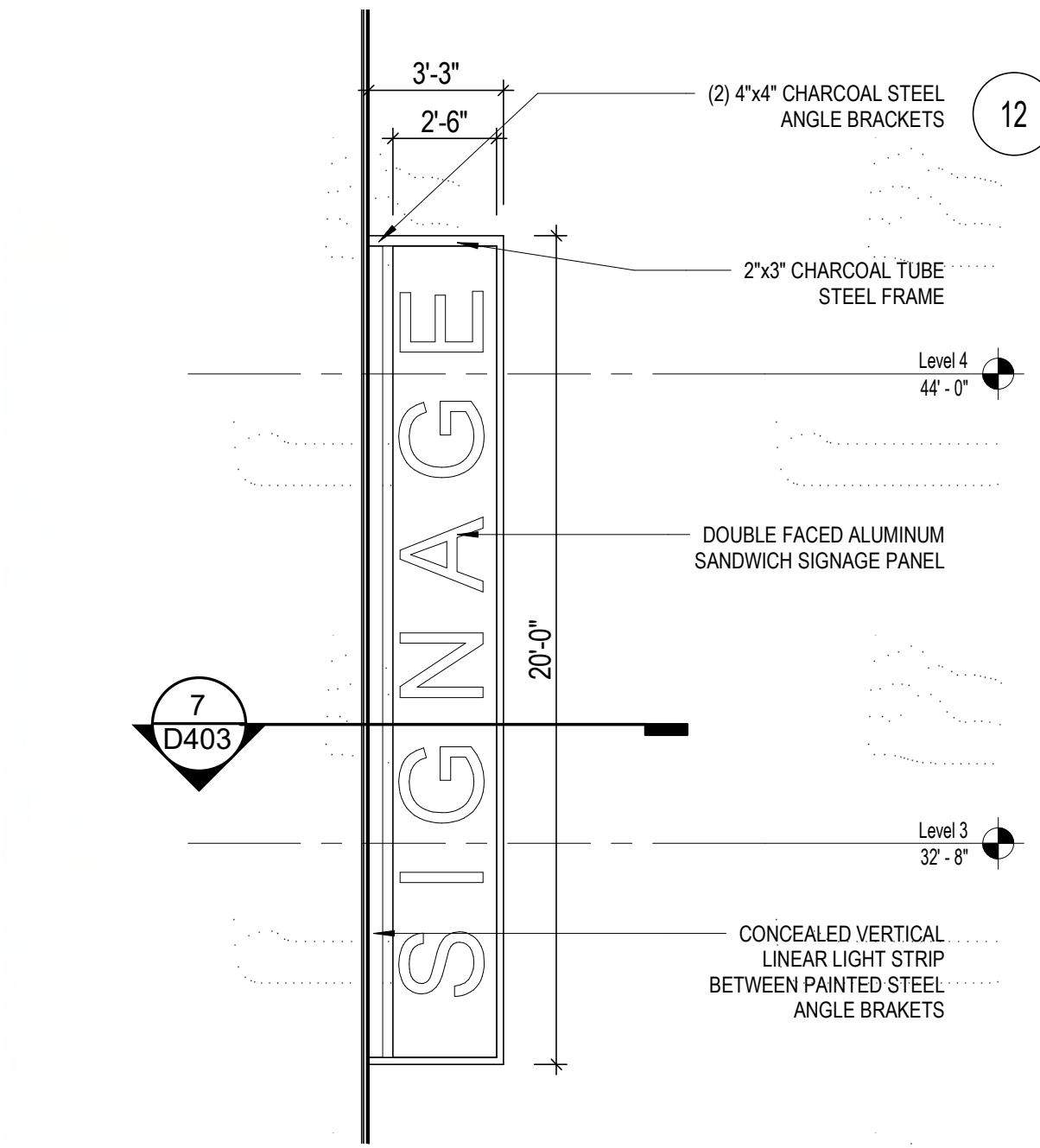




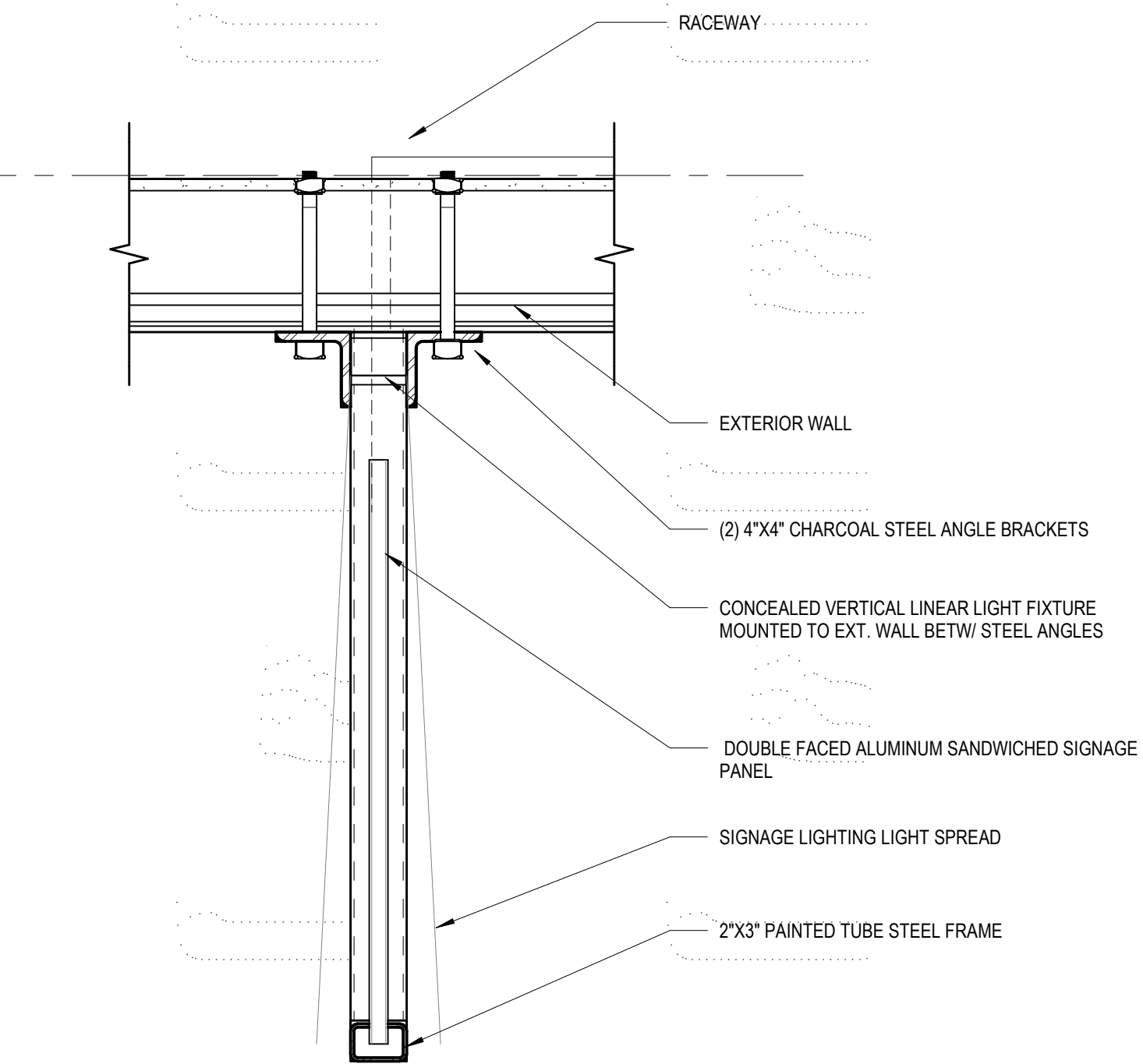
2 BUILDING ELEVATION - WEST.
SCALE: 3/32" = 1'-0"



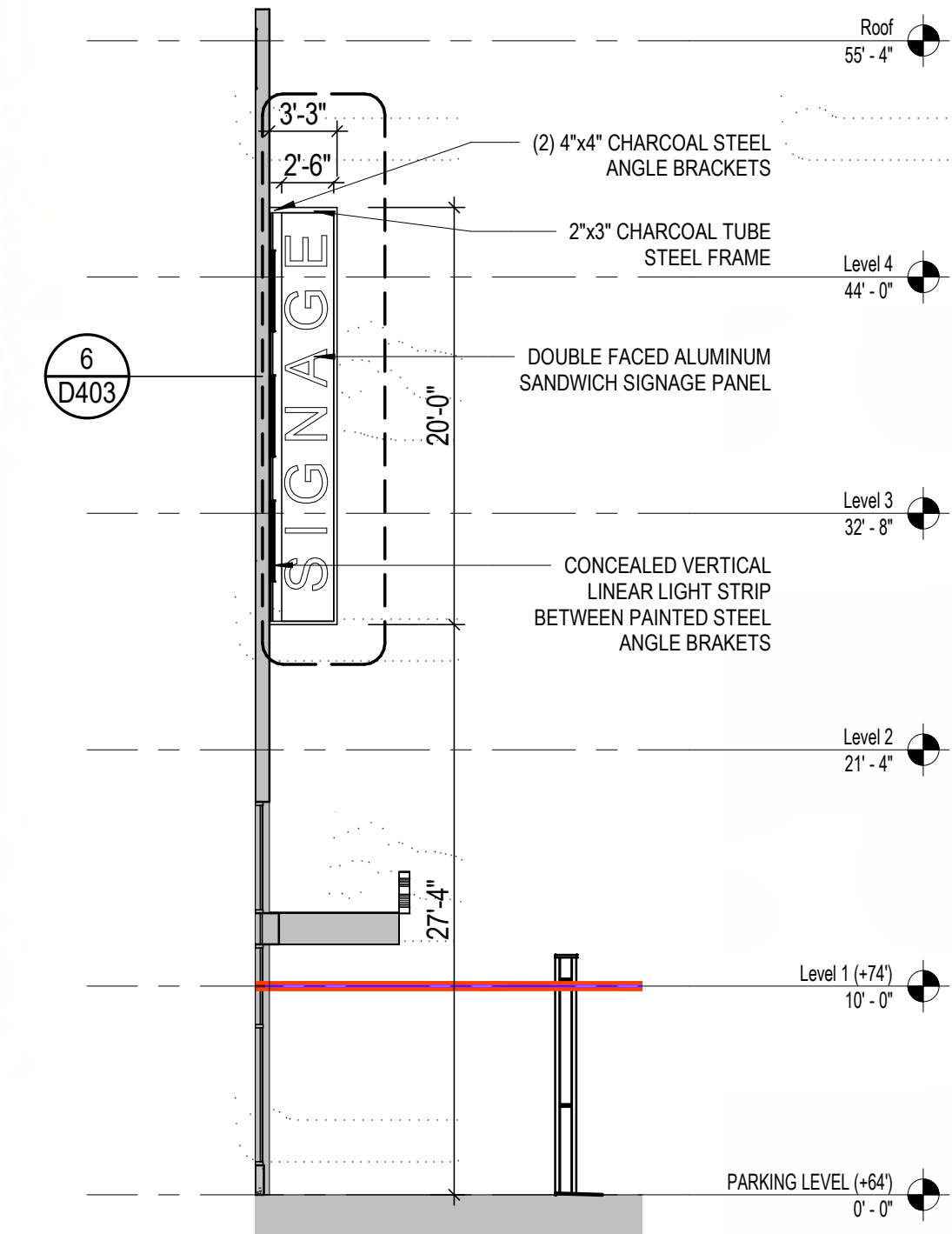
1 BUILDING ELEVATION - NORTH.
SCALE: 3/32" = 1'-0"



