

Attached

Exhibit D

“Architectural Plans”

Proposed Exterior Repair & Improvements: GOLDFISH UNIFORMS

5300 WEST LINCOLN AVENUE
WEST ALLIS, WISCONSIN 53219

PERMIT SET FOR EXTERIOR REPAIR 02/07/2018

**GOLDFISH
UNIFORMS**

5300 WEST LINCOLN AVENUE
WEST ALLIS, WI 53219

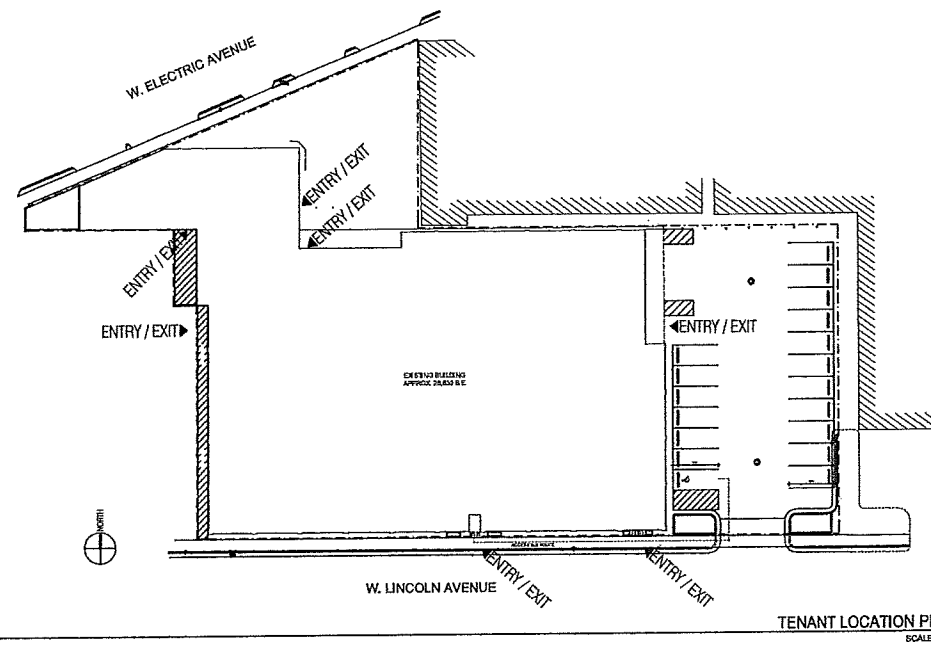
ARCHITECTURAL

BENCE | BUILD

1301 W CANAL ST STE 100
MILWAUKEE, WI 53233
414.630.7190

CLIENT

MIKE & DEBBIE O'BRIEN
9901 WEST OKLAHOMA AVE
MILWAUKEE, WI 53227



GENERAL INFORMATION

SITE LOCATION 5300 W LINCOLN AVENUE
 SITE AREA 45,900 S.F. (1.0537 ACRES)
 ZONING C-2: (NEIGHBORHOOD COMMERCIAL DISTRICT)
 M-1: (MANUFACTURING DISTRICT)
 III-B (FULLY SPRINKLED)
 BUILDING SHELL TYPE OF CONSTRUCTION MASONRY (ORNAMENTAL CAST FIELD STONE), CONCRETE BLOCK
 BUILDING SHELL MATERIALS NFPA 13 (COMPLETE)
 FIRE PROTECTION SYSTEM ± 28,630 S.F.
 EXISTING BUILDING AREA (FOOTPRINT) ± 5,057 S.F. BUILDING EXTERIOR (ALTERATION LEVEL 2)
 EXTERIOR ALTERATION AREA ± 809 S.F. SITE (ALTERATION LEVEL 2)

