

PROJECT

BAY VIEW HOUSING

Milwaukee, WI

BAY VIEW HOUSING

SEAL

Architectural

Engberg Anderson

320 East Buffalo Street
Suite 500
Milwaukee, Wisconsin 53202
Ph 414-944-9000
Fx 414-944-9100

DRAWINGS

A001 - Site Plan
A100 - Lower Level Plan
A101 - First Floor Plan
A102 - Typical Floor Plan - Floors 2-4
A103 - Fifth Floor Plan
A401 - Building Elevations
A402 - Building Elevations
A520 - Details

CONSULTANTS

MILWAUKEE, WISCONSIN
Owner
HKS Holdings, LLC
1121 North Broadway - 2nd Floor
Milwaukee, WI 53202
Project No 091947

Issued For:		Date
No.	Description	

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Drawn by	xxx
Checked by	xxx
File	1947_T1.dwg

Title Sheet

SITE LOCATION MAP

T1

PLAT OF SURVEY WITH TOPOGRAPHIC DATA

SITUATED ON SOUTH KINNICKINNIC AVENUE, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

(PARCEL I) 2438-2444 SOUTH KINNICKINNIC AVENUE
COMMITMENT NO. 05002461 AMENDED

THAT PART OF LOTS 10 AND 11, IN BLOCK 6, IN J. WILLIAM'S SUBDIVISION, IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 9, IN TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE SOUTHWESTERLY LINE OF LOT 10 WHICH IS 30 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF LOT 10; RUNNING THENCE NORTHEASTERLY AND PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 10, 107.92 FEET TO A POINT; THENCE NORTHERLY 47.10 FEET TO A POINT IN THE NORTH LINE OF LOT 11, WHICH IS 32 FEET WEST OF THE NORTHEAST OF LOT 11; THENCE WEST ALONG THE NORTH LINE OF LOT 11, 46.28 FEET TO A POINT WHICH IS 85.32 FEET EAST OF THE NORTHWEST CORNER OF LOT 11; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF LOT 11, 10.64 FEET TO A POINT; THENCE SOUTHWESTERLY 67 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 11, WHICH IS 54.30 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF LOT 11; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 10 AND 11, 60.6 FEET TO THE POINT OF BEGINNING.

(PARCEL II) 2452-2454 SOUTH KINNICKINNIC AVENUE
COMMITMENT NO. 05040327 SECOND AMENDED

LOT 9, BLOCK 6, J. WILLIAM'S SUBDIVISION IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

(PARCEL III) 2460 SOUTH KINNICKINNIC AVENUE

LOT 8, IN BLOCK 6 OF J. WILLIAM'S SUBDIVISION, IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

(PARCEL IV) 625 EAST CONWAY STREET

PART OF LOTS 10 AND 11, IN BLOCK 6 OF J. WILLIAM'S SUBDIVISION IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE WEST 32 FEET TO A POINT; THENCE SOUTHEASTERLY 77.23 FEET TO A POINT; THENCE NORTHEASTERLY 35 FEET TO A POINT; THENCE NORTHWESTERLY 60.45 FEET TO THE POINT OF BEGINNING.

(PARCEL V) 2448 SOUTH KINNICKINNIC AVENUE

PART OF LOT 10, IN BLOCK 6 OF J. WILLIAM'S SUBDIVISION IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE NORTHWESTERLY 30 FEET TO A POINT; THENCE NORTHEASTERLY 107.92 FEET TO A POINT; THENCE SOUTHEASTERLY 30.13 FEET TO A POINT; THENCE SOUTHWESTERLY 105 FEET TO THE POINT OF BEGINNING.

(PARCEL VI) 2432 SOUTH KINNICKINNIC AVENUE

PART OF LOT 11, IN BLOCK 6 OF J. WILLIAM'S SUBDIVISION IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE EAST 85.22 FEET TO A POINT; THENCE SOUTH 10.64 FEET TO A POINT; THENCE SOUTHWESTERLY 67 FEET TO A POINT; THENCE NORTHWESTERLY 54.30 FEET TO THE POINT OF BEGINNING.

JULY 29, 2005

2452 KK, LLC

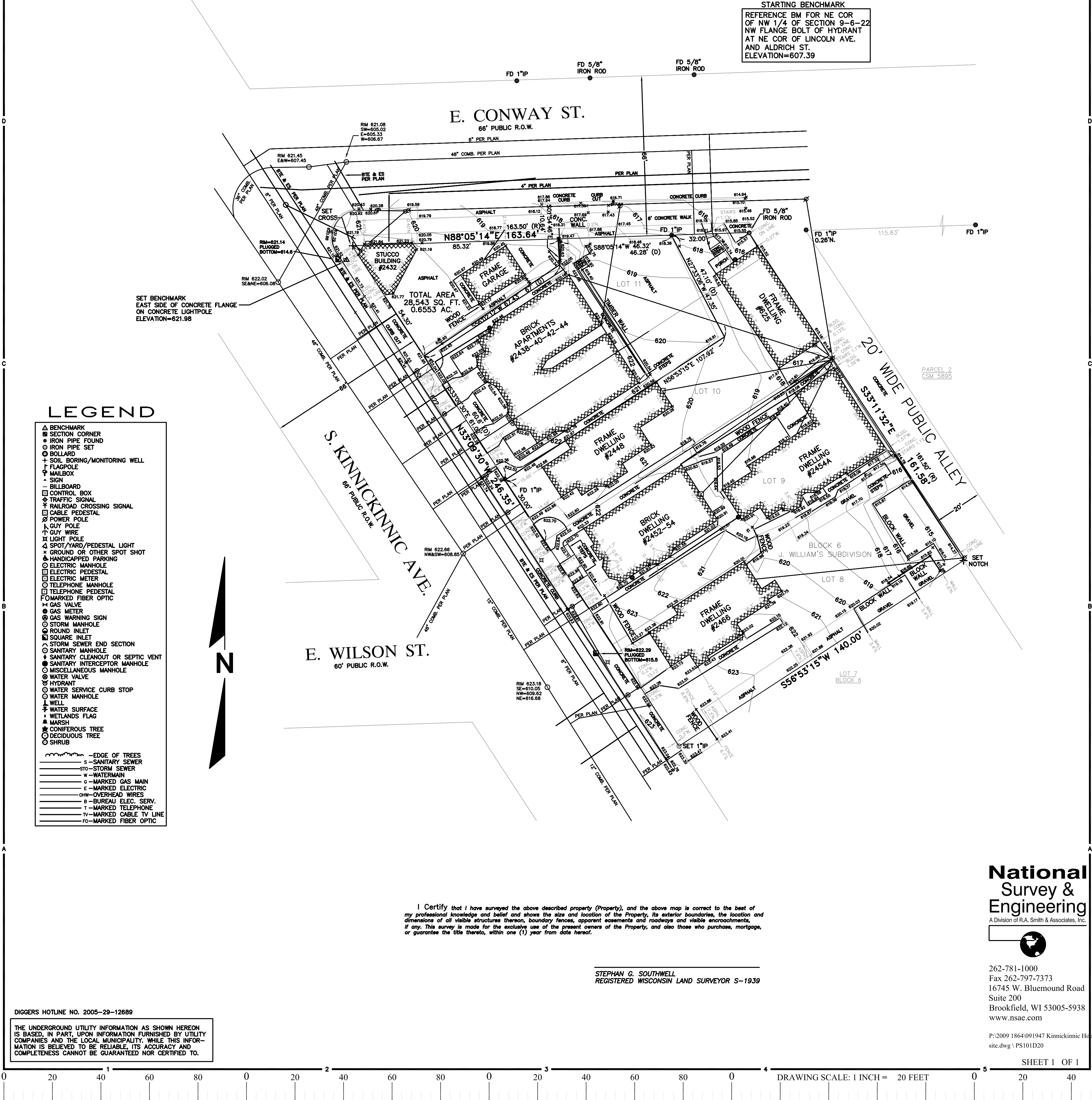
SURVEY NO. 162529-JJV

NOTES:

- BEARINGS ARE BASED ON THE SOUTH LINE OF CONWAY STREET, WHICH IS ASSUMED TO BEAR NORTH 88°05'14" EAST
- THIS SURVEY WAS PREPARED BASED ON TITLE INSURANCE COMPANY OF OREGON TITLE COMMITMENT NO. 05002461, (AMENDED), EFFECTIVE DATE OF MAY 16, 2005, AND FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 05040327, (SECOND AMENDED), EFFECTIVE DATE OF MARCH 25, 2005, WHICH LIST NO EASEMENTS AND/OR RESTRICTIONS:

NOTE: TITLE COMMITMENTS WERE NOT PROVIDED FOR THE ENTIRE SITE. THE REMAINING LEGAL DESCRIPTIONS WERE OBTAINED FROM THE CITY OF MILWAUKEE ASSESSOR'S OFFICE, WHICH MAY NOT BE CURRENT, ACCURATE, OR COMPLETE
- EASEMENTS, IF ANY, ARE NOT SHOWN
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929
- (R) INDICATES RECORDED BOUNDARY DIMENSION

(D) INDICATES DESCRIBED BOUNDARY DIMENSION



National Survey & Engineering

**National
Survey &
Engineering**

A Division of R.A. Smith & Associates, Inc.



262-781-1000
Fax 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

P:\2009 1864\091947 Kinnickinnic House
site.dwg \PS101D20

SHEET 1 OF 1

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and show the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title therein, within one (1) year from date hereof.

STEPHAN G. SOUTHWELL
REGISTERED WISCONSIN LAND SURVEYOR S-1939

DIGGERS HOTLINE NO. 2005-29-12689

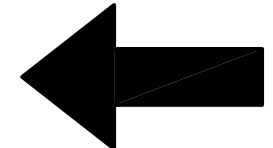
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DRAWING SCALE: 1 INCH = 20 FEET

20' WIDE PUBLIC ALLEY

LOWER LEVEL PAKING ENTRY

RESIDENT TRASH COLLECTION



TYPICAL LANDSCAPE ELEMENTS

- KODIAK DOGWOOD
- (4) SPICE BUSH - LINCOLN BLOSSOM
- (2) RED OLEIF DOGWOOD
- CLIMBING HIBISCUS, VINE (IMPROVED ANNUAL SUBSPICES PETUNIAS)

E. CONWAY ST.
66' PUBLIC R.O.W.

BREX RACK FOR RETAIL TRUNKS (6 SPACES)

MULTI-FAMILY UPPER ROOF-(5 story)

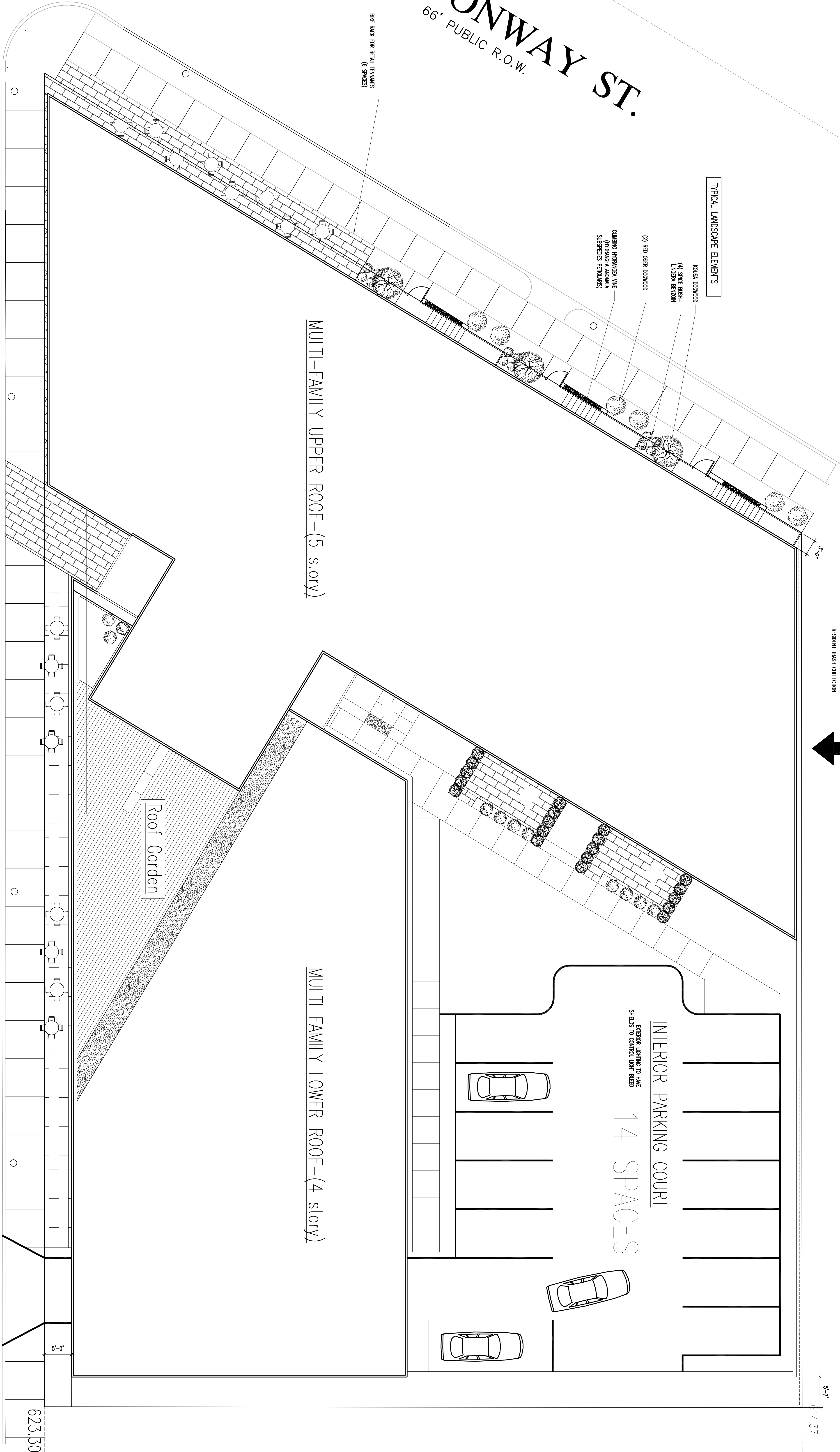
MULTI FAMILY LOWER ROOF-(4 story)