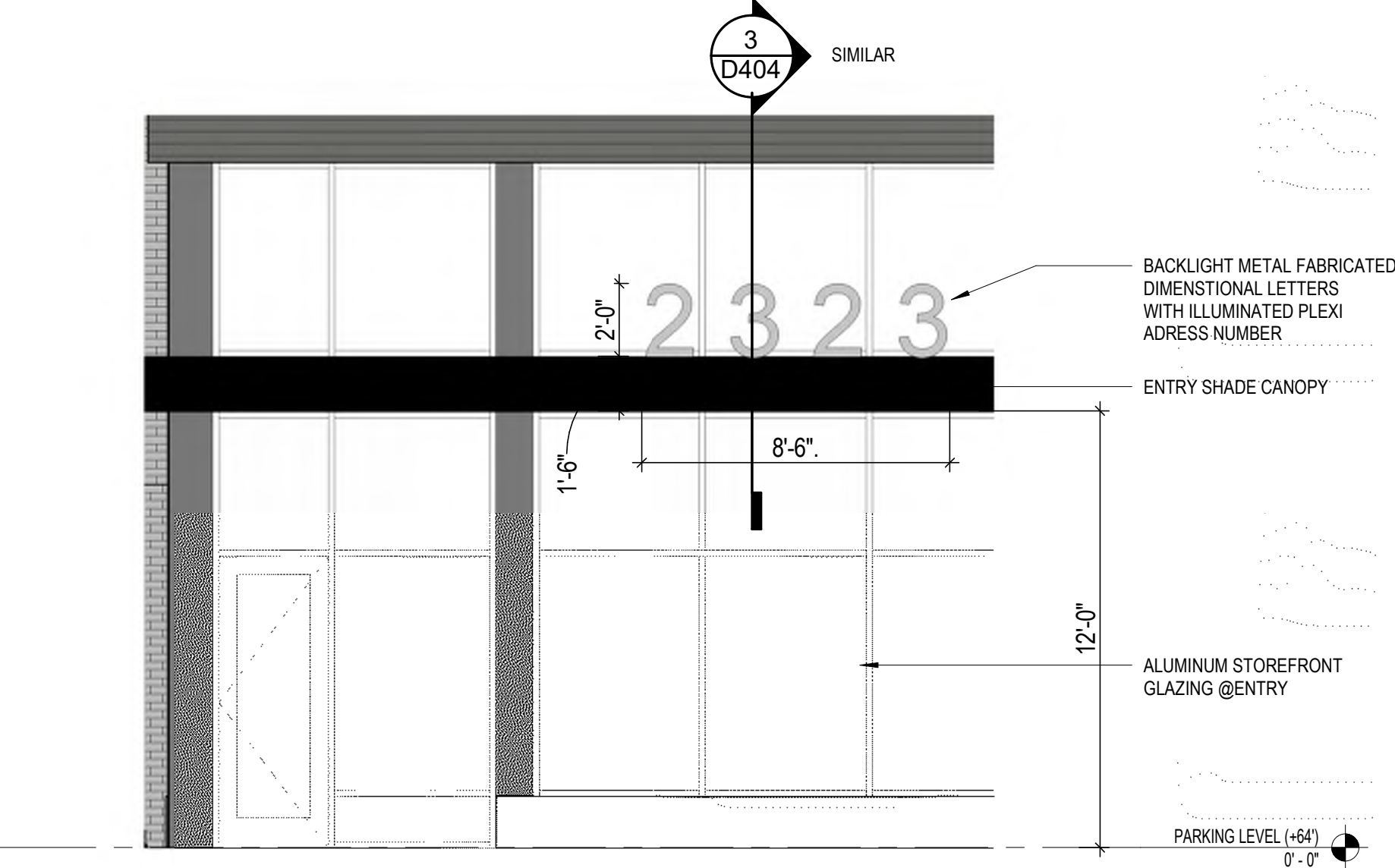
6 BLADE SIGNAGE
SCALE: 1/4" = 1'-0"



