METRO PLACE

1910 N. Water St.

Milwaukee, Wisconsin

AG PROJECT NUMBER: 090601
DATE: 25 JAN 2010

OWNER/DEVELOPER
Wangard Partners, Inc.
1200 North Mayfair Rd. Suite 220
Milwaukee, WI 53226

DETAILED PLAN DEVELOPMENT

Architecture
A Sense of
Community

1414 UNDERWOOD AVE. WAUWATOSA, WI 53213 414.431.3131 TEL 414.431.0531 FAX WWW.AGARCH.COM

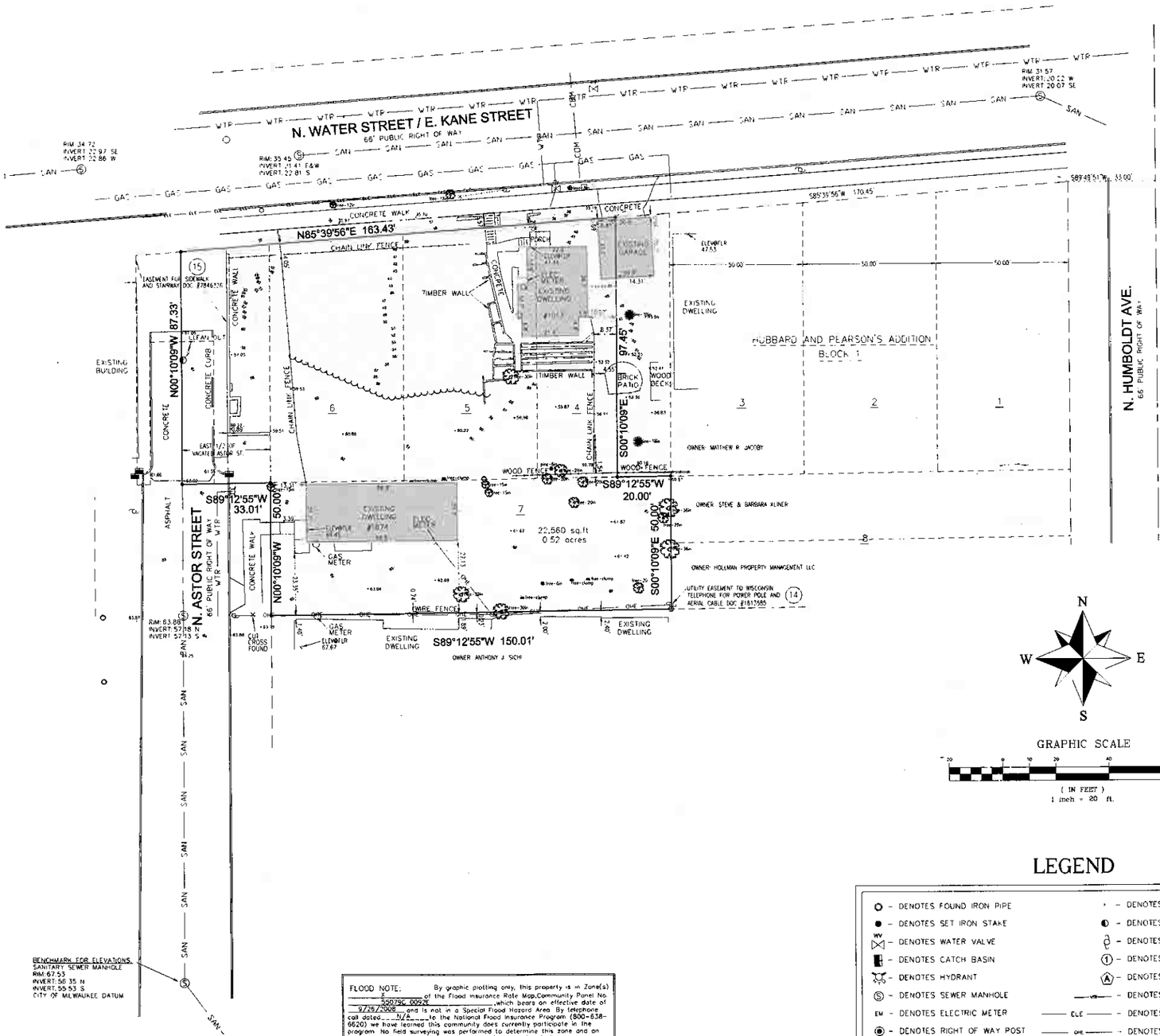
VICINITY MAP

METRO PLACE

Milwaukee, WI

25 Jan. 2010

G200



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map,Community Panel No. 550279C 0092E, which bears an effective date of 9/26/2008 and is not in a Special Flood Hazard Area. By telephone call dated N/A to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGAL DESCRIPTION

Lot 4, except the East 20 feet, all of Lots 5, 6, and 7, Block 1, in Hubbard and Pearson's Addition and the East ½ of vacated North Astor Street adjacent to Lot 6 on the West, all being the Northwest ¼ of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 354-0610-100-0
Address: 1910 N. Water Street

Note 1: The property hereon described is the same as the pertinent property as described in Chicago Title Insurance Company, Commitment No. 1258978, Effective Date August 24, 2009.

Note 2: Survey traverse closure exceeds 1:15,000.

Note 3: "The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities."

SURVEYOR'S CERTIFICATE

I, Frederick W. Shibilski, the undersigned, being a duly licensed and qualified surveyor in and for the State of Wisconsin, do hereby certify to Mosaic, LLC, Chicago Title Insurance Company, and anyone who purchases, mortgages or guarantees title to the above-described property within one year from the above-described land and improvements thereon on October 12th, 2009 and that this survey fully and correctly represents the above-described land. I have shown the location of the perimeter of the above-described land by courses and distances and all apparent easements and all recorded easements and rights-of-way as described in the title insurance file (Chicago Title Insurance Company, Commitment No. 1258978, Effective Date August 24, 2009 with references to recording data). Unless otherwise shown, the physical evidence conforms with the recorded descriptions of those easements and rights-of-way. All of the buildings, structures and improvements on the above-described land are correctly depicted. All such buildings, structures, and improvements are fully completed. I further certify that:

(1.) There are no easements, right-of-way, party walls, encroachments onto adjoining property or streets, or encroachments onto the above-described land by buildings, structures or improvements situated on adjoining property except as shown on this survey;

(2.) There are no streams, rivers, springs, ponds, lakes ditches, drains or wetlands or similarly restricted areas located or bordering on or running through the subject land except as noted on the survey;

(3.) There are no gaps, gores, or overlaps between any parcels comprising the property or between the property and adjoining parcels, roads, streets, alleys or highways, except as noted on survey;

(4.) All public roads, highways, streets, and alleys running adjacent to or upon the subject land and the respective center lines and widths thereof are shown;

(5.) All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description;

(6.) There are no boundary line discrepancies and no deficiencies in the area of the land described in the legal description; and

(7.) This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 10, 11(a), 11 (b), 14 and 19 of Table A thereof and meets the accuracy requirements for a "Class A" Urban survey as defined therein, and also in all respects meets the requirements of all applicable law. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certified that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated: November 2, 2009

Frederick W. Shibilski
Registered Land Surveyor S-1154
State of Wisconsin

ZONING DATA

Zoning: PD, Planned Development District

Projects considered on an individual basis per City of Milwaukee Zoning.

(Source: City of Milwaukee, Department of City Development, www.mkedcd.org/czo)

ITEMS CORRESPONDING TO SCHEDULE B

14. Utility Easement granted to Wisconsin Telephone Company recorded as Document No. 1613585.
15. Easement recorded as Document No. 7846326.

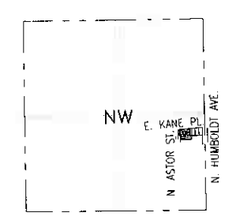
N
W E
S

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

- DENOTES FOUND IRON PIPE
- DENOTES SET IRON STAKE
- DENOTES WATER VALVE
- DENOTES CATCH BASIN
- DENOTES HYDRANT
- DENOTES SEWER MANHOLE
- DENOTES ELECTRIC METER
- DENOTES RIGHT OF WAY POST
- DENOTES EXISTING SPOT ELEVATION
- DENOTES CATCH BASIN
- DENOTES UTILITY POLE
- DENOTES ITEM CORRESPONDING TO SCHEDULE B
- DENOTES ENCROACHMENT ITEM
- DENOTES WATER LINE
- DENOTES UNDER GROUND ELECTRIC LINE
- DENOTES OVER HEAD ELECTRIC LINE



LOCATION SKETCH
NW 1/4 SECT 21-7-22
SCALE: 1" = 1000'

REVISION NO	DESCRIPTION	DATE	BY

DESIGNED BY	DATE
DRAWN BY	DATE
APPROVED BY	DATE
CADFILE XREF LMAN	

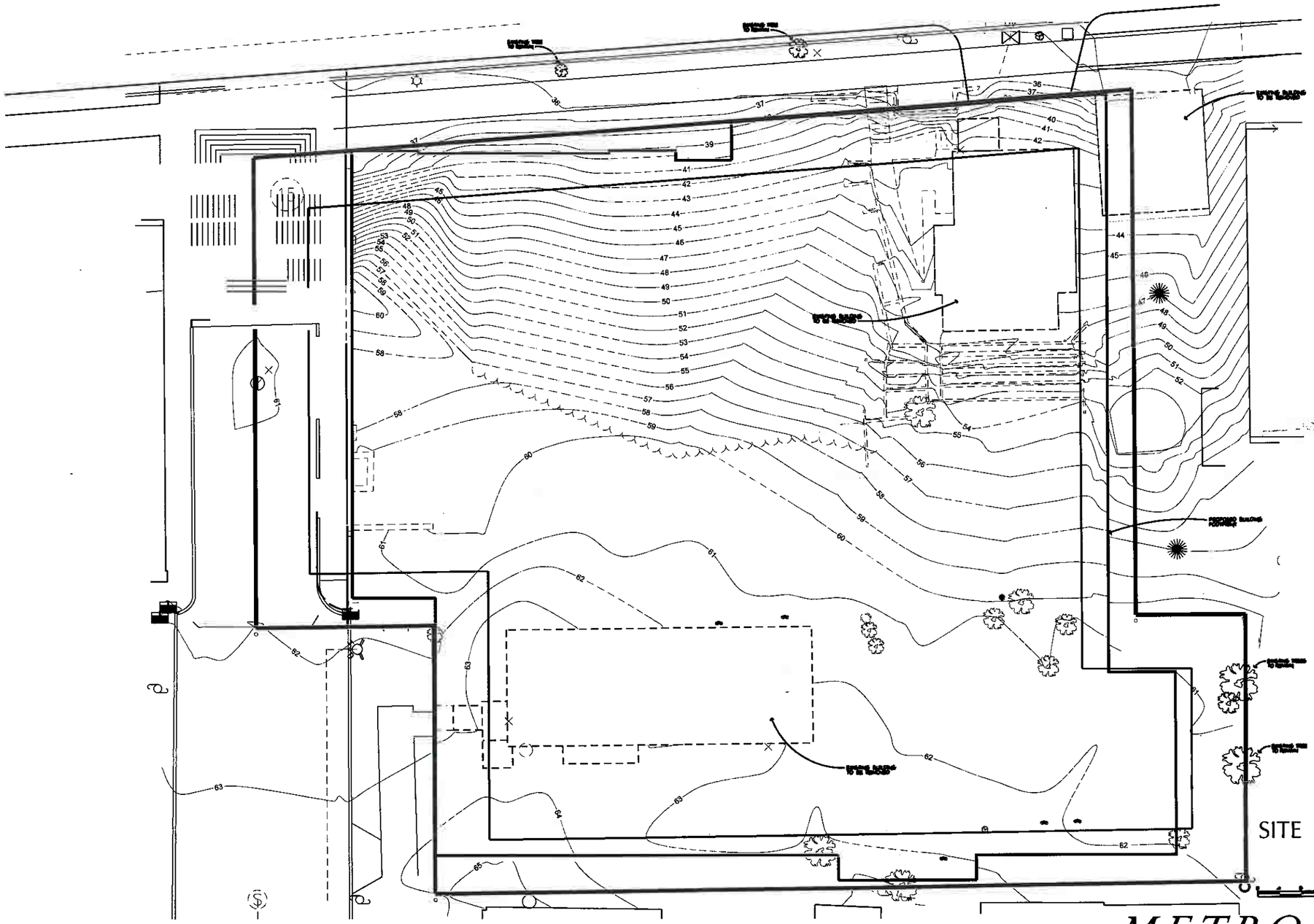
ALTA/ACSM SURVEY
1910 N. WATER ST.
MOSAIC, LLC
MILWAUKEE, WI

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

© 2005 Key Engineering Group Ltd.

KEY ENGINEERING GROUP LTD.
738 NORTH WATER STREET, SUITE 1000
MILWAUKEE, WI 53202
414.224.8300 (tel) • 414.224.8303 (fax)