Roof Garden

INTERIOR PARKING COURT

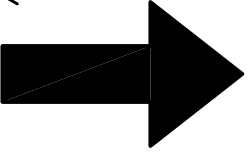
EXTERIOR LIGHTING TO HAVE SENSORS TO CONTROL LIGHT LEVELS

14 SPACES



UPPER LEVEL PAKING ENTRY

RESIDENT TRASH COLLECTION



NOTE: TRENCH DRAIN AS REQUIRED FOR SURFACE WATER

Site Plan
SCALE: 1/8"=1'-0"

SITE PLAN

Drawn by: xxx
Checked by: xxx
File: 1947_A001.dwg

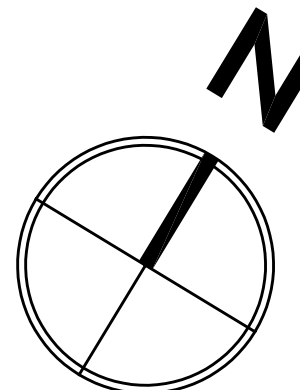
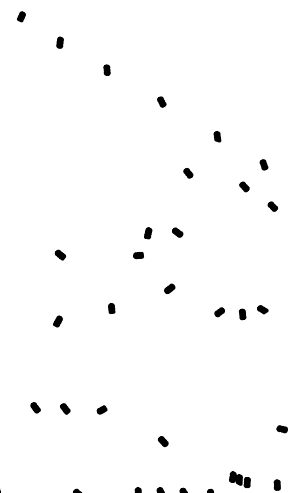
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172 North Broadway - 2nd floor
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Project No: 091947

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S. KINNICKINNIC AVE.
66' PUBLIC R.O.W.



TRUE NORTH

PLAN NORTH

A001

ELECTRICAL TRANSFORMER

BAY VIEW HOUSING

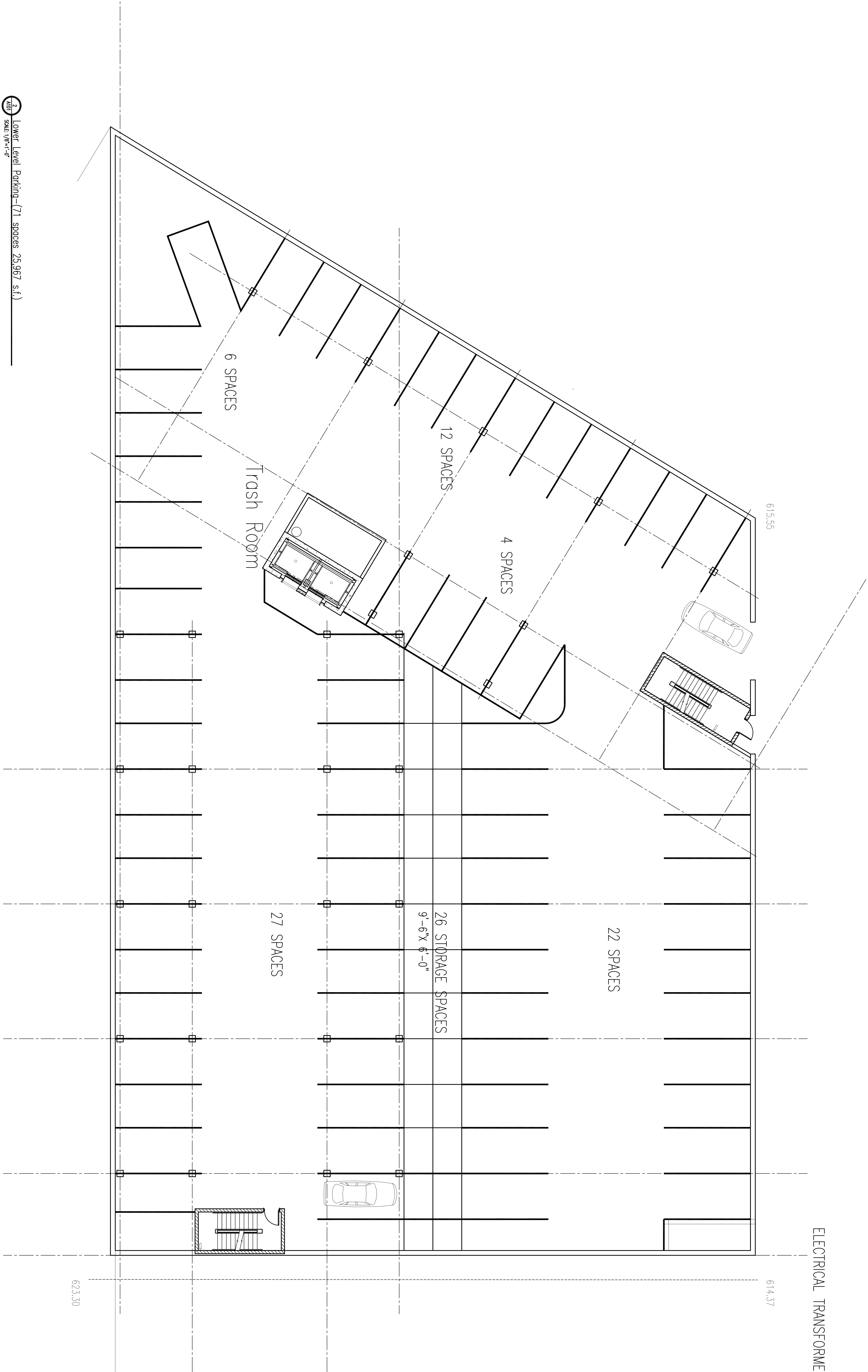
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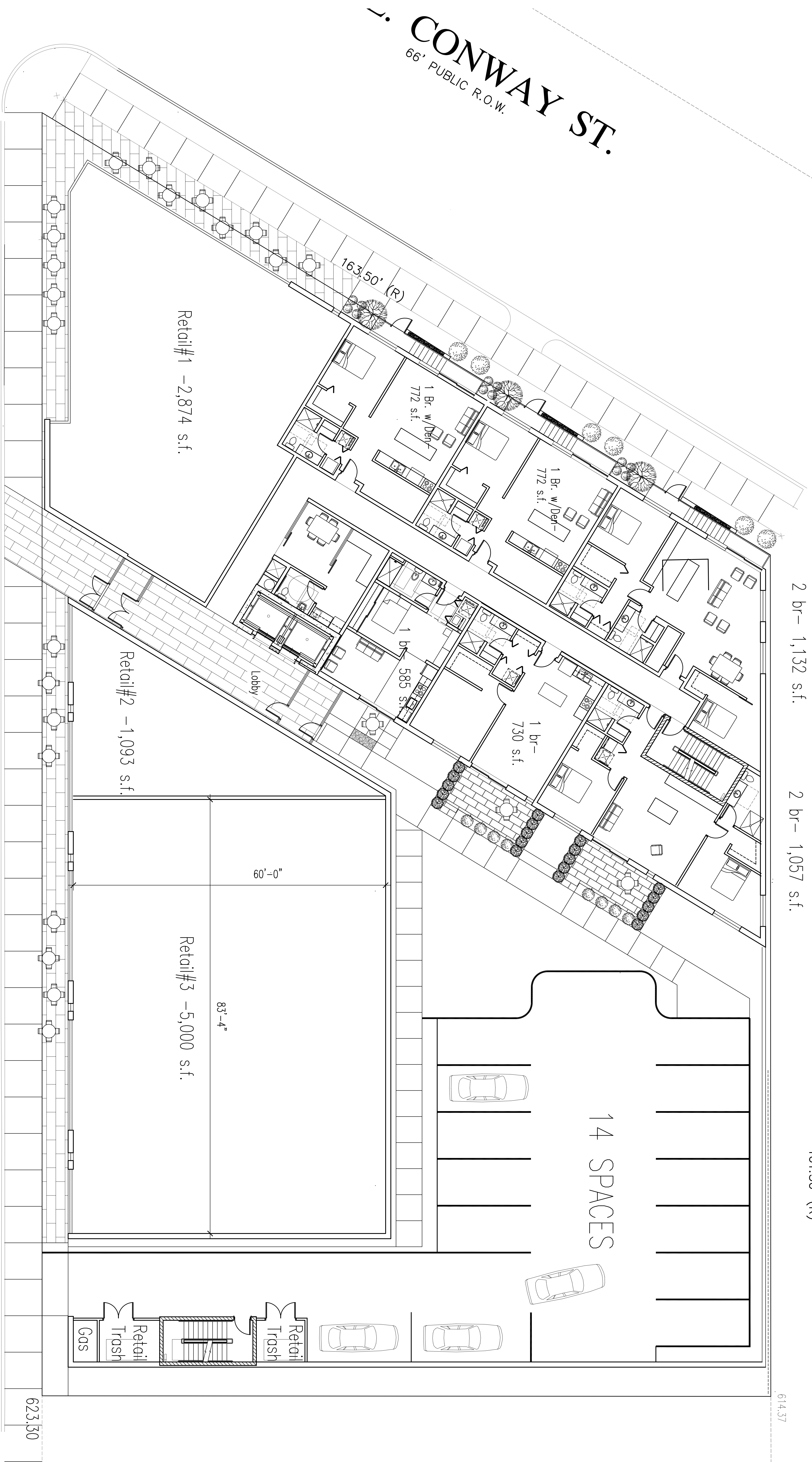
2 Lower Level Parking - (71 spaces, 25,967 s.f.)
Scale: 1/8"=1'-0"

Drawn by: xxx
Checked by: xxx
File: 1947_A100.dwg

Lower Level Plan

A100

20' WIDE PUBLIC ALLEY



3 Retail Level Plan (6 Units, 14 parking spaces, 16, 817 footprint 8,967 s.f. Retail, 7,477 q.s.f. residential)
SCALE: 1/8"=1'-0"

S. KINNICKINNICK AVE

A101

First Floor Plan

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Drawn by xxx
Checked by xxx
File 1947 A102.dwg

Typical Floor Plan
Floors 2 - 4

A102



4 Typical Residential Level - 64 Units 17,573 s.f. (xxxxs.f.)
SCALE: 1/8"=1'-0"

2 br-1,132 s.f. 2 br-1,057 s.f.