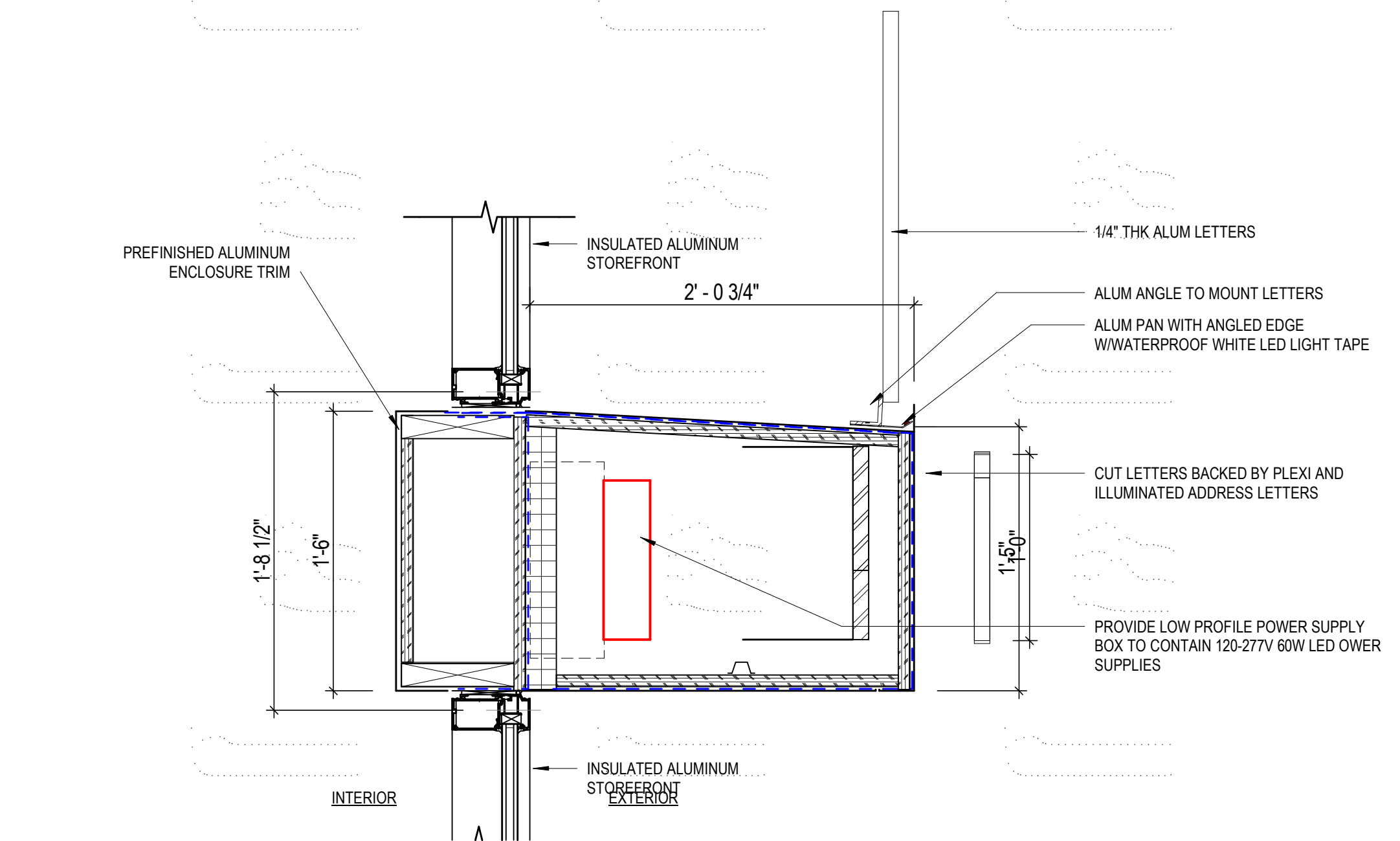
7 BLADE SIGNAGE PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



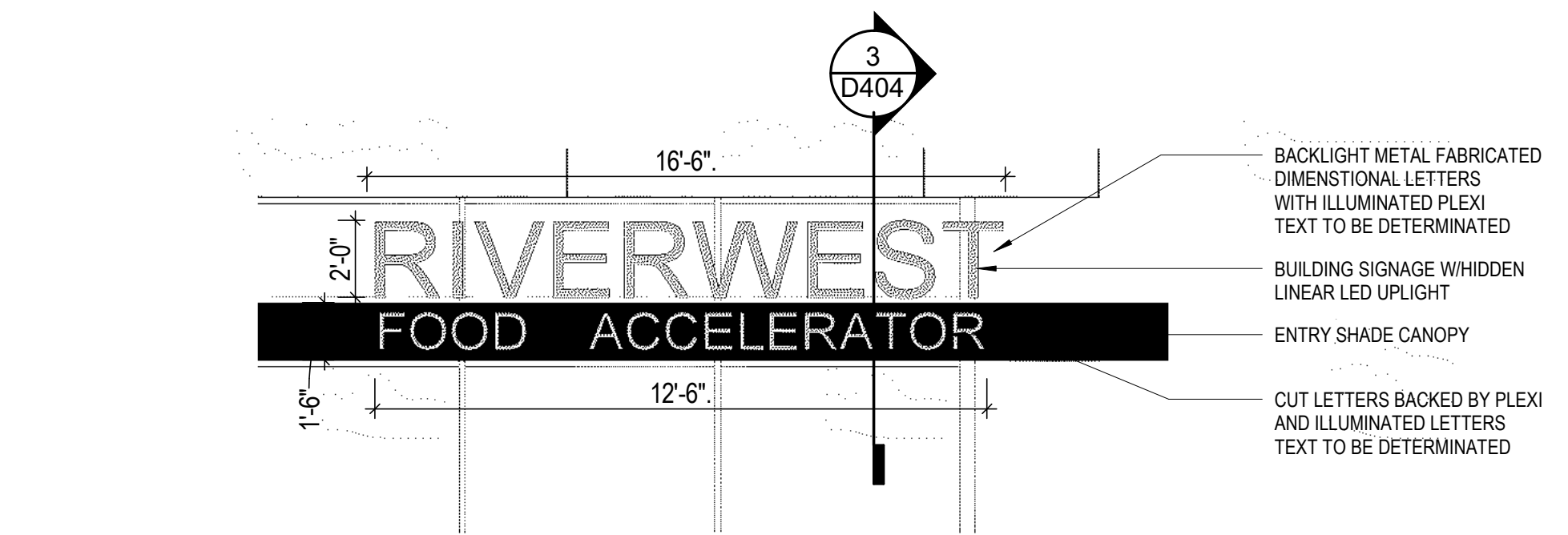
5 BLADE SIGNAGE SECTION
SCALE: 1/8" = 1'-0"



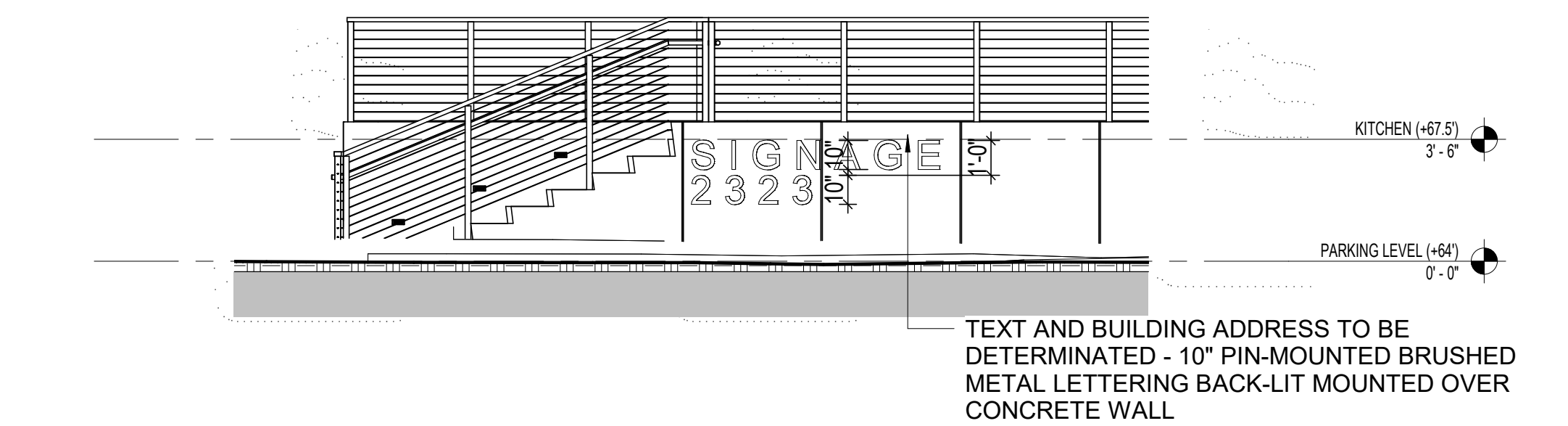
2 BUILDING SIGNAGE AT LOBBY ENTRY
SCALE: 1/4" = 1'-0"



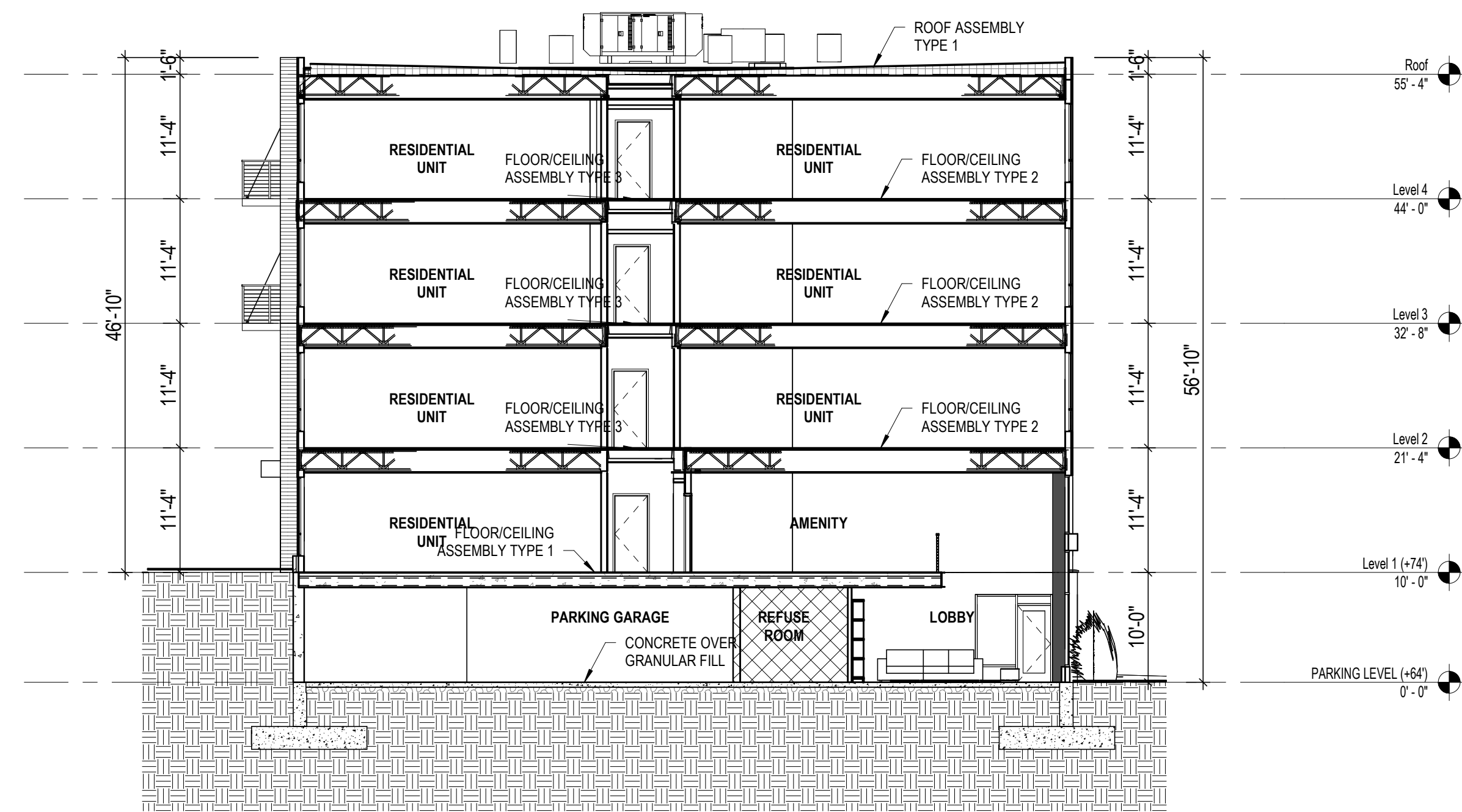
3 SIGNAGE AT CANOPY
SCALE: 1 1/2" = 1'-0"



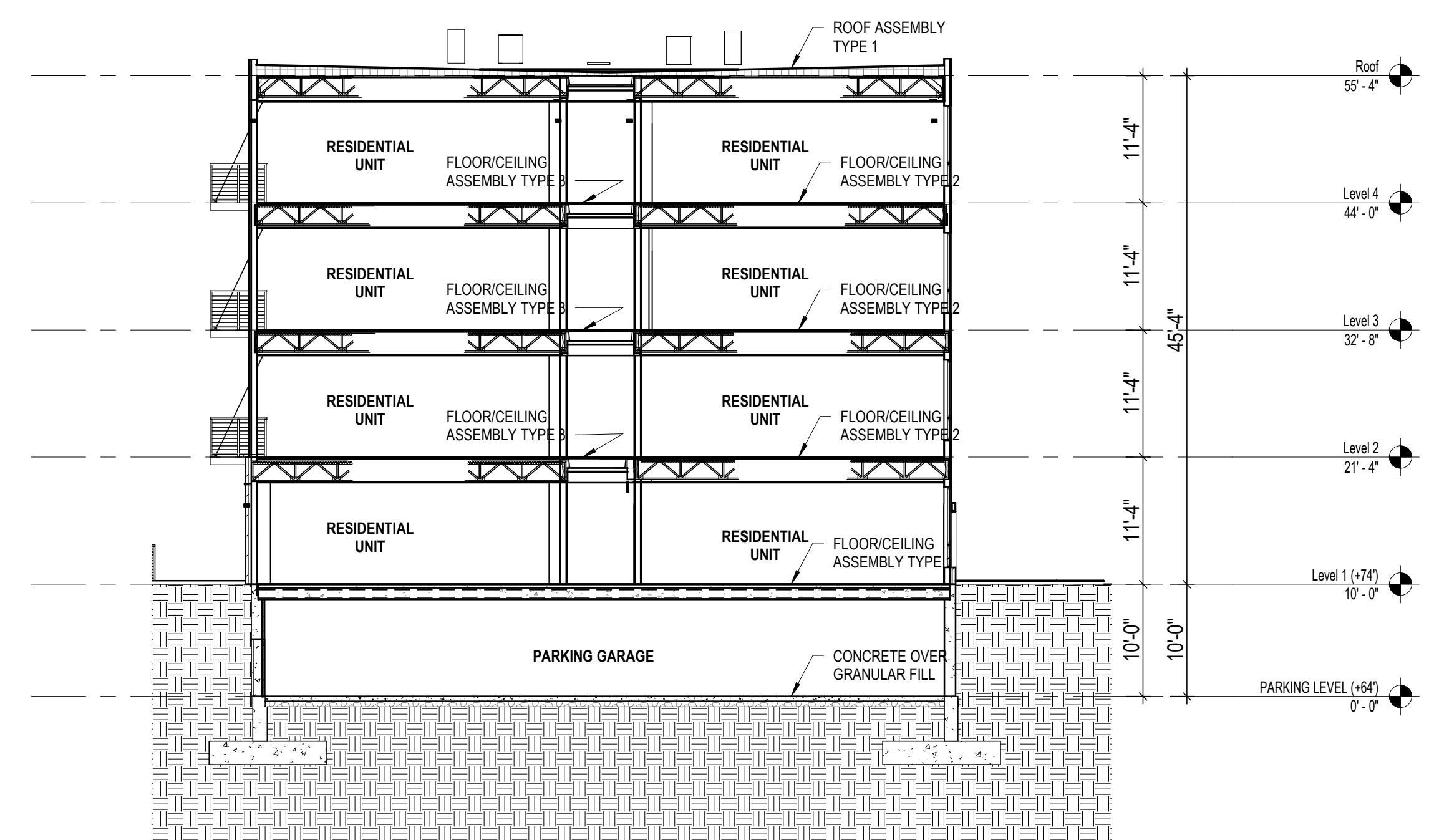
1 BUILDING SIGNAGE AT KITCHEN CANOPY
SCALE: 1/4" = 1'-0"



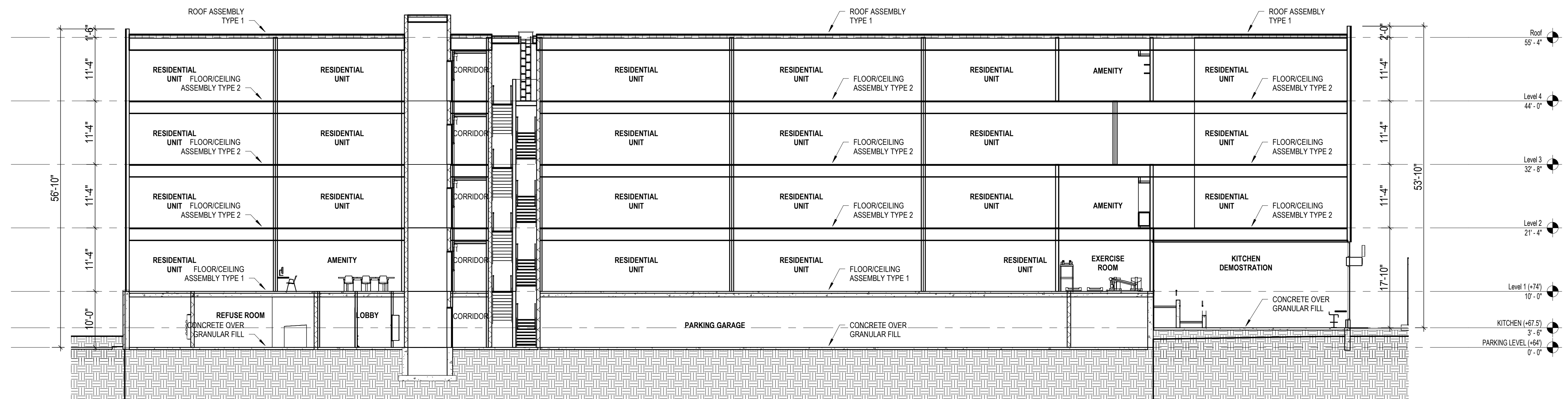
2 BUILDING SIGNAGE OVER CONCRETE WALL
SCALE: 1/4" = 1'-0"



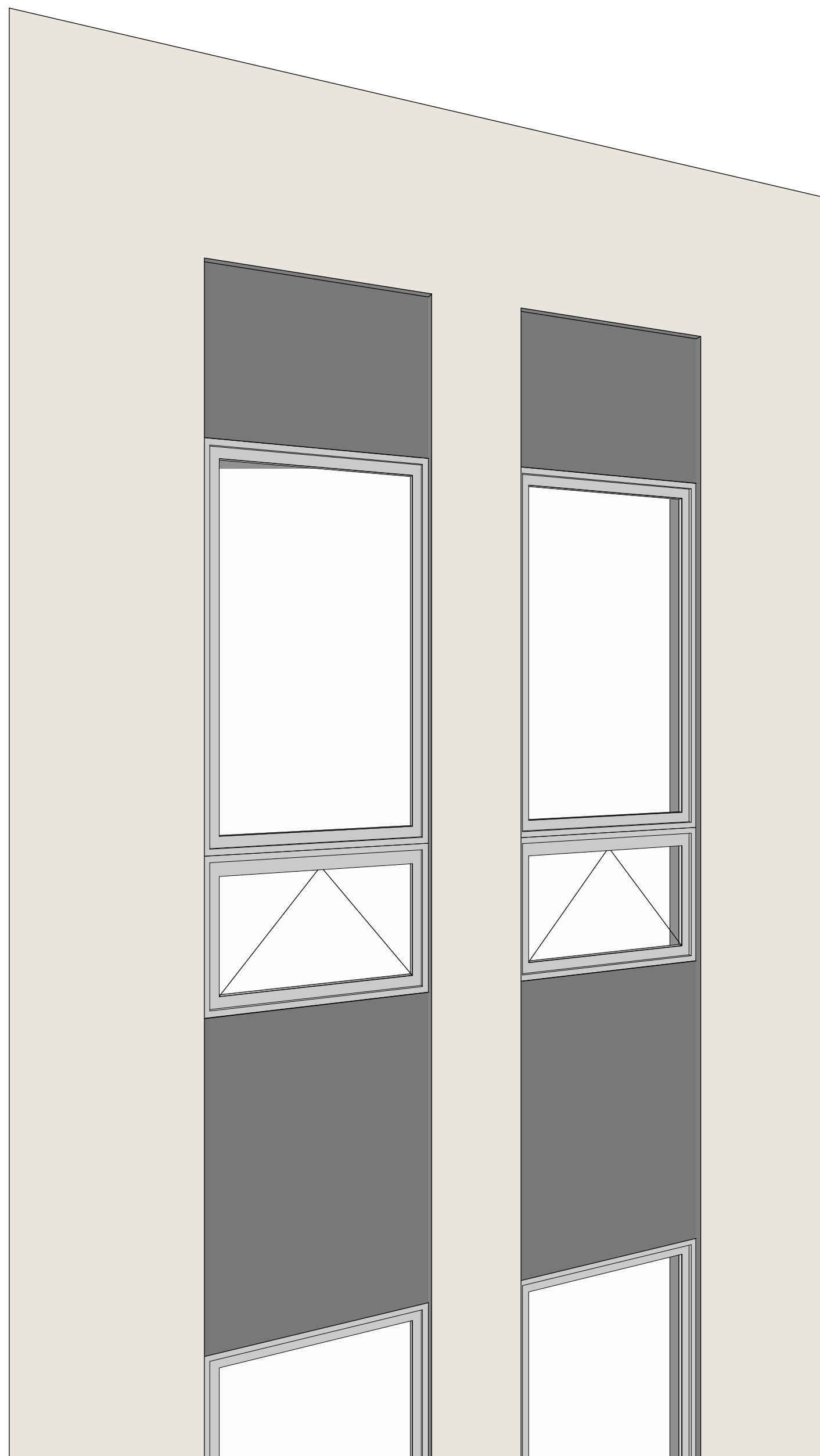
3 W/E BUILDING SECTION.
SCALE: 3/32" = 1'-0"



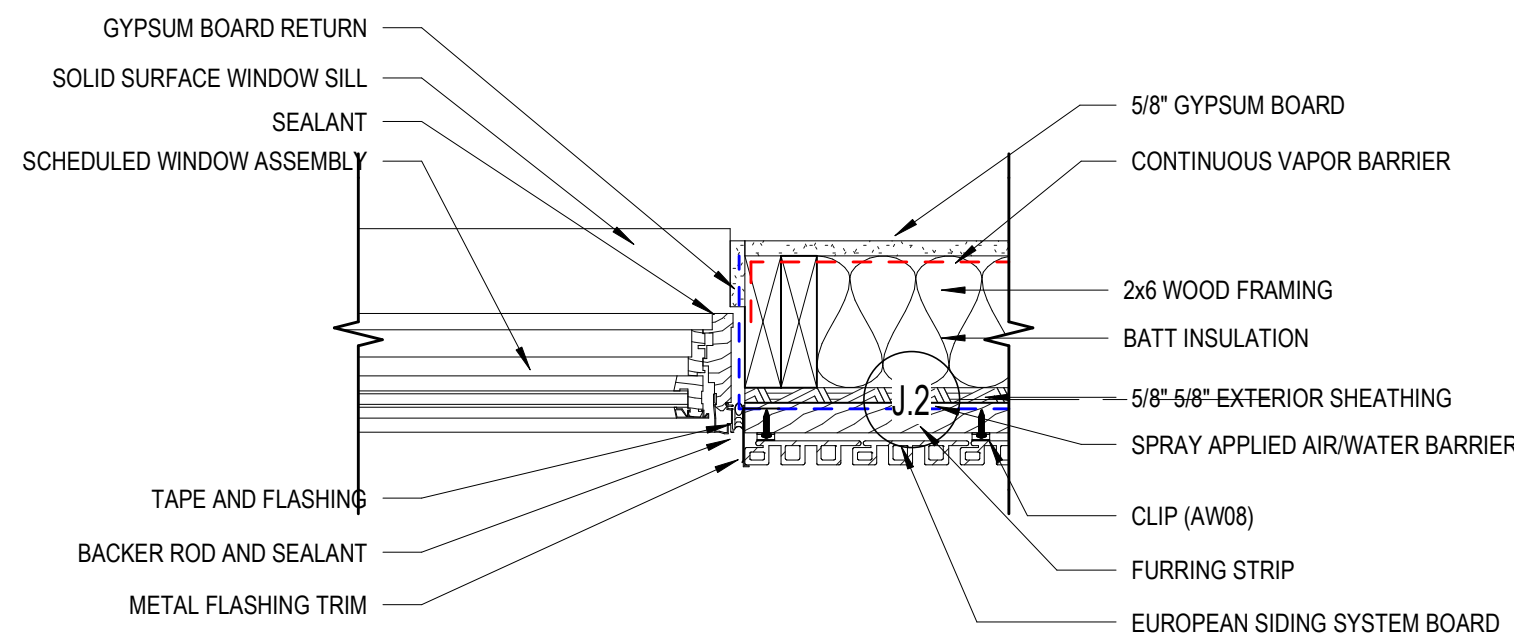
2 N/S BUILDING SECTION 2.
SCALE: 3/32" = 1'-0"



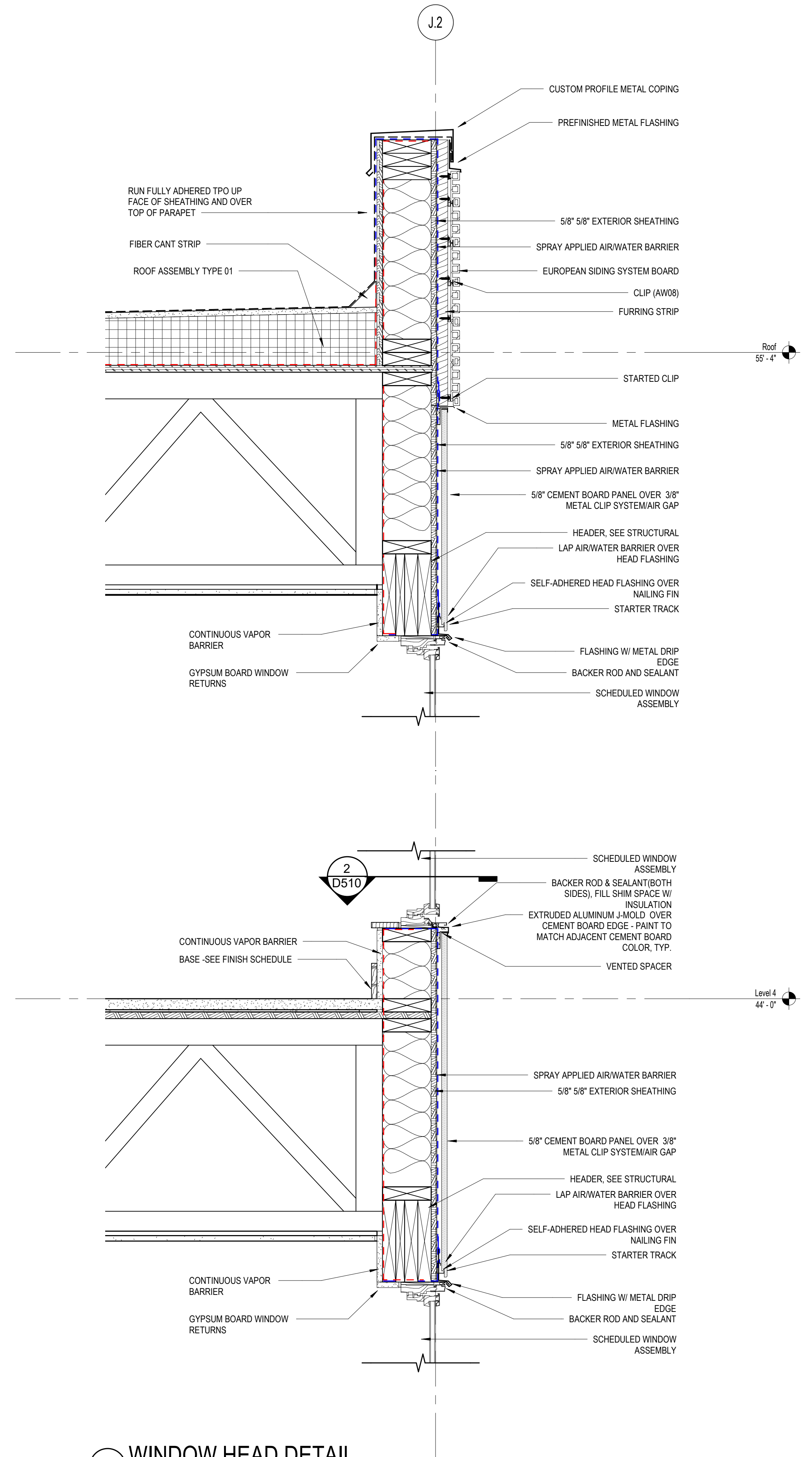
1 N/S BUILDING SECTION 1.
SCALE: 3/32" = 1'-0"



3 WINDOW VIGNETTE
SCALE:



2 WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



1 WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"

COMPOSITE EUROPEAN STYLE
SIDING BOARD, COLOR ANTIQUE
PROFILE UH46 -
ULTRASHIELD NATURE

CORRUGATED METAL PANEL
RIBBED METAL PANEL
FIRESTONE UC-601,
COLOR MATTE BLACK

LAMBOO RAINSCREEN
COLOR GOLDEN HONEY

HARDIE FIBER CEMENT BOARD
COLOR IRON GRAY - SMOOTH

MASONRY BRICK
MANGANESE IRONSPOT
VELOUR MODULAR



NORTH END, CHROMA
Milwaukee, WI

RIVERHEATH, WILLOW
Appleton, WI

RIVERVIEW RESIDENTAIL HALL, UWM dorms
Milwaukee, WI