KEY PROJECT NUMBER 1910001
PROJECT SCALE 1"=20'
SHEET NUMBER C-1



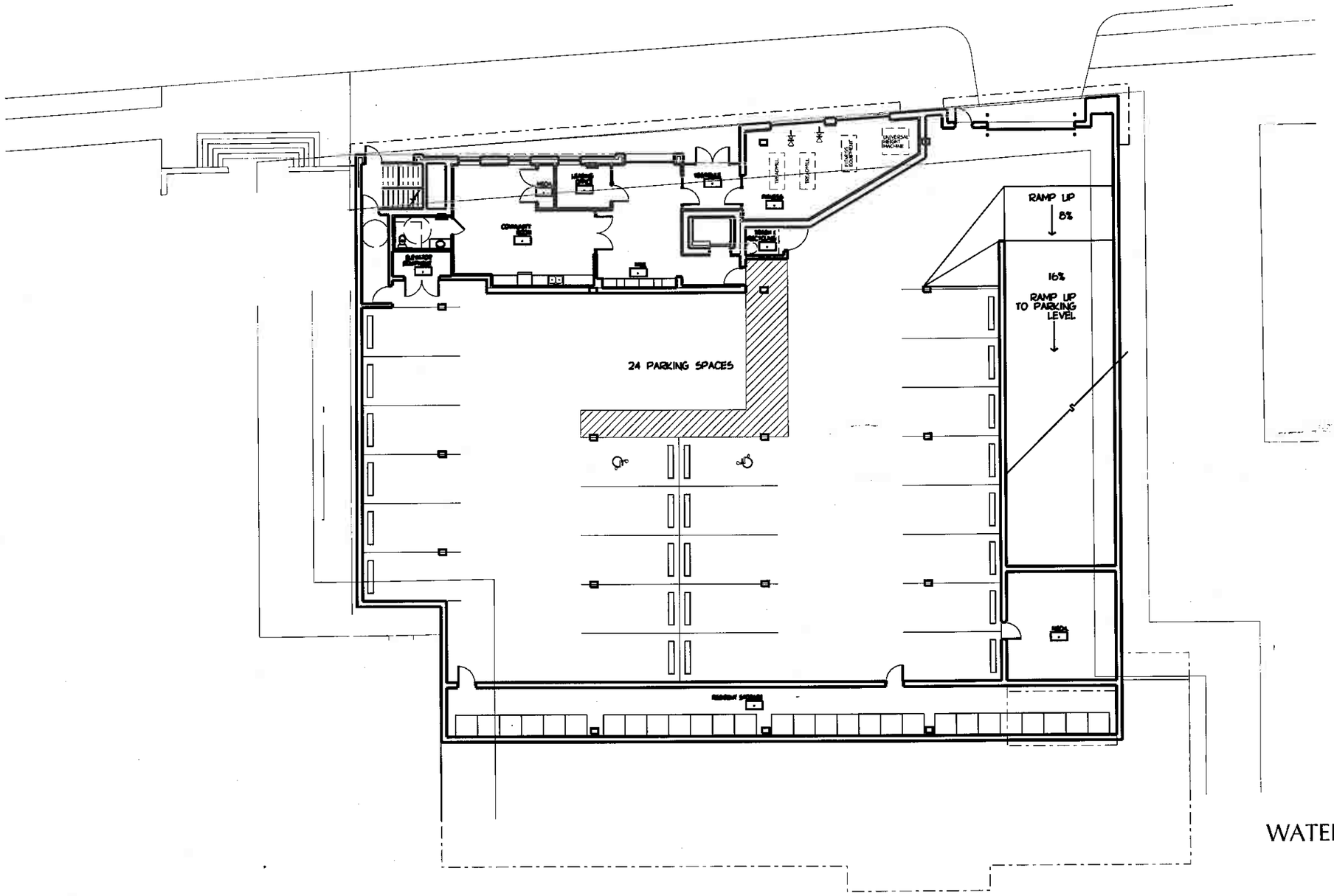
SITE GRADING PLAN

METRO PLACE

Milwaukee, WI

25 Jan. 2010

A200



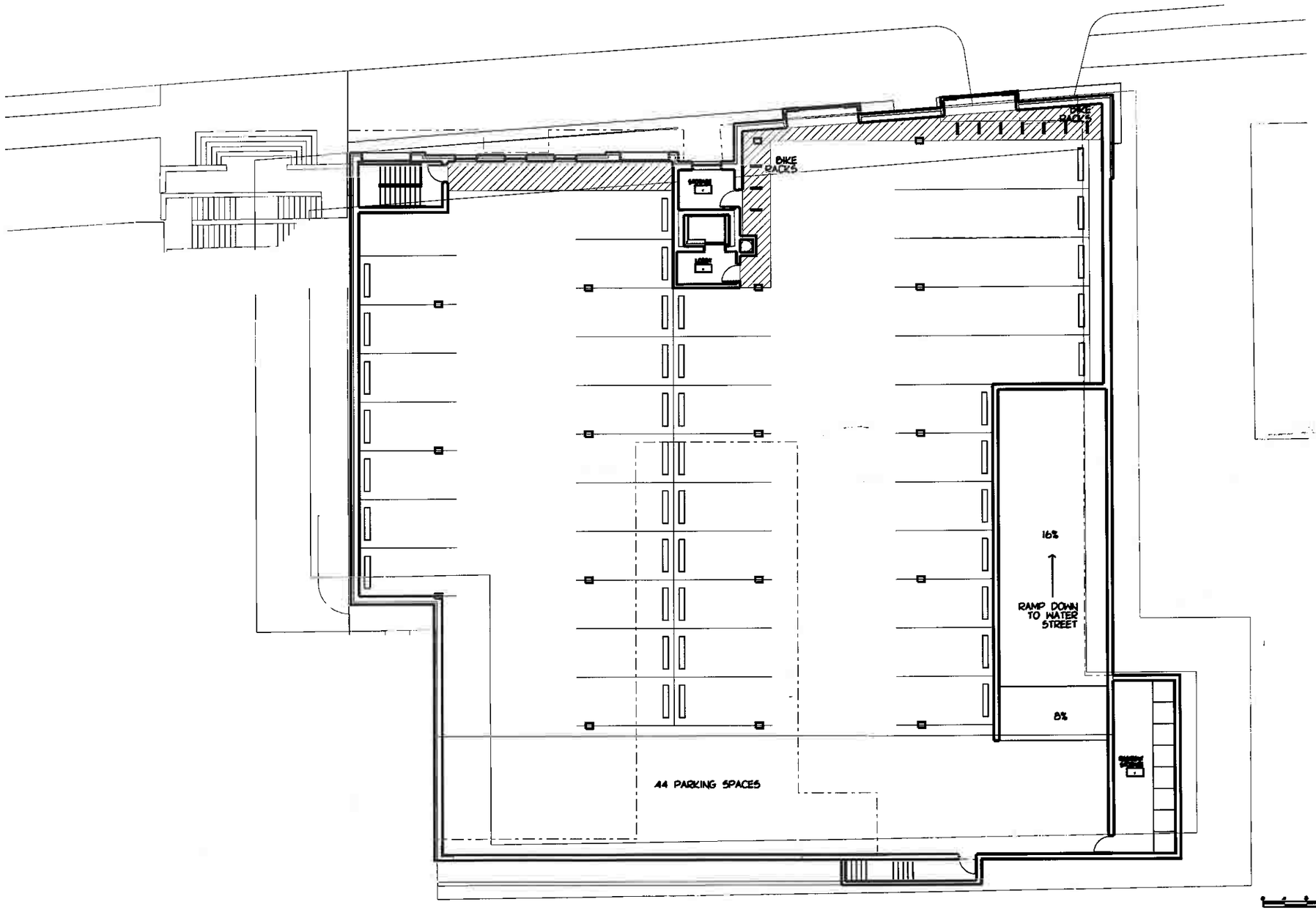
WATER STREET LEVEL
15,334sqft

METRO PLACE

Milwaukee, WI

25 Jan. 2010

A201

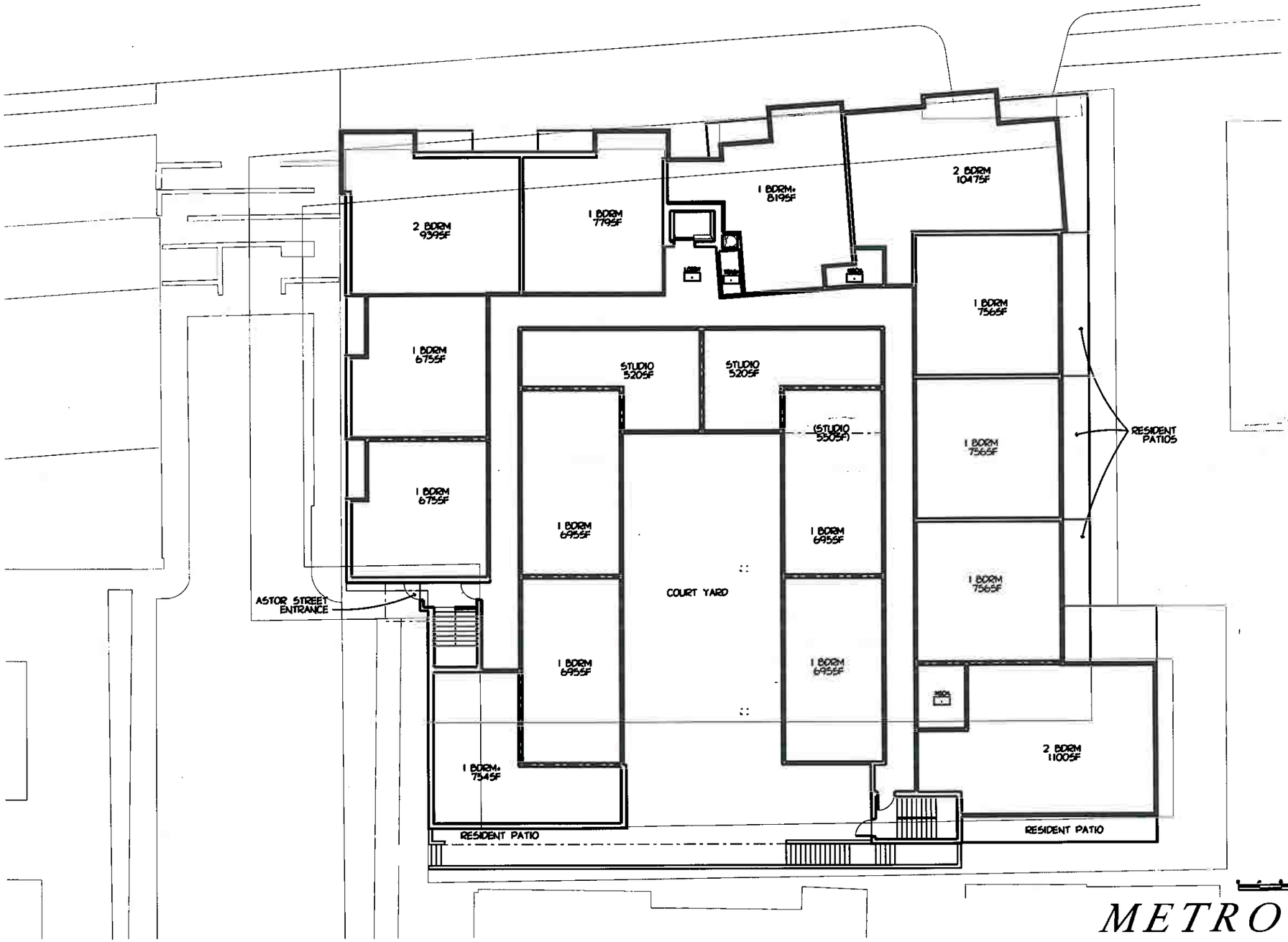


PARKING LEVEL
18,667sqft

METRO PLACE
Milwaukee, WI

25 Jan. 2010

A202



Floors 1–4
UNIT MIX

(8) STUDIO	– 520 SQFT
(2) STUDIO	– 550 SQFT
(2) 1 BEDROOM	– 675 SQFT
(14) 1 BEDROOM	– 695 SQFT
(6) 1 BEDROOM	– 710 SQFT
(16) 1 BEDROOM	– 755 SQFT
(4) 1 BEDROOM	– 779 SQFT
(4) 1 BEDROOM	– 819 SQFT
(4) 2 BEDROOM	– 939 SQFT
(4) 2 BEDROOM	– 1047 SQFT
(4) 2 BEDROOM	– 1100 SQFT

68 Total Units
51,416 Total Sqft
756 Average Sqft

TYPICAL FLOOR
15,153sqft

25 Jan. 2010

METRO PLACE
Milwaukee, WI

A203

EXTERIOR ELEVATION - 'EAST'
1/8" = 1'-0"

GENERAL NOTES:

- WINDOWS BY SECTION 08520 UNLESS NOTED OTHERWISE NOTED SEE SHEET A500 FOR SCHEDULE
- ALL EXPOSED FIBER CEMENT SIDING AND TRIM TO BE PRIMED ALL SIDES AND PAINTED.

MATERIAL LEGEND:

AP - ARCHITECTURE PRECAST OR CUT STONE PROJECTED 1½" AT HEADS

B1 - UTILITY SIZE BRICK
COLOR: NAPA VALLEY COLONIAL

CS1 - 12X24 CAST STONE W/ STACK BOND PATTERN
COLOR: WHITE SANDBLASTED

CS2 - 8X24 CAST STONE W/ STACK BOND PATTERN
COLOR: WHITE SANDBLASTED

CS3 - 8X24 CAST STONE W/ STACK BOND PATTERN
COLOR: WHITE ECOCOD

FP1 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH)
W/ 1/2" ALUM. TRIM (PAINTED TO MATCH PANEL)
COLOR: JH AUTUMN TAN

FP2 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH)
W/ 1/2" ALUM. TRIM (PAINTED TO MATCH PANEL)
COLOR: JH COUNTRYLANE RED

FP3 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH)
W/ 1/2" ALUM. TRIM (NOT PAINTED)
COLOR: JH EVERLINE BLUE

S4 - FIBER CEMENT LAP SIDING WITH 4" EXPOSURE
COLOR - JH BOATHOUSE BLUE

S6 - FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
COLOR - JH NAVAJO BEIGE

S7 - FIBER CEMENT LAP SIDING WITH 7" EXPOSURE
NATURAL SERIES
COLOR - JH BOATHOUSE BLUE

WINDOW SCHEDULE

MK	NOMINAL SIZE (W X H) & TYPE	REMARKS
A	2-8 x 6-0 DOUBLE HUNG WINDOW	
B	2-8 x 7-0 AWNING W/ FIXED PANE	CUSTOM
C	4-0 x 7-0 AWNING W/FIXED PANE	CUSTOM
D	6-0 x 7-0 AWNING W/ FIXED PANE	CUSTOM
E	8-0 x 7-0 AWNING W/ FIXED PANE	CUSTOM

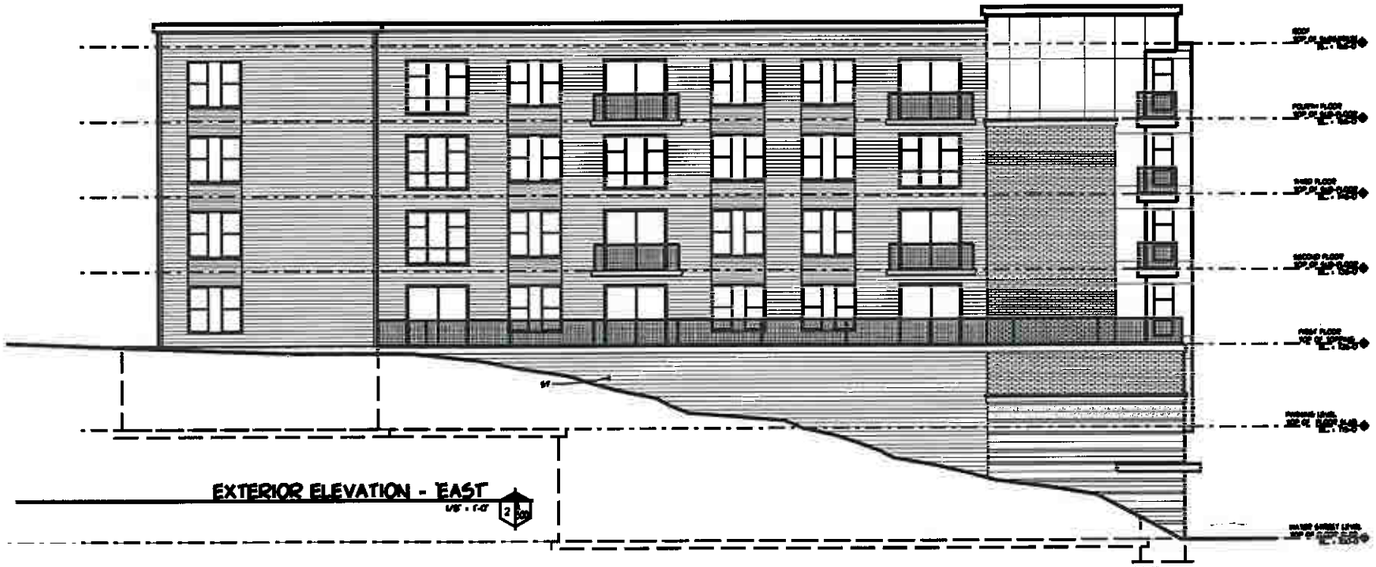
NOTE:
PROVIDE MULLIONS PER ELEVATIONS
FIELD VERIFY ALL CUSTOM WINDOWS.

EXTERIOR ELEVATION - 'NORTH'
1/8" = 1'-0"

25 Jan. 2010

METRO PLACE
Milwaukee, WI

1/8" EXTERIOR ELEVATIONS A500



EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

GENERAL NOTES:

- [illegible]
- ALL EXTERIOR FIBER CEMENT SIDING AND TRIM TO BE PRIMED ALL SIDES AND PAINTED.

MATERIAL LEGEND:

AP - ARCHITECTURAL PRECAST OR CUT STONE PROJECTED ½" AT HEADS

B4 - VARIETY FIRE BRICK
COLOR: TBAS VARIETY COLORAL

CS1 - 12x24 CAST STONE W/ SMOOTH SCRIP PATTERN
COLOR: SOME ANGELSTONE

CS2 - 8x24 CAST STONE W/ SMOOTH SCRIP PATTERN
COLOR: SOME ANGELSTONE

CS3 - 8x24 CAST STONE W/ SMOOTH SCRIP PATTERN
COLOR: SOME GOLDEN

FP1 - FIBER CEMENT SIDING PANEL, SMOOTH FINISH
W/ 5/4 FIBER CEMENT BOARD TO MATCH PANEL
COLOR: JH AURORA TAN

FP2 - FIBER CEMENT SIDING PANEL, SMOOTH FINISH
W/ 5/4 FIBER CEMENT BOARD TO MATCH PANEL
COLOR: JH CONFEDERATE RED

FP3 - FIBER CEMENT SIDING PANEL, SMOOTH FINISH
W/ 5/4 FIBER CEMENT BOARD
COLOR: JH DURANGO BLUE

S4 - FIBER CEMENT LAP SIDING WITH 4" EXPOSURE
COLOR: JH DURANGO BLUE

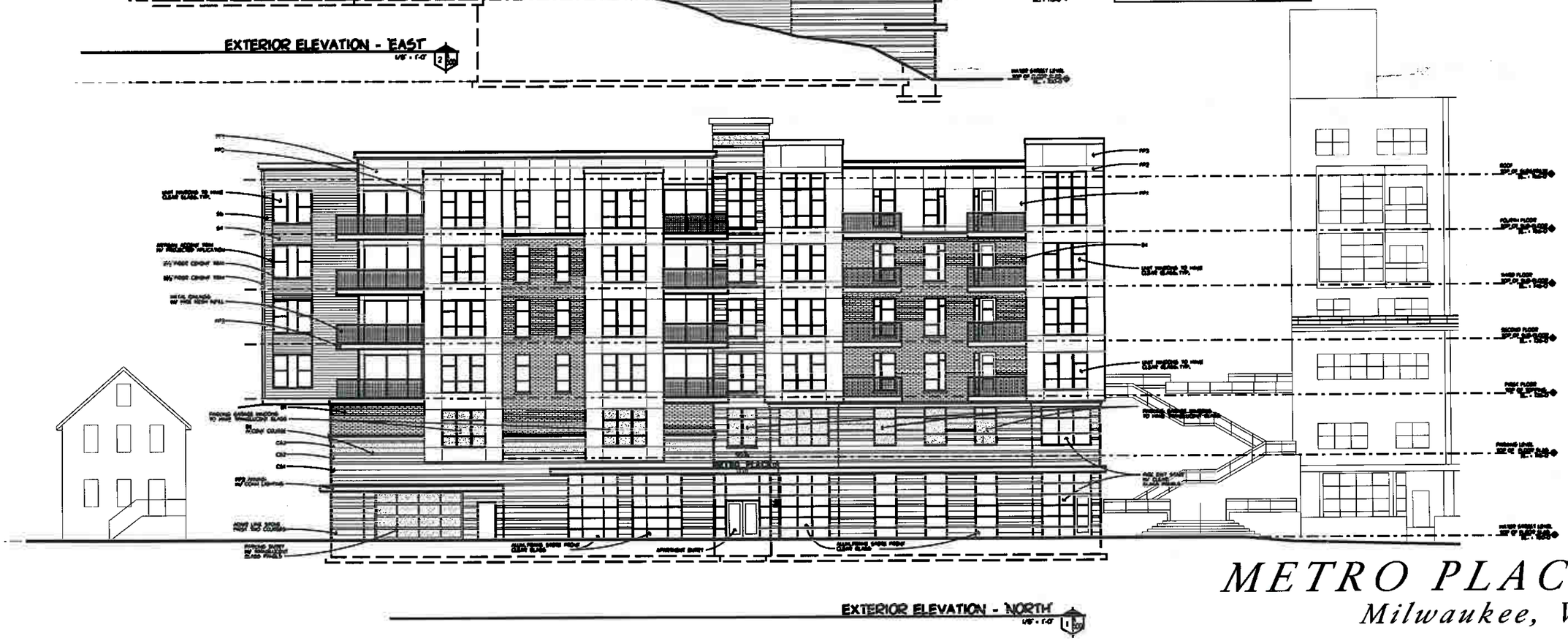
S6 - FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
COLOR: JH SMOKED GREY

S7 - FIBER CEMENT LAP SIDING WITH 7" EXPOSURE
COLOR: JH DURANGO BLUE

WINDOW SCHEDULE

MK	NOMINAL SIZE (W X H) & TYPE	REMARKS
A	2-8 x 6-0 DOUBLE HUNG WINDOW	
B	2-8 x 7-0 Arch w/ FIXED PANE	CLERESTORY
C	4-0 x 7-0 Arch w/ FIXED PANE	CLERESTORY
D	5-0 x 7-0 Arch w/ FIXED PANE	CLERESTORY
E	5-0 x 7-0 Arch w/ FIXED PANE	CLERESTORY

NOTE:
FINISHES INCLUDING TRIM ELEVATIONS
FIELD VERIFY ALL CLERESTORY WINDOWS.



EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

METRO PLACE

Milwaukee, WI

25 Jan. 2010

1/8" EXTERIOR ELEVATIONS

A500

EXTERIOR ELEVATION - 'SOUTH'
1/8" = 1'-0" 2 A501

GENERAL NOTES:

- WINDOWS BY SECTION 08520 UNLESS NOTED OTHERWISE NOTED SEE SHEET A500 FOR SCHEDULE
- ALL EXPOSED FIBER CEMENT SIDING AND TRIM TO BE PRIMED ALL SIDES AND PAINTED.

MATERIAL LEGEND:

AP - ARCHITECTURE PRECAST OR CUT STONE PROJECTED ½" AT HEADS

B1 - UTILITY SIZE BRICK
COLOR- NAPA VALLEY COLONIAL

CS1 - 12X24 CAST STONE W/ STACK BOND PATTERN
COLOR- WHITE SANDBLASTED

CS2 - 8X24 CAST STONE W/ STACK BOND PATTERN
COLOR- WHITE SANDBLASTED

CS3 - 8X24 CAST STONE W/ STACK BOND PATTERN
COLOR- WHITE BOCCED

FP1 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH)
W/ 1/2" ALUM. TRIM (PAINTED TO MATCH PANEL)
COLOR- JH AURORA TAN

FP2 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH)
W/ 1/2" ALUM. TRIM (PAINTED TO MATCH PANEL)
COLOR- JH COUNTDOWN RED

FP3 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH)
W/ 1/2" ALUM. TRIM (NOT PAINTED)
COLOR- JH EVENING BLUE

S4 - FIBER CEMENT LAP SIDING WITH 4" EXPOSURE
COLOR - JH BOOTHBAY BLUE

S6 - FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
COLOR - JH NAVAJO BEIGE

S7 - FIBER CEMENT LAP SIDING WITH 7" EXPOSURE
ARTISAN SERIES
COLOR - JH BOOTHBAY BLUE

EXTERIOR ELEVATION - 'WEST'
BUILDING SIMILAR
1/8" = 1'-0" 1 A501

METRO PLACE
Milwaukee, WI

1/8" EXTERIOR ELEVATIONS

25 Jan. 2010

A501

EXTERIOR ELEVATION - 'SOUTH'
1/8" = 1'-0"

GENERAL NOTES:

- [illegible]
- [illegible]

MATERIAL LEGEND:

AP - ARCHITECTURE PRECAST OR CUT STONE PROJECTED 1½" AT HEADS

B4 - UTILITY WIRE BRICK
COLOR: TEXAS VALLEY COLONIAL

CS1 - 10x3x1 CAST STONE W/ BRICK BOND PATTERN
COLOR: [illegible]

CS2 - 10x3x1 CAST STONE W/ BRICK BOND PATTERN
COLOR: [illegible]

CS3 - 10x3x1 CAST STONE W/ BRICK BOND PATTERN
COLOR: [illegible]

FP1 - FIBER CEMENT SIDING PANEL, SMOOTH FINISH
W/ 5" WIDE TRIM PANELS TO MATCH PANELS
COLOR: [illegible]

FP2 - FIBER CEMENT SIDING PANEL, SMOOTH FINISH
W/ 5" WIDE TRIM PANELS TO MATCH PANELS
COLOR: [illegible]

FP3 - FIBER CEMENT SIDING PANEL, SMOOTH FINISH
W/ 5" WIDE TRIM AND BLANKETS
COLOR: [illegible]

S4 - FIBER CEMENT LAP SIDING WITH 4" EXPOSURE
COLOR: [illegible]

S6 - FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
COLOR: [illegible]

S7 - FIBER CEMENT LAP SIDING WITH 7" EXPOSURE
COLOR: [illegible]

EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

25 Jan. 2010

METRO PLACE

Milwaukee, WI

1/8" EXTERIOR ELEVATIONS

A501

GENERAL NOTES:

- MASONRY BY SECTION 09220 UNLESS NOTED OTHERWISE NOTED SEE SHEET A000 FOR SCHEDULE
- ALL EXPOSED FIBER CEMENT SIDING AND TRIM TO BE PRIMED ALL SIDES AND PAINTED.

MATERIAL LEGEND:

S1 - ARCHITECTURE PRECAST OR CUT STONE PROJECTED ½" AT HEADS

B1 - UTILITY SIZE BRICK
COLOR- HAFA VALLEY COLORAL

CS1 - 12X24 CAST STONE W/ STACK BOND PATTERN
COLOR- WHITE SANDBLASTED

CS2 - 8X24 CAST STONE W/ STACK BOND PATTERN
COLOR- WHITE SANDBLASTED

CS3 - 8X24 CAST STONE W/ STACK BOND PATTERN
COLOR- WHITE GOOGED

FP1 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH)
W/ 1/2" ALUM. TRIM (PAINTED TO MATCH PANEL)
COLOR- JH AUTUMN TAN

FP2 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH)
W/ 1/2" ALUM. TRIM (PAINTED TO MATCH PANEL)
COLOR- JH COUNTRYLANE RED

FP3 - FIBER CEMENT BOARD PANEL (SMOOTH FINISH)
W/ 1/2" ALUM. TRIM (NOT PAINTED)
COLOR- JH EVENING BLUE

S4 - FIBER CEMENT LAP SIDING WITH 4" EXPOSURE
COLOR - JH BOOTHBAY BLUE

S5 - FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
COLOR - JH NAVAJO BEIGE

S7 - FIBER CEMENT LAP SIDING WITH 7" EXPOSURE
REFGAS SIDING
COLOR - JH BOOTHBAY BLUE

25 Jan. 2010

METRO PLACE

Milwaukee, WI

1/8" EXTERIOR ELEVATIONS

A502

GENERAL NOTES:

- [illegible]
- [illegible]

MATERIAL LEGEND:

AP - [illegible]

B1 - [illegible]
COLOR: [illegible] VIOLET COLONIAL

CS1 - [illegible] INCH CAK SIDE W/ [illegible] BOND PATTERN
COLOR: [illegible] SHADELAND

CS2 - [illegible] INCH CAK SIDE W/ [illegible] BOND PATTERN
COLOR: [illegible] SHADELAND

CS3 - [illegible] INCH CAK SIDE W/ [illegible] BOND PATTERN
COLOR: [illegible] HEDGE

FP1 - [illegible]
COLOR: [illegible] AUBURN TAN

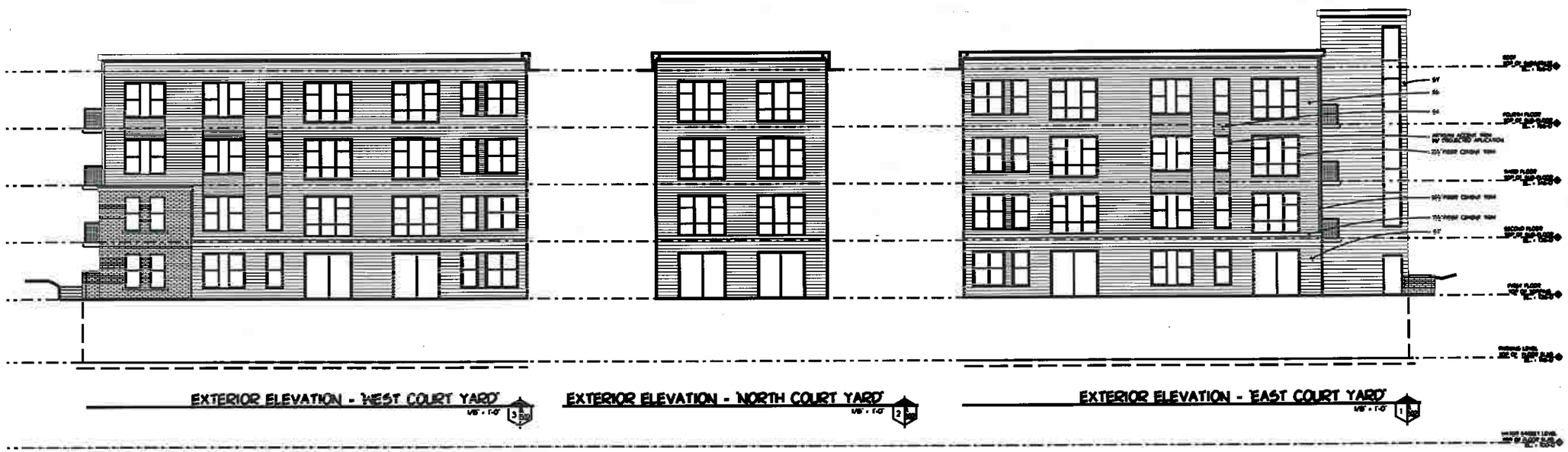
FP2 - [illegible]
COLOR: [illegible] COUNTRYLANE RED

FP3 - [illegible]
COLOR: [illegible] SHERWIN BLUE

S4 - [illegible] LAP SIDING WITH [illegible]" EXPOSURE
COLOR: [illegible] SERENITY BLUE

S5 - [illegible] LAP SIDING WITH [illegible]" EXPOSURE
COLOR: [illegible] WHALE BONE

S7 - [illegible] LAP SIDING WITH [illegible]" EXPOSURE
COLOR: [illegible] BERMUDA BLUE



25 Jan. 2010

METRO PLACE

Milwaukee, WI

1/8" EXTERIOR ELEVATIONS

A502

NOTE:
LETTERS OF BUILDING NAME
TO BE INSTALLED ON THE
TOP FRONT EDGE OF
AWNING AND BACK LIT PER
MANUFACTURERS SPECIFICATION

BUILDING NUMBERS TO BE
INSTALLED ON FACE OF AWNING
AND BACK LIT PER
MANUFACTURERS SPECIFICATION

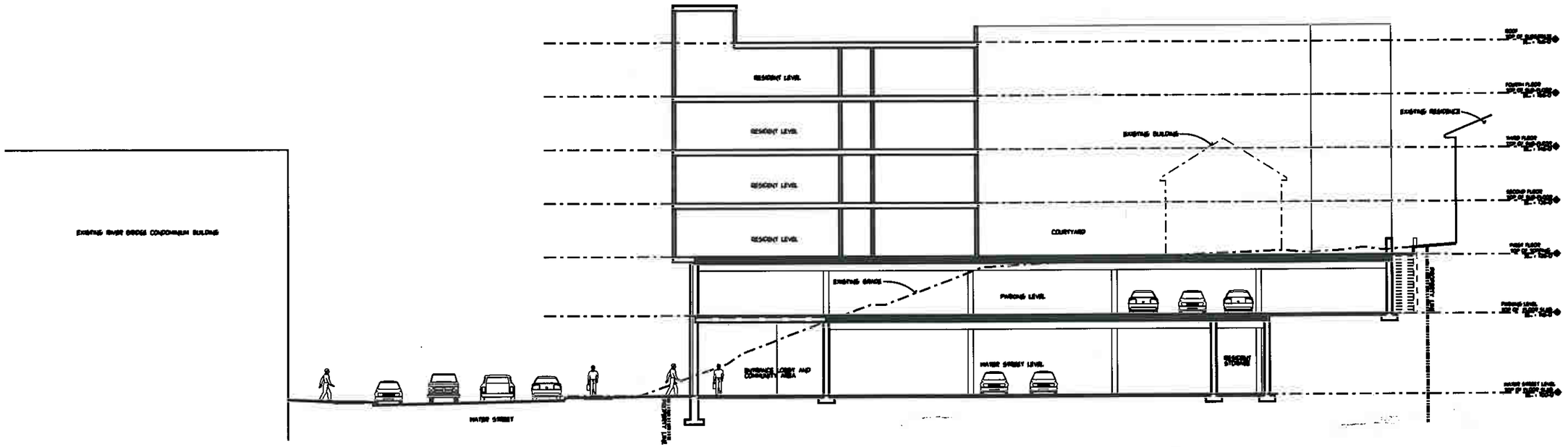
25 Jan. 2010

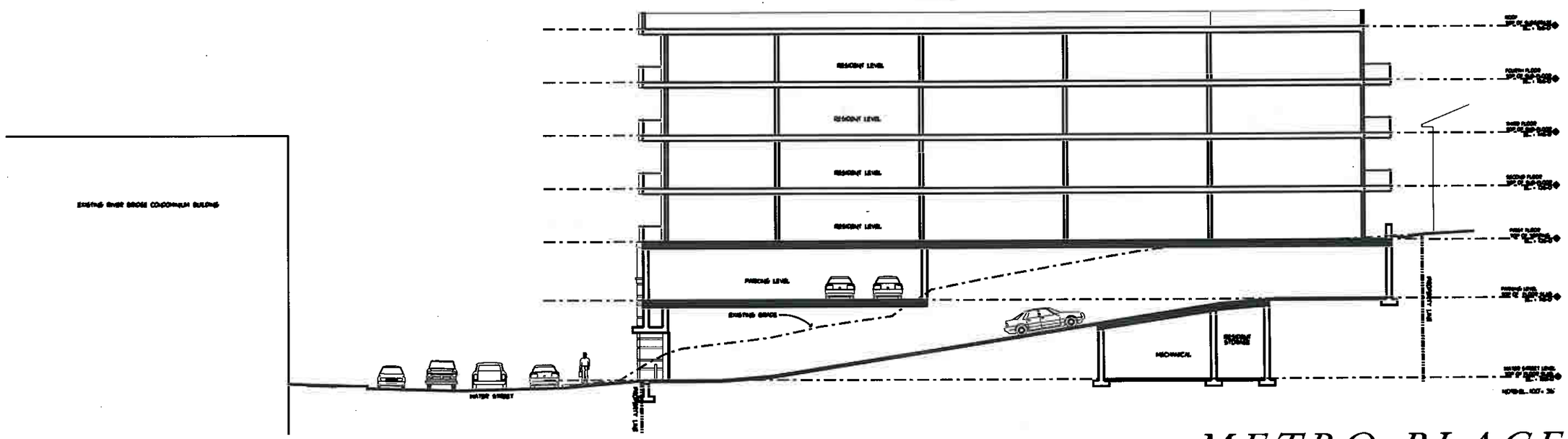
METRO PLACE

Milwaukee, WI

1/2" EXTERIOR ELEVATIONS

A503





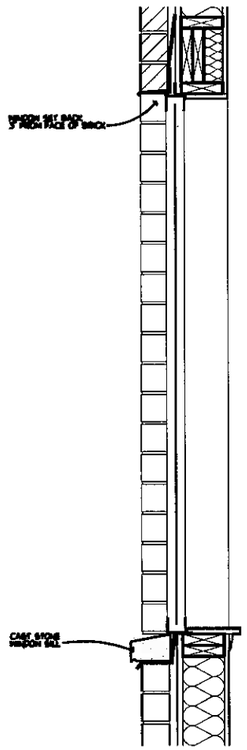
METRO PLACE

Milwaukee, WI

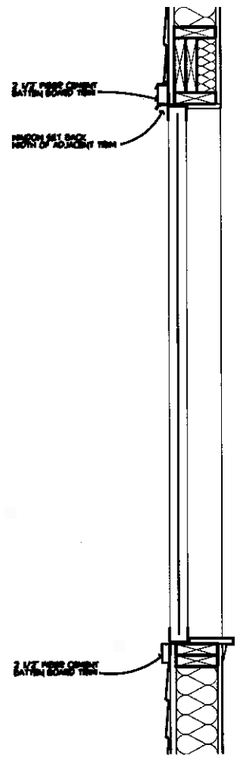
1/8" BUILDING SECTIONS

25 Jan. 2010

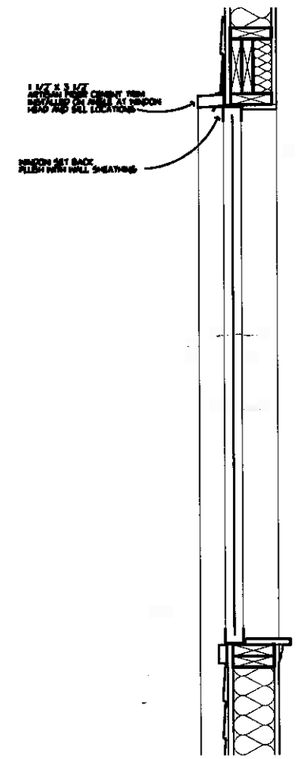
A600



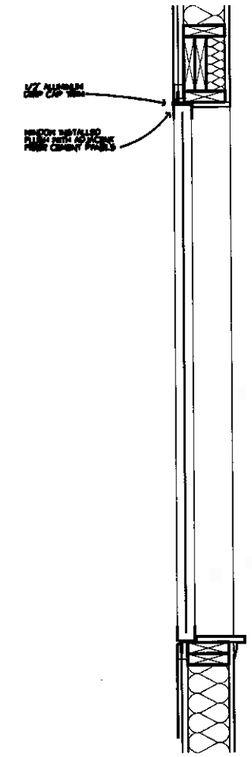
WINDOW SECTION
@ MASONRY
1
A700



WINDOW SECTION
@ 2 1/2" FIBER CEMENT BATTEN BOARD
1
A700



WINDOW SECTION
@ "ARTRAN" FIBER CEMENT TRIM
1
A700



WINDOW SECTION
@ FIBER CEMENT PANEL
1
A700

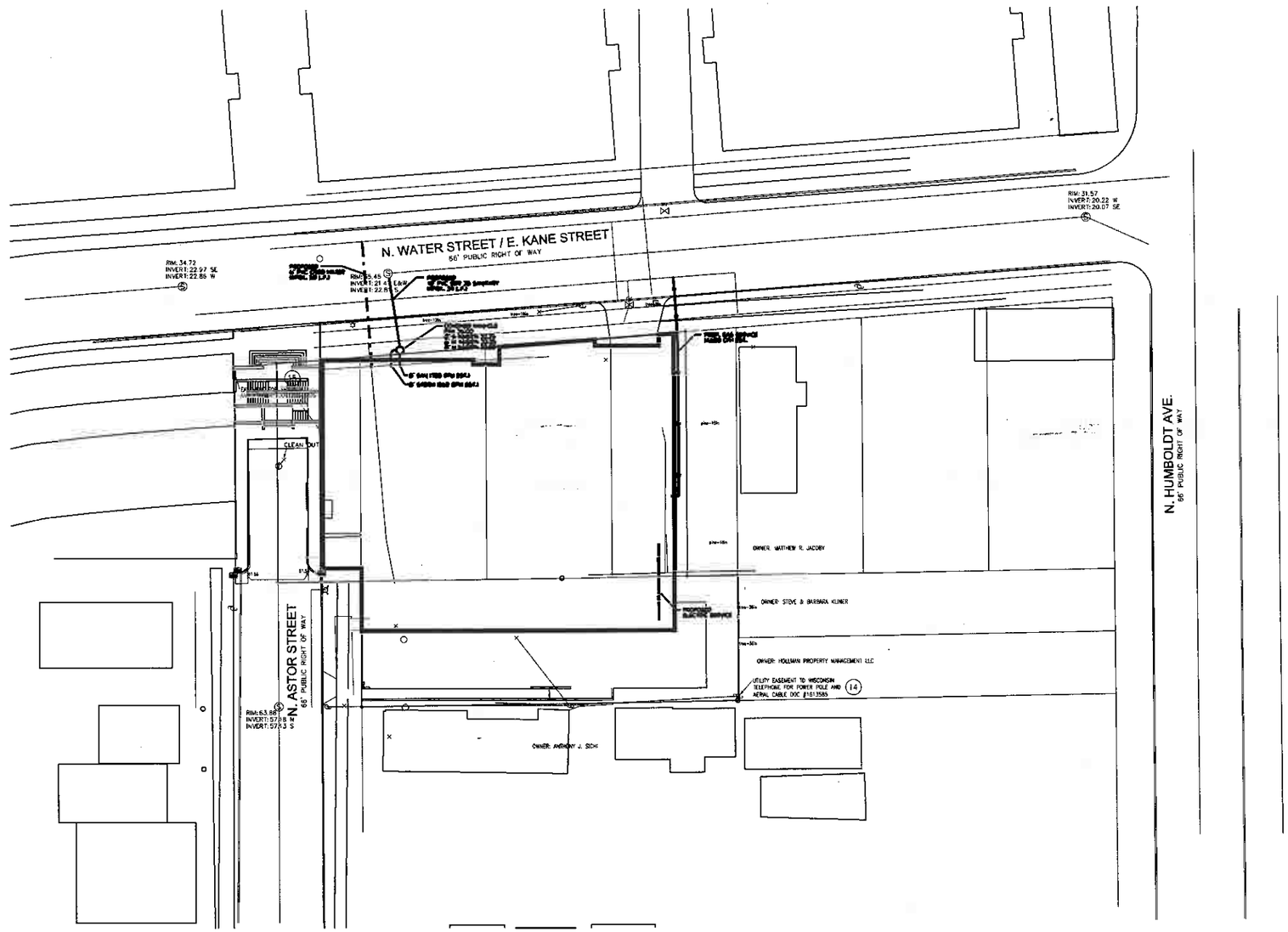
25 Jan. 2010

METRO PLACE

Milwaukee, WI

1 1/2" WINDOW SECTIONS

A700

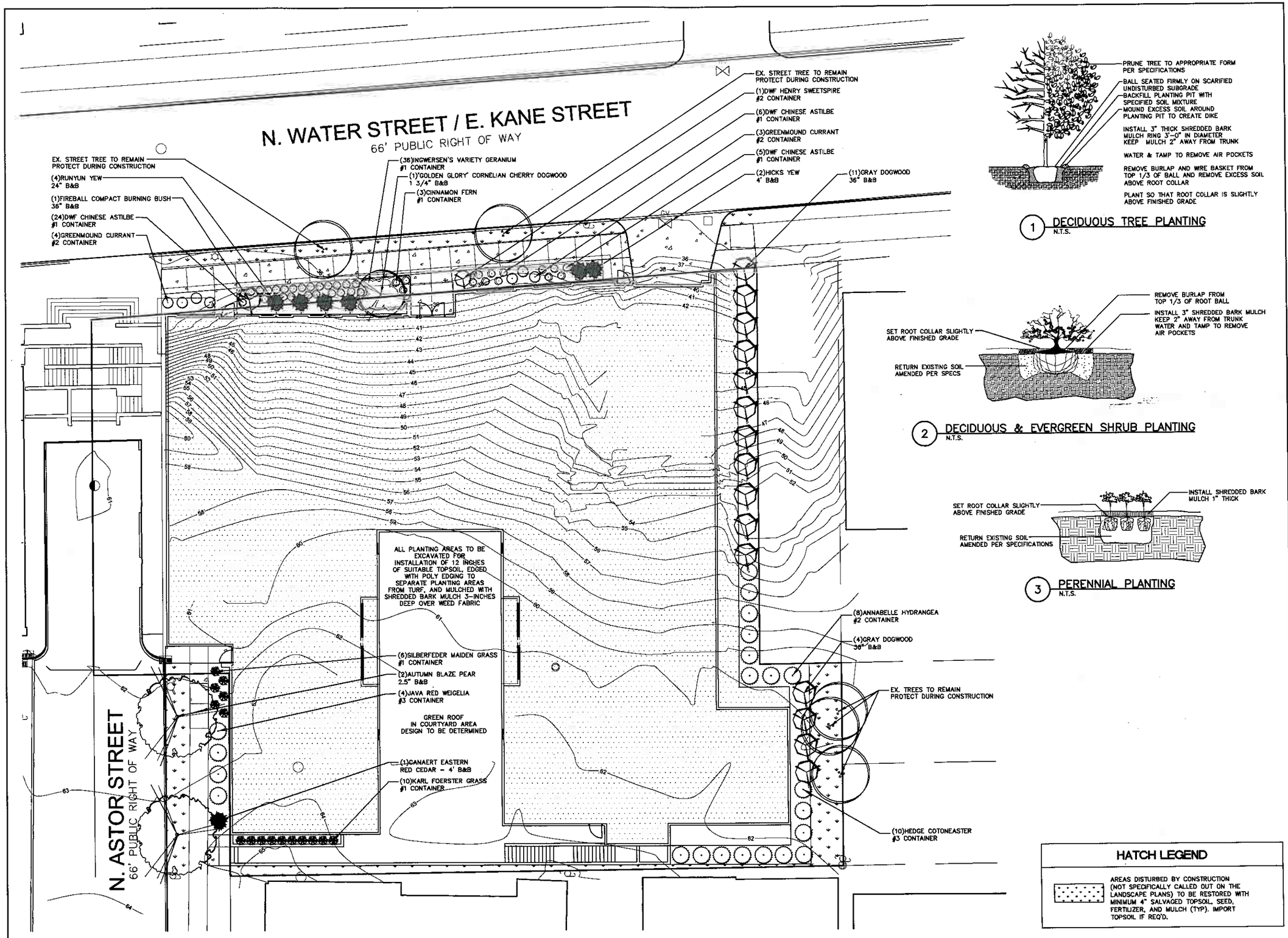


25 Jan. 2010

METRO PLACE

Milwaukee, WI

1" = 20' SITE UTILITY PLAN



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
WATERSTREET APARTMENTS

LOCATION:
1910 Waterstreet
Milwaukee, WI

CLIENT:
WangardPartners

RELEASE:
PLAN SUBMITTAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW

SCALE: 1" = 10'-0"
0 5 10 20

SEAL:

we listen. we innovate. we turn your vision into reality.

SHEET:
LANDSCAPE PLAN

PROJECT MANAGER:	KB
PROJECT NUMBER:	100039.01
DATE:	12/11/09

SHEET NUMBER:
L101

FILENAME: S:_SiteDsgn\Wangard Partners\100039 Waterstreet Apartments\Design\100039_SITE LANDSCAPE PLAN.dwg