SCOPE OF WORK EXTERIOR WORK ONLY: REPAIR AND REPLACE FAILING LINTELS & WINDOWS ON EAST, WEST AND SOUTH FACADES, REPAIR APPROX. 500 SF OF WEST WALL AT WEST ENTRY, REPLACE SOUTH/ MAIN ENTRY DOOR, WEST ENTRY DOOR, TWO DOORS INTO GARAGE SPACES AND NEW EAST ENTRY DOOR. REPLACE ROOF MEMBRANE OVER OFFICE AREA AND WAREHOUSE AREA 3. REPAIR PRECAST PLANK CEILING IN WAREHOUSE AREA 3. TWO NEW AWNINGS OVER SOUTH ENTRIES. SITE WORK INCLUDES NEW CURBING, PAVING AT CATCH BASINS, THREE NEW PLANTING AREAS AND FOUR RAISED PLANTERS AT SOUTH ENTRANCES.
 INTERIOR WORK: N/A

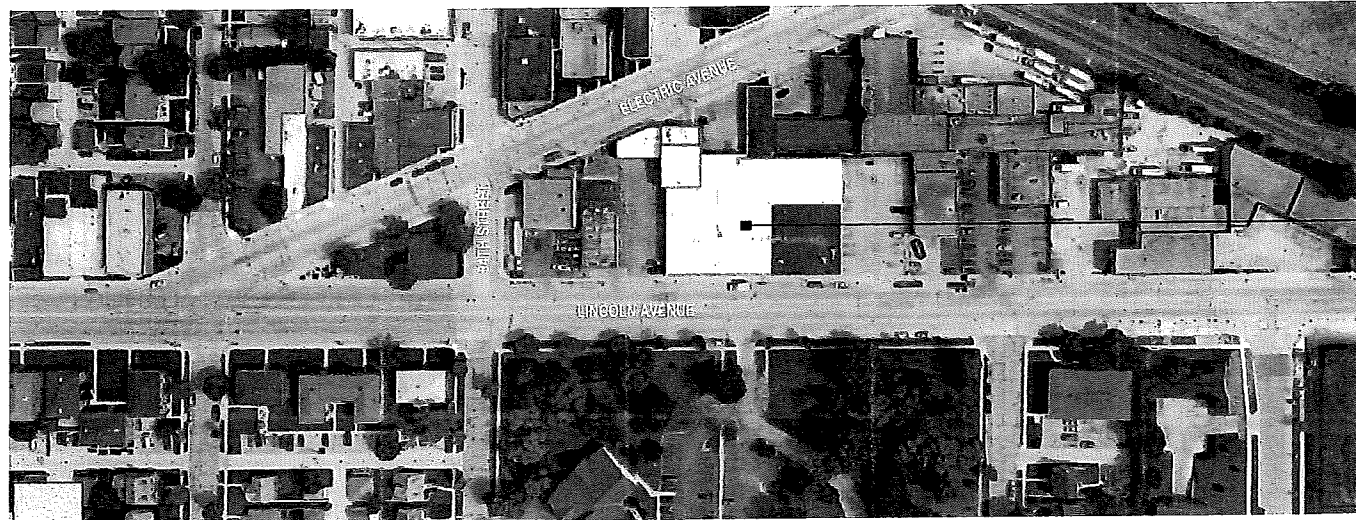
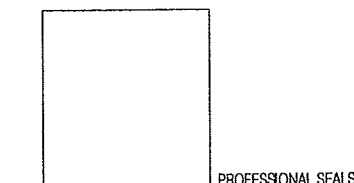
APPLICABLE CODES & GUIDELINES

BUILDING SHELL: DESIGNED / CONSTRUCTED 1952. ALTERATIONS TO ADHERE TO WISCONSIN COMMERCIAL BUILDING CODE (IBC 2009)
 EXTERIOR ALTERATIONS: WISCONSIN COMMERCIAL BUILDING CODE --- SPS 361 - 366
 INTERNATIONAL BUILDING CODE --- IBC 2009
 ICC ANSI A117.1 - ACCESSIBLE & USABLE BUILDINGS & FACILITIES - 2003
 DEPT. OF JUSTICE - ADA STANDARDS FOR ACCESSIBLE DESIGN

EXTERIