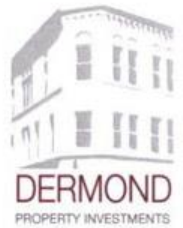


17 AUGUST 2015

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VIEW TOWARD PROPOSED PUBLIC PARKING SITE

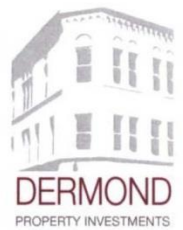


SITE PHOTOS



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CIRCA 1897



1928



2005

CORNER DEFINITION AND PROMINENCE

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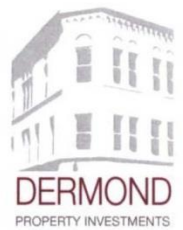
2202 S. KK Avenue Milwaukee, Wisconsin 53207



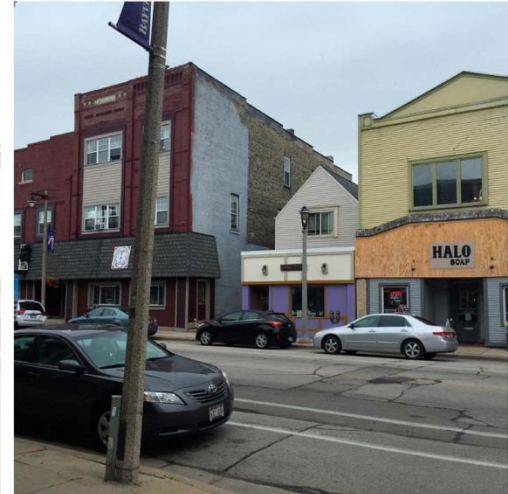
2012

CORNER SITES:

- Broader massing
- Taller than adjacent buildings
- Articulated corners
- Vertical articulation



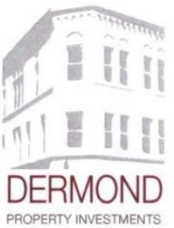
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IMMEDIATE CONTEXT - VARYING SCALES / HEIGHTS / MASSING

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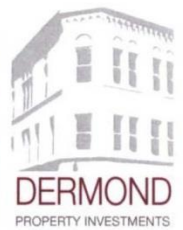
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IMMEDIATE CONTEXT - LACK OF COHESION

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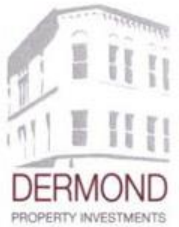
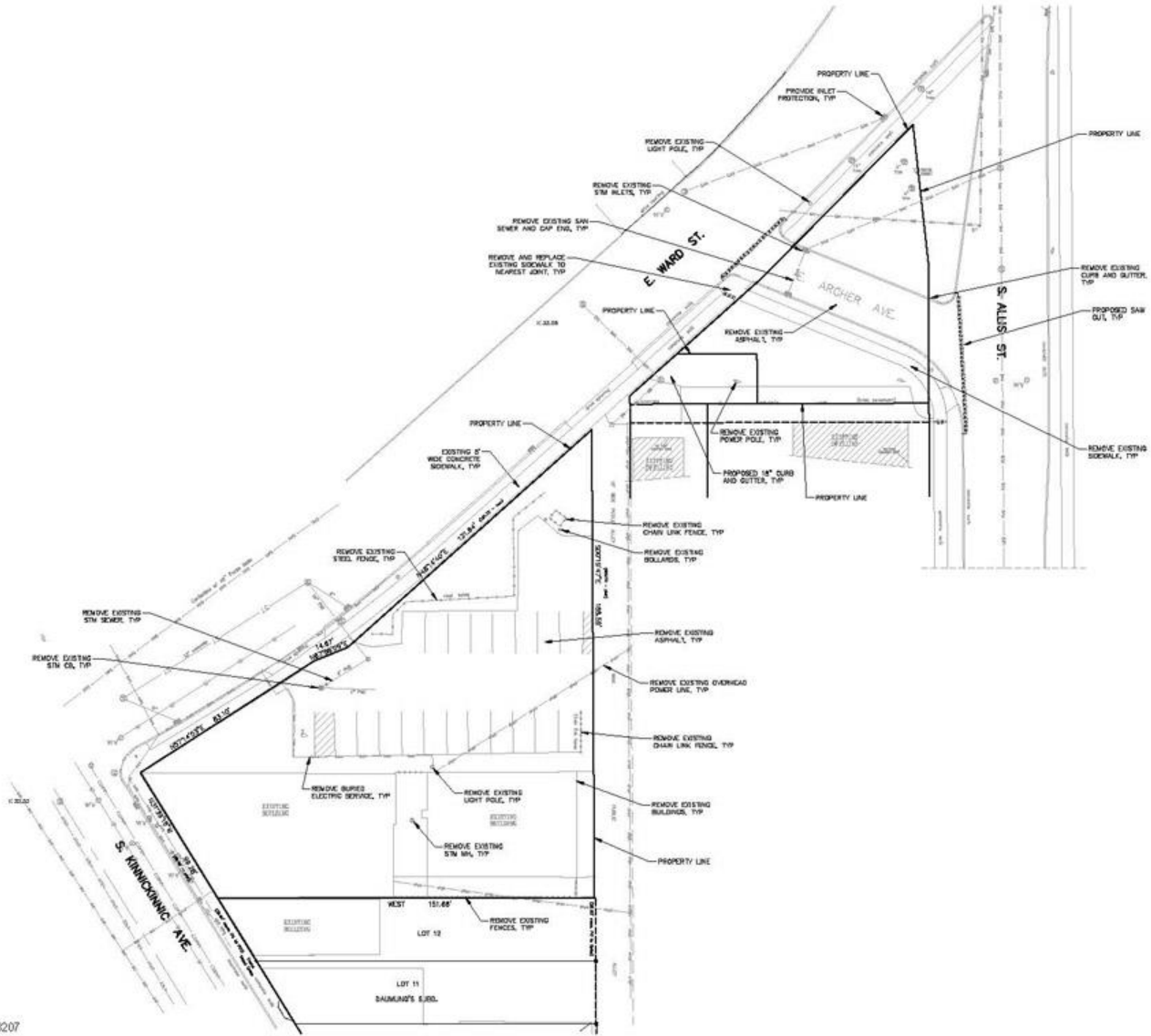


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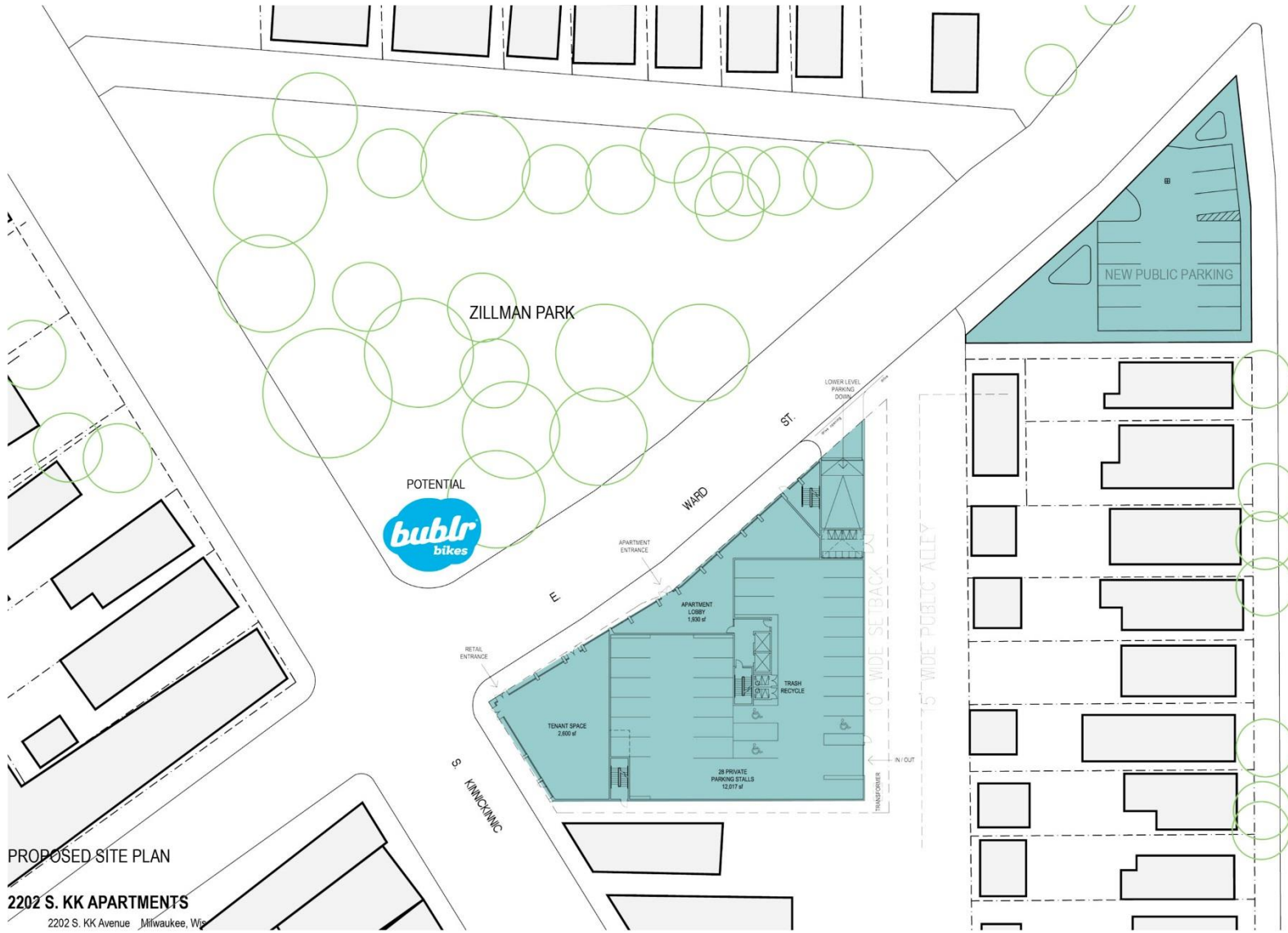
EXISTING SITE PLAN

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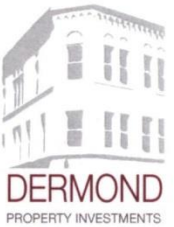


PROPOSED SITE PLAN

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S. ALLIS ST.

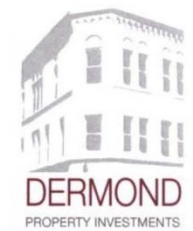


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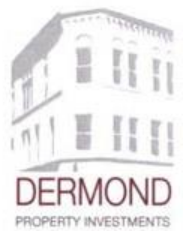
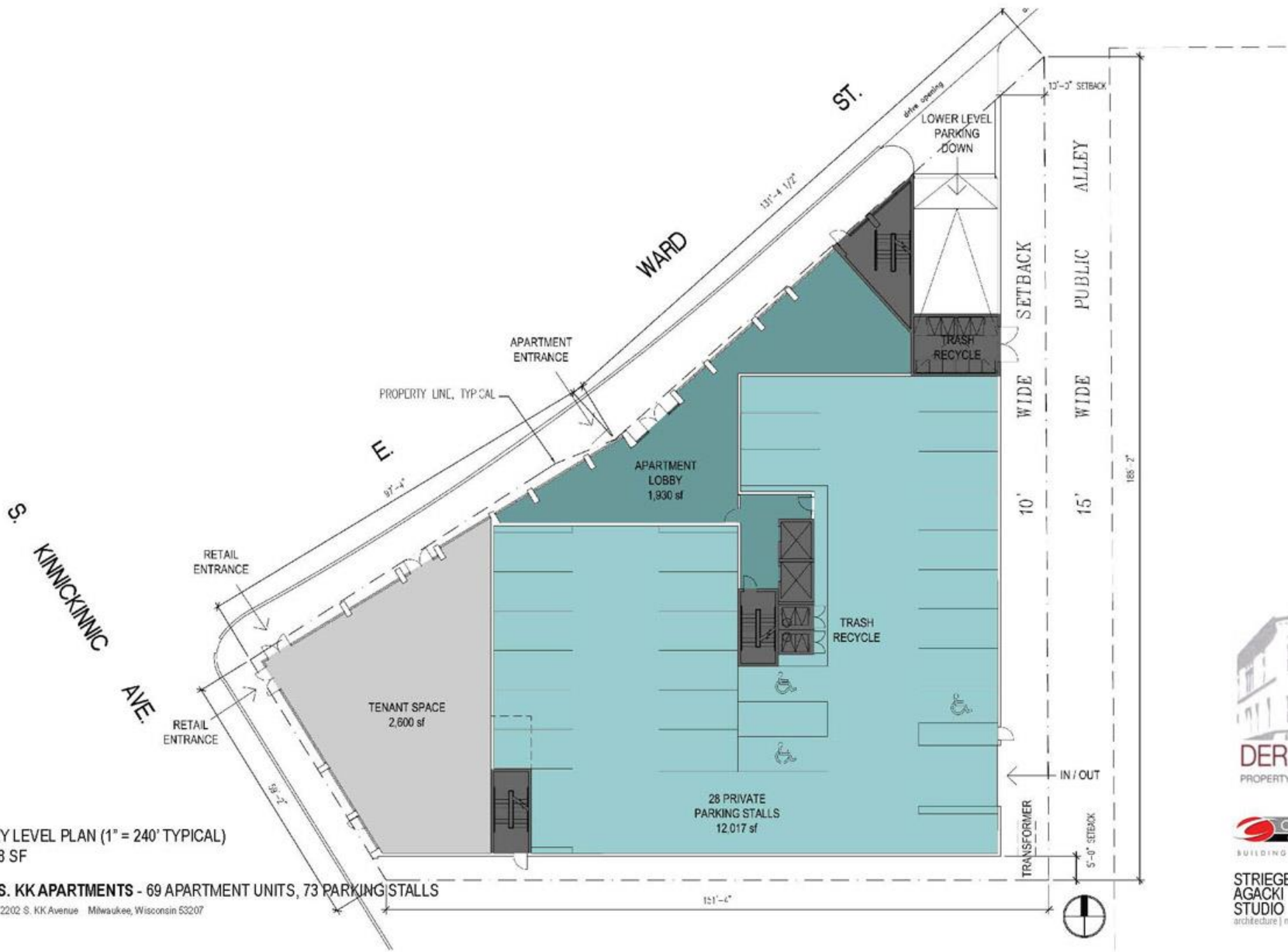
LANDSCAPING PLAN FOR PROPOSED PARKING

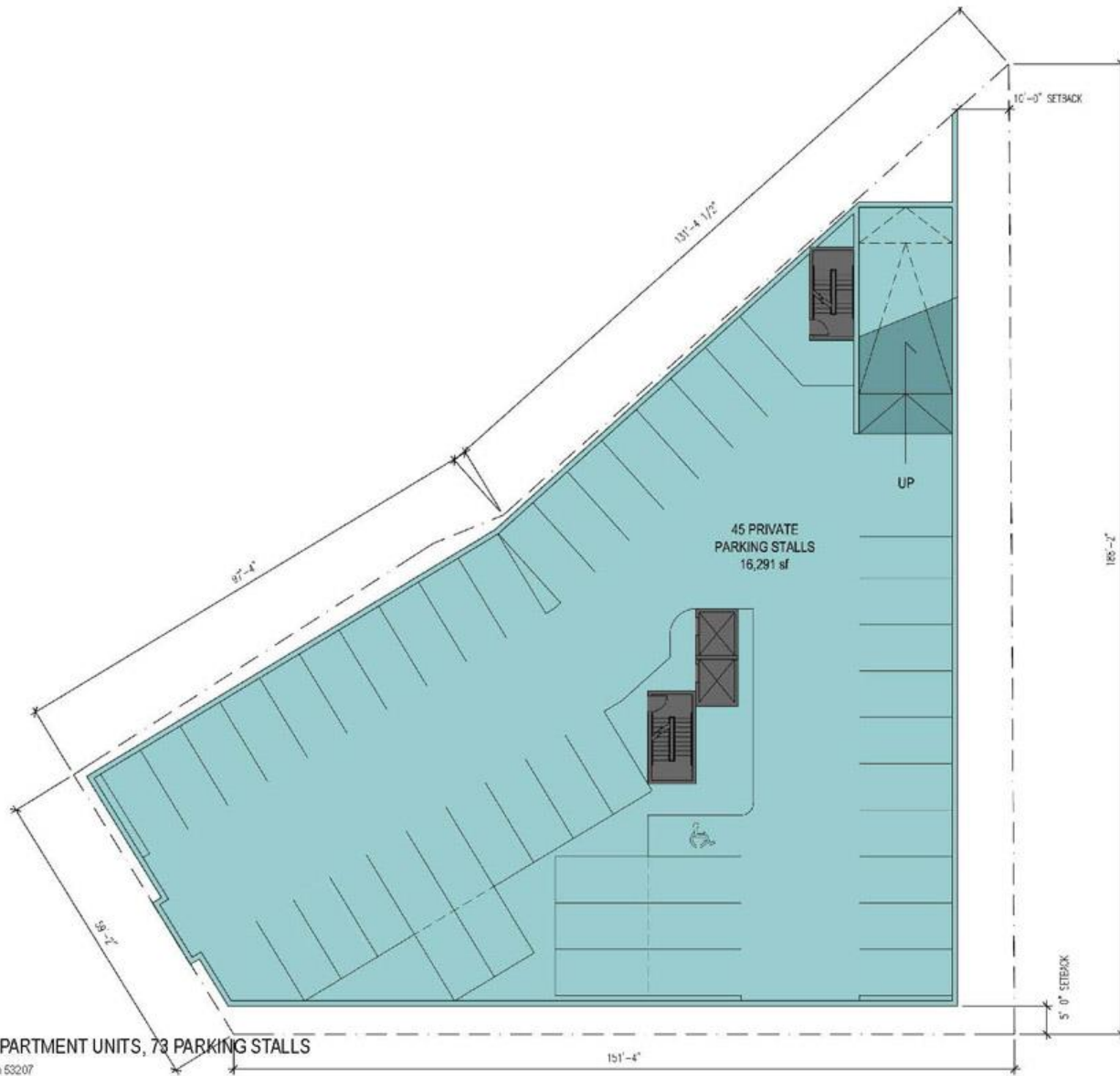
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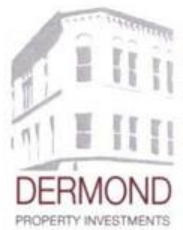




LOWER LEVEL PLAN
16,291 SF

2202 S. KK APARTMENTS - 69 APARTMENT UNITS, 73 PARKING STALLS

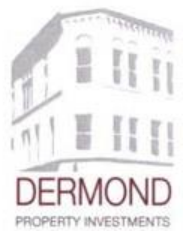
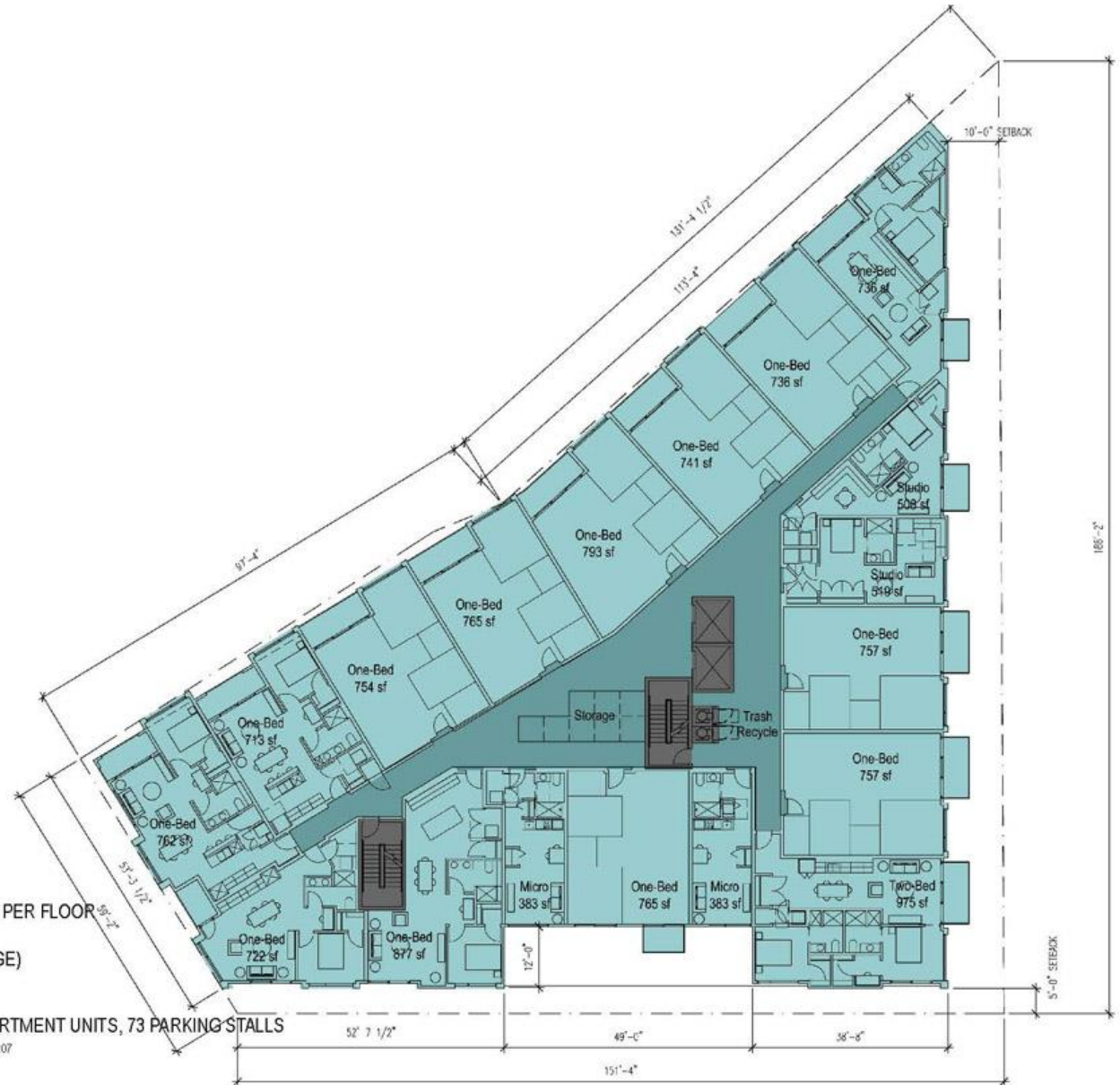
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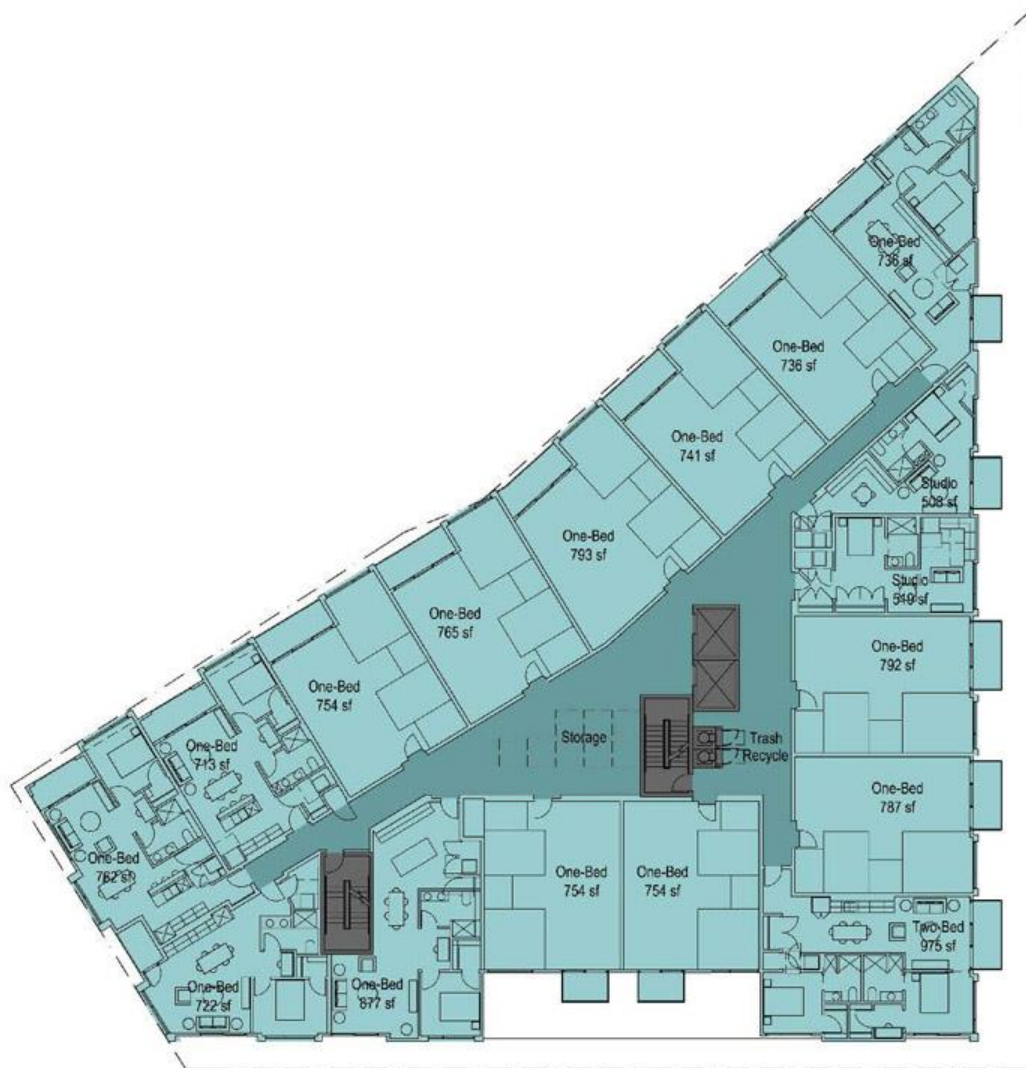
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FLOORS 2 THROUGH 3 - 18 UNITS PER FLOOR
 15,552 SF
 13,460 SF LEASABLE (INC STORAGE)
 2,092 SF COMMON

2202 S. KK APARTMENTS - 69 APARTMENT UNITS, 73 PARKING STALLS
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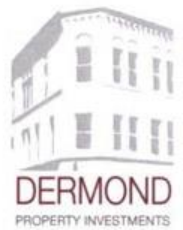
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FLOOR 4 - 17 UNITS THIS FLOOR
 15,552 SF
 13,460 SF LEASABLE (INC STORAGE)
 2,092 SF COMMON

2202 S. KK APARTMENTS - 69 APARTMENT UNITS, 73 PARKING STALLS

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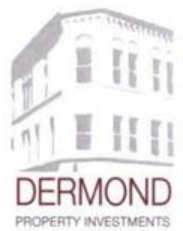
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FLOOR 5 - 16 UNITS THIS FLOOR
 15,048 SF
 12,956 SF LEASABLE (INC STORAGE)
 2,092 SF COMMON

2202 S. KK APARTMENTS - 69 APARTMENT UNITS, 73 PARKING STALLS

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North Elevation

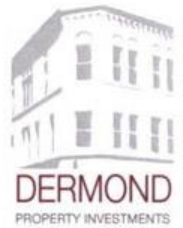


West Elevation

DIAGRAMS: ELEVATION DEPTHS
NOTE: ALL DEPTHS ARE APPROXIMATE

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EAST ELEVATION KEY

- 10' FROM EAST PROP LINE
- 10'-6"
- 6'
- 11'-4"
- 11'

East Elevation



SOUTH ELEVATION KEY

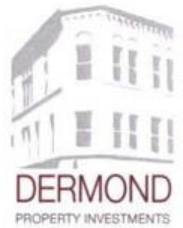
- 5' FROM PROP SOUTH LINE
- 5'-6"
- 5-8"
- 6'
- 7'
- 17'

South Elevation

DIAGRAMS: ELEVATION DEPTHS
NOTE: ALL DEPTHS ARE APPROXIMATE

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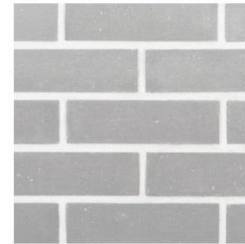
METAL PANEL SIGN BACKING



BRICK



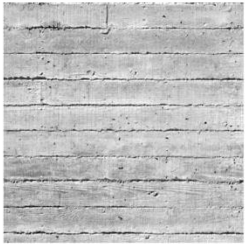
CEMENTITIOUS SPANDREL PANEL, PAINTED



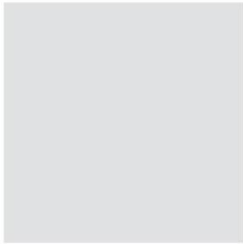
BRICK (LIGHT)
BUILDING CORNER:



BAR STOCK STEEL FRAMES, PAINTED W/ MESH IN-FILL
GUARDRAILS:



CAST IN PLACE CONCRETE



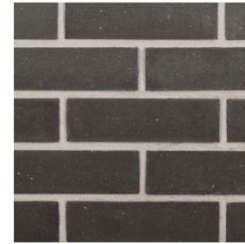
METAL PANEL



METAL PANEL SPANDREL



METAL WALL PANEL



BRICK (DARK)

BASE:

MIDDLE-FRAMES:

SPANDREL PANELS:

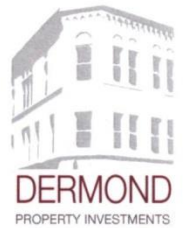
MIDDLE-FRAME
MATERIAL PROFILES:

MIDDLE-TOP- BODY OF
BUILDING:

EXTERIOR MATERIAL PALETTE

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North Elevation

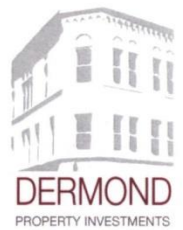


West Elevation

EXTERIOR ELEVATIONS W/ MATERIAL NOTES
 NOTE: ALL DIMENSIONS ARE APPROXIMATE

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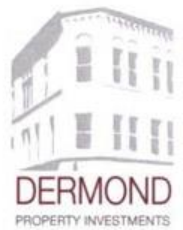
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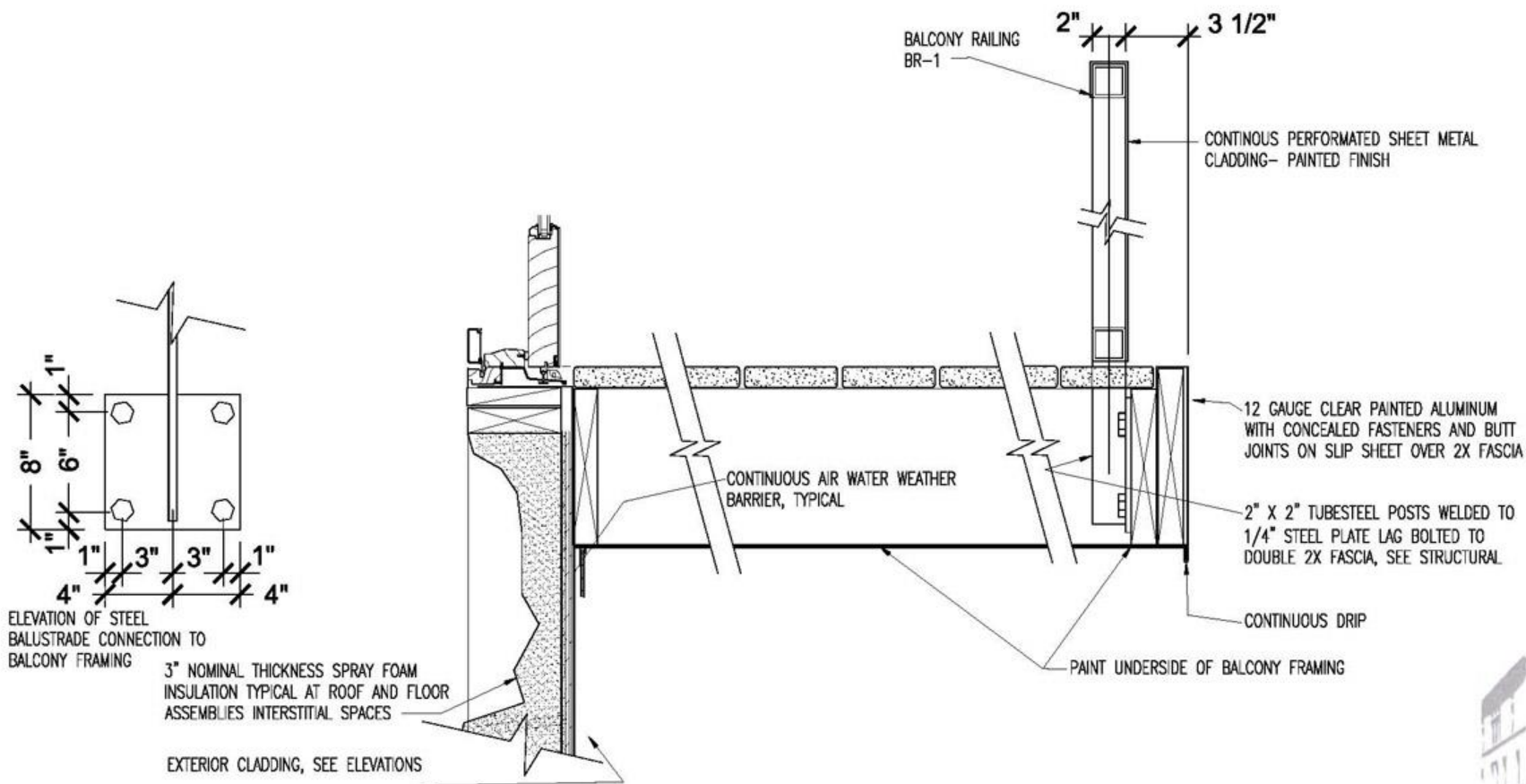


EXTERIOR ELEVATIONS W/ MATERIAL NOTES
NOTE ALL DIMENSIONS ARE APPROXIMATE

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ELEVATION OF STEEL
BALUSTRADE CONNECTION TO
BALCONY FRAMING

3" NOMINAL THICKNESS SPRAY FOAM
INSULATION TYPICAL AT ROOF AND FLOOR
ASSEMBLIES INTERSTITIAL SPACES

EXTERIOR CLADDING, SEE ELEVATIONS



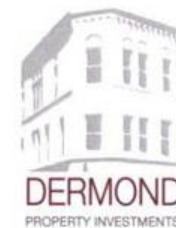
TYPICAL BALCONY DETAIL

SCALE: 1 1/2"=1'-0"

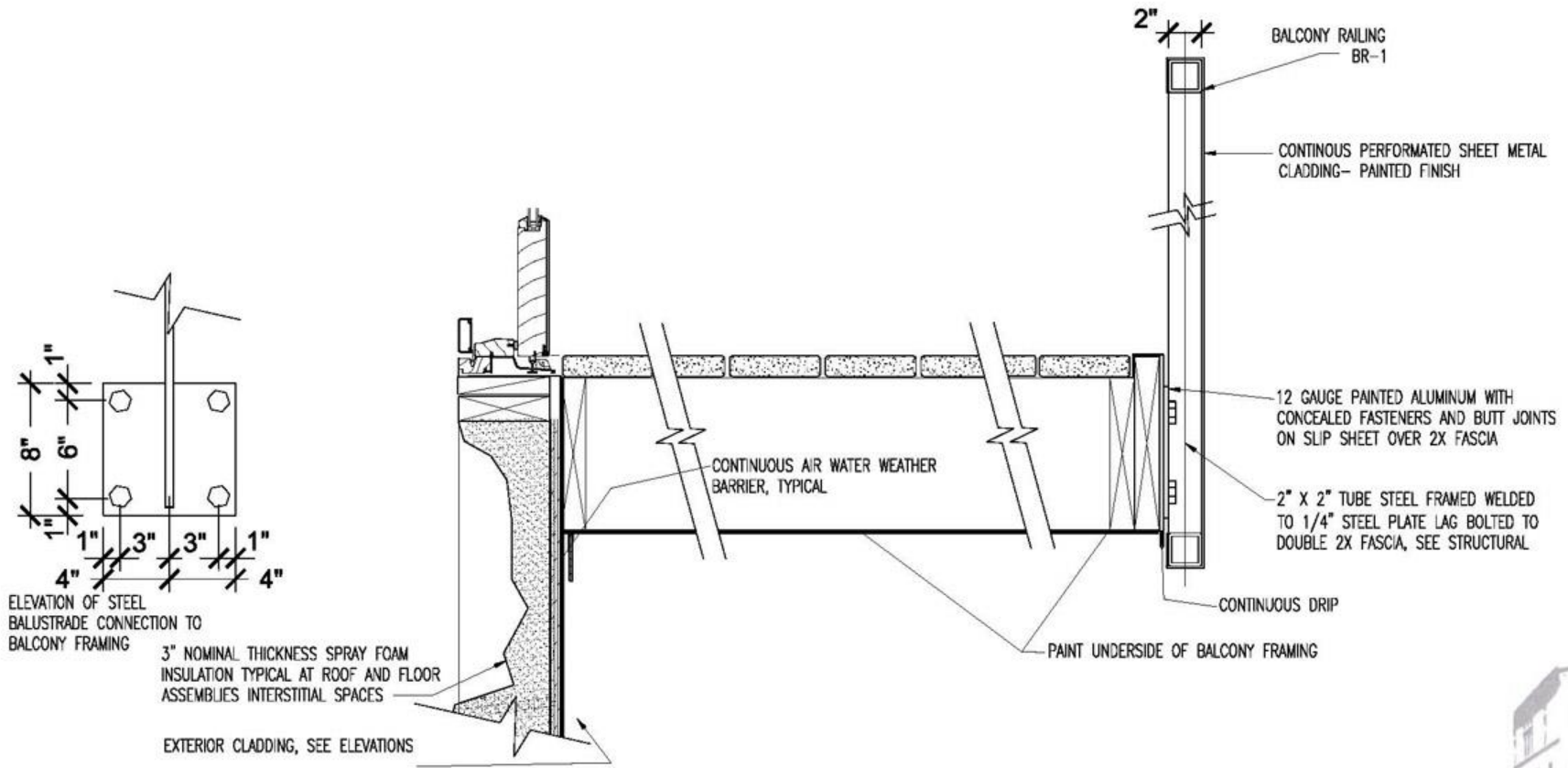
PROPOSED BALCONY DETAILS

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TYPICAL BALCONY DETAIL

SCALE: 1 1/2"=1'-0"

PROPOSED BALCONY DETAILS

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