Owner

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Date _____

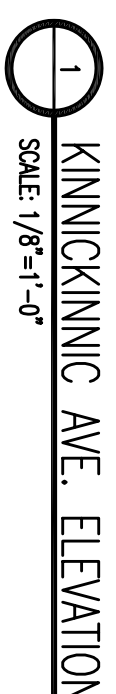
XX% REVIEW SET -



4
A101
Residential
SCALE: 1/8"=1'-0"

Da

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BAY VIEW HOUSING

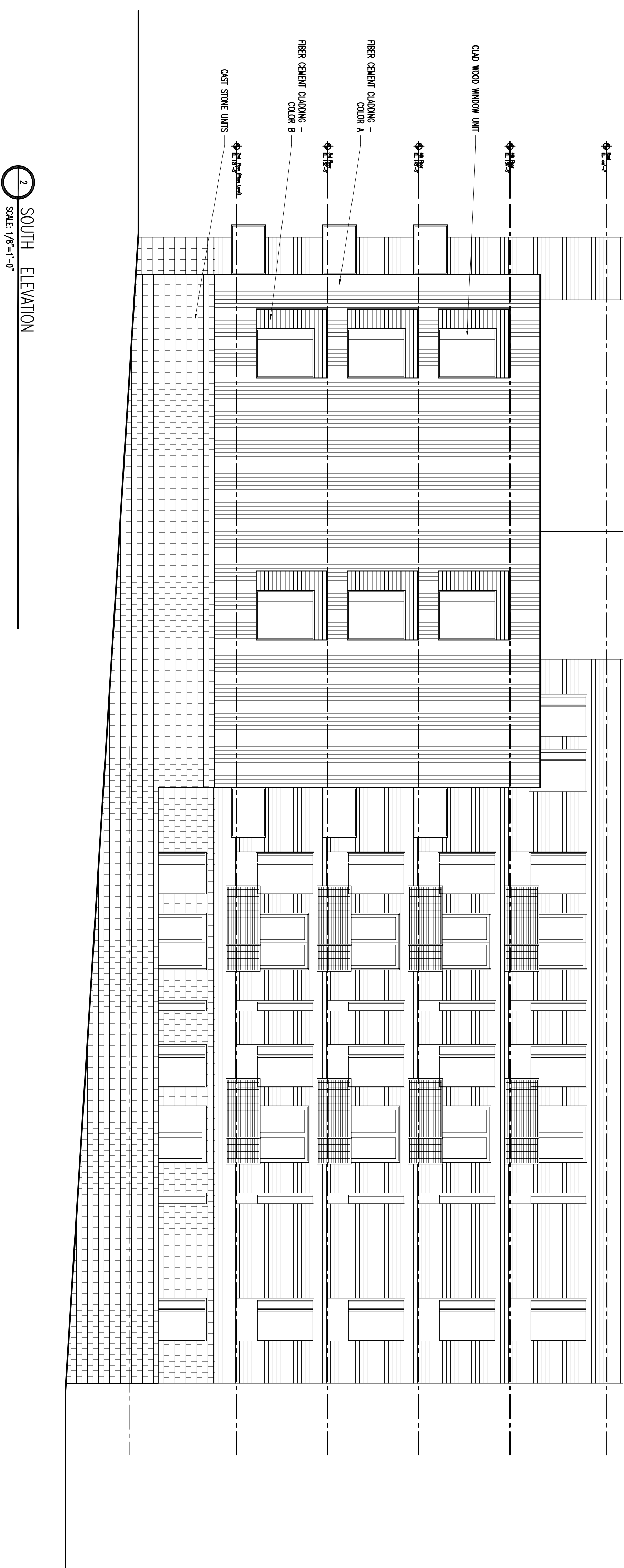
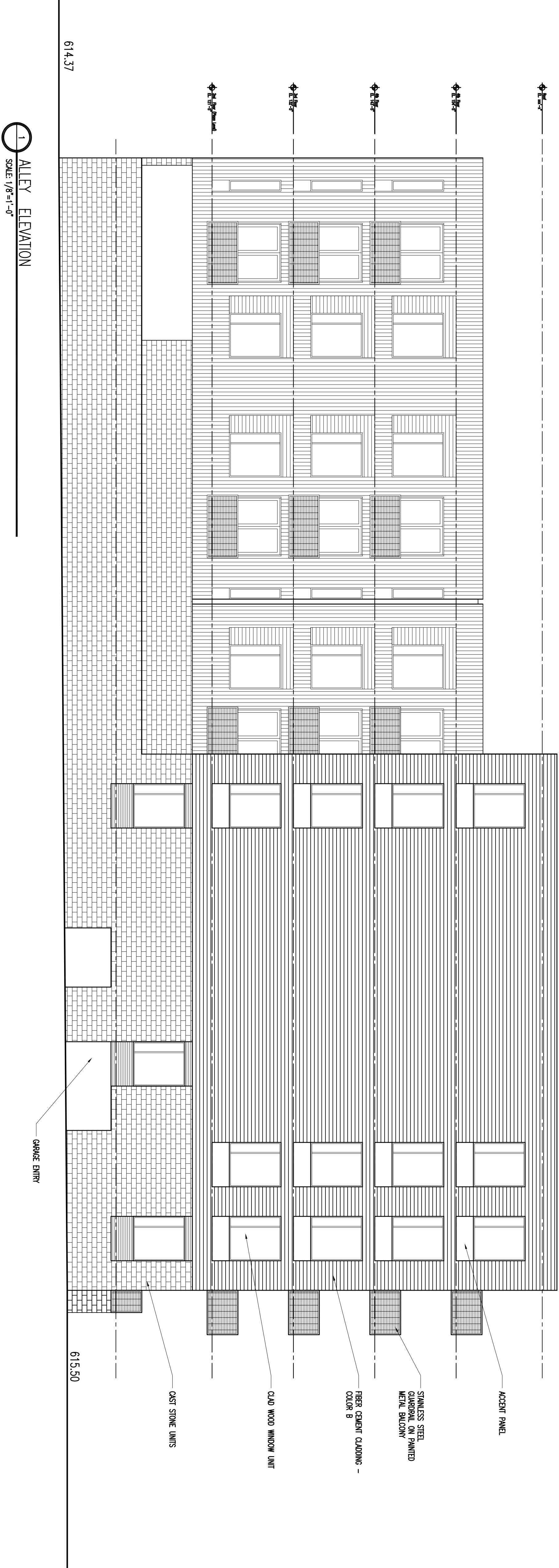
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Building Elevations

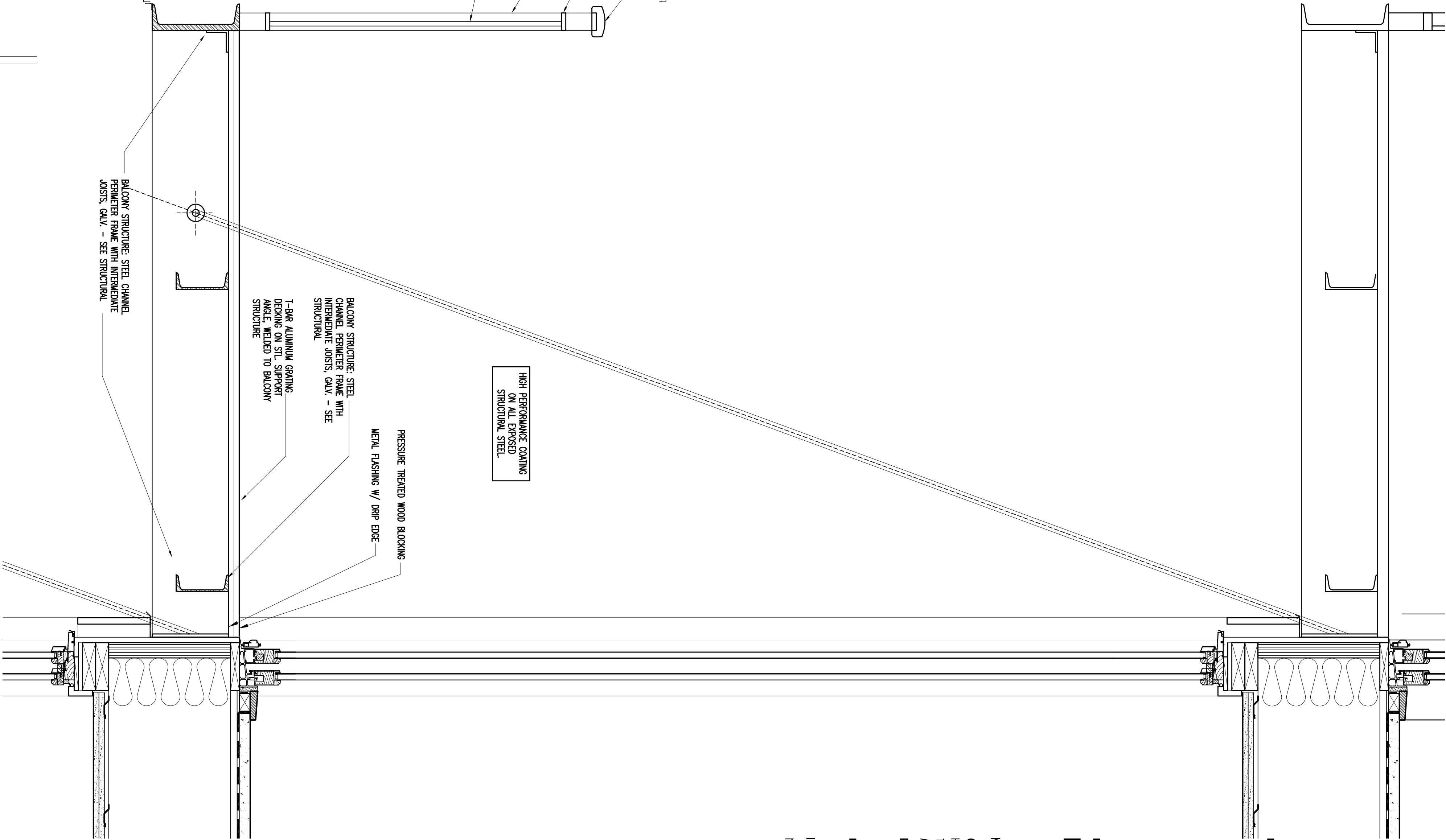
BAY VIEW HOUSING

MILWAUKEE, WISCONSIN

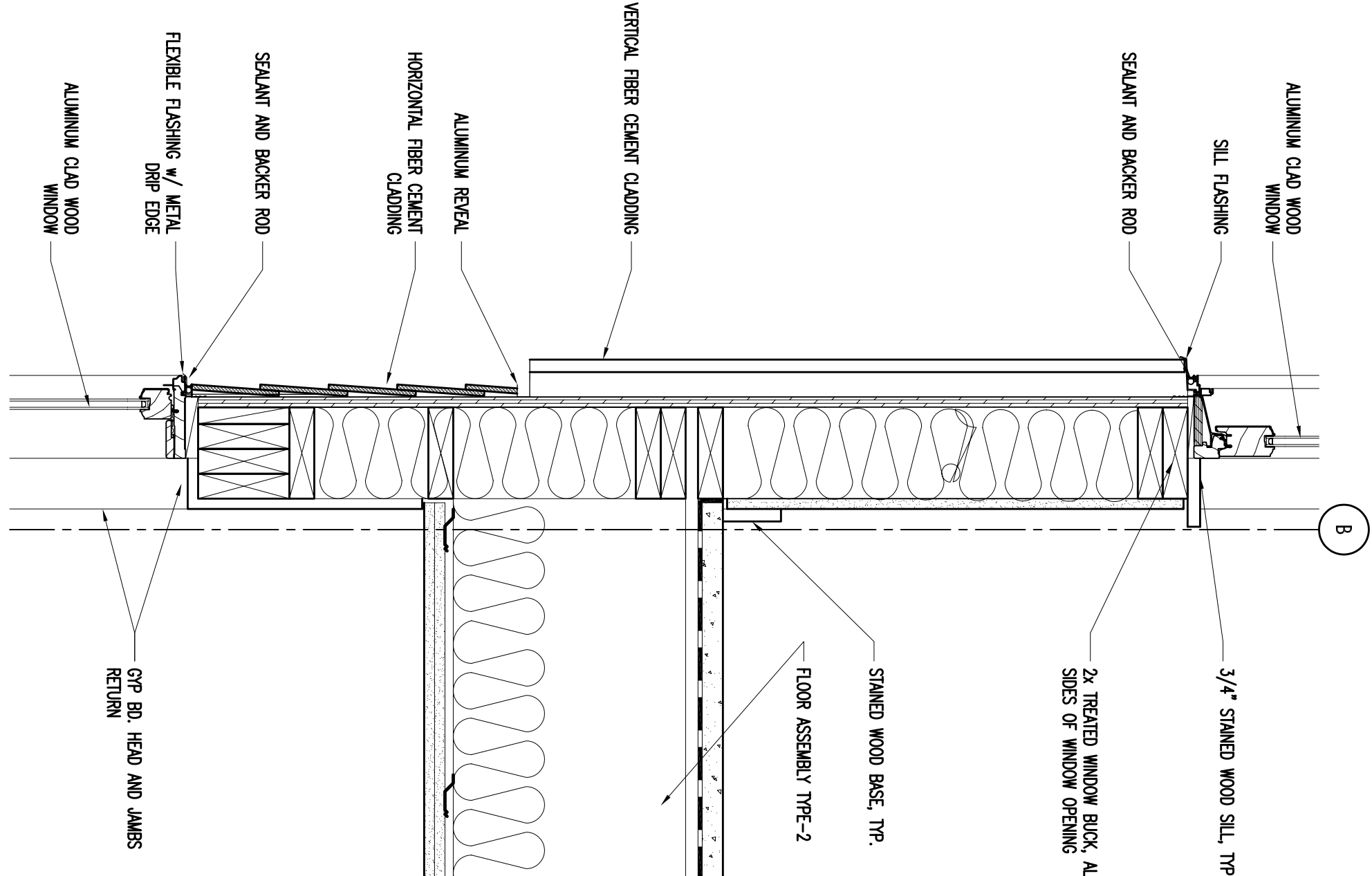
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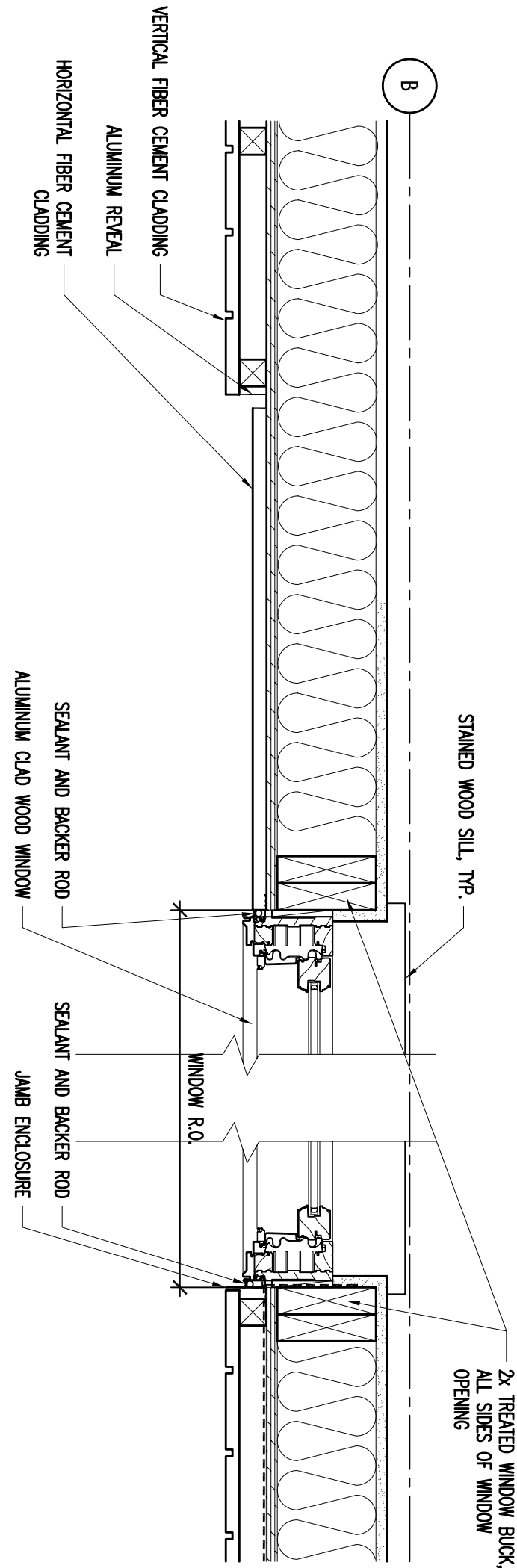
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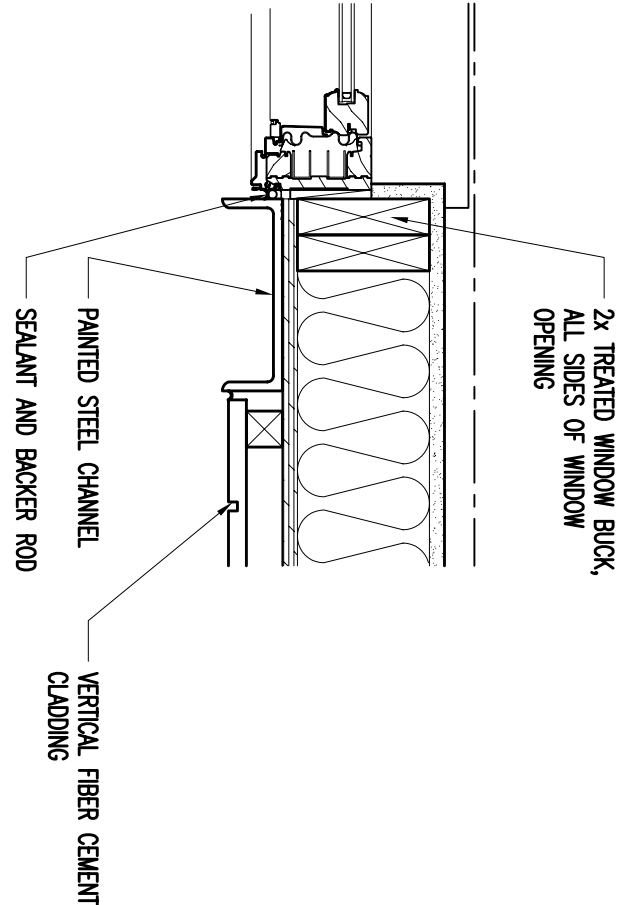
6 Balcony Section
SCALE: 1/2\"=1'-0"



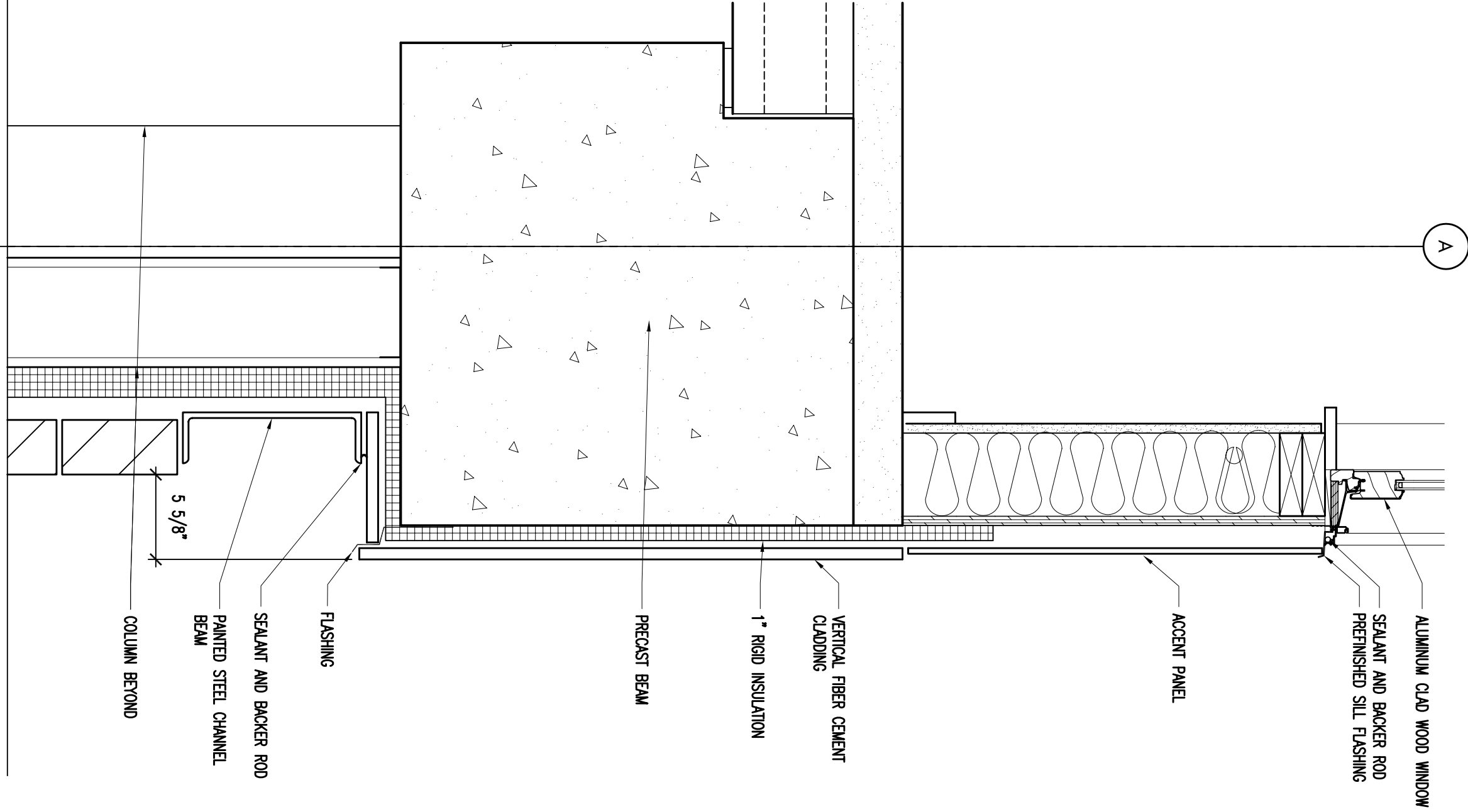
5 Window Section Detail
SCALE: 1/2\"=1'-0"



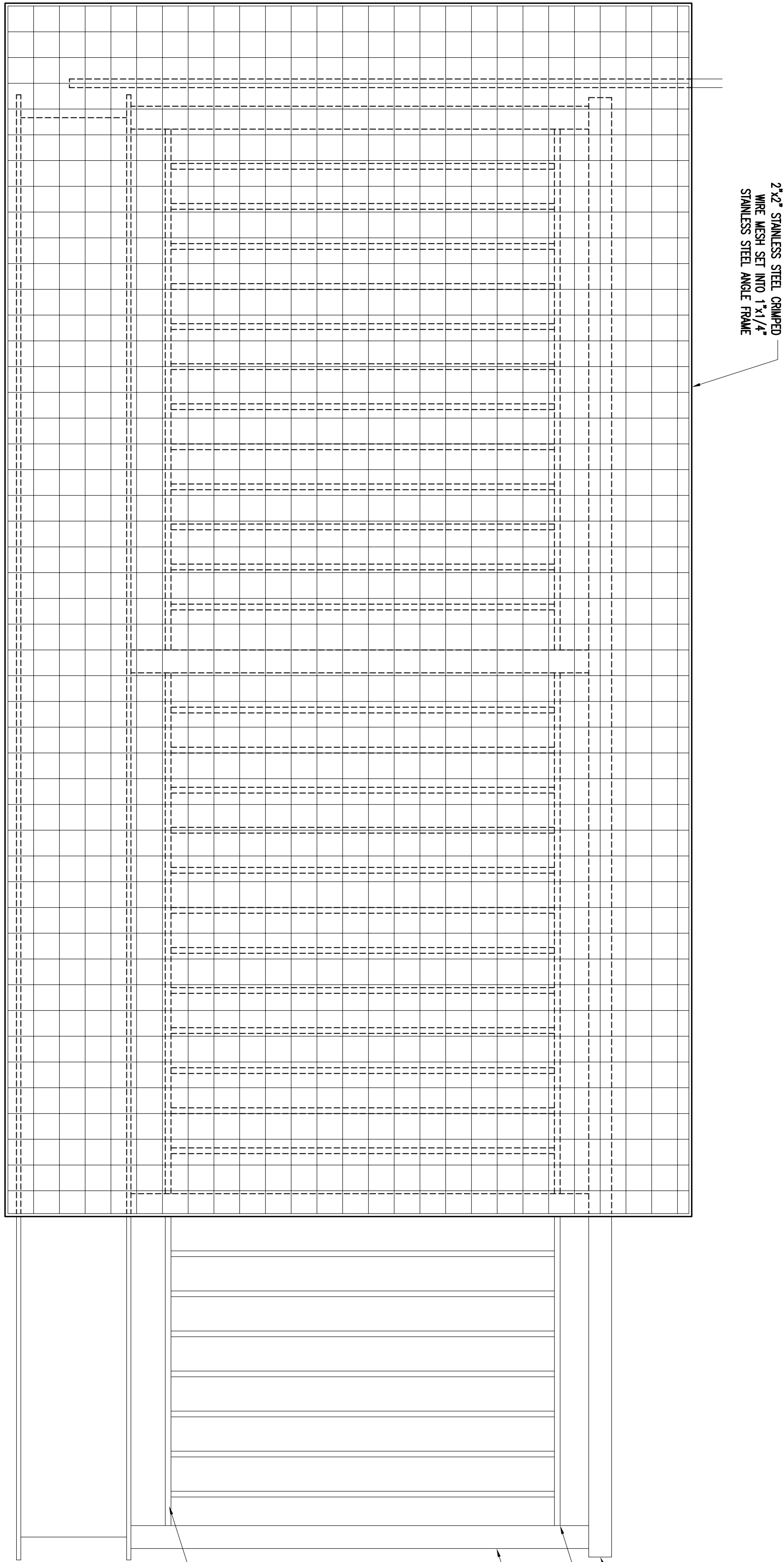
3 Window Jamb Detail
SCALE: 1/2\"=1'-0"



2 Window Jamb Detail @ Channel
SCALE: 1/2\"=1'-0"



3 Base Section Detail
SCALE: 1/2\"=1'-0"



4 Balcony Elevation
SCALE: 1/2\"=1'-0"

Drawn by	xxx
Checked by	xxx
File	1947_A520.dwg

Details

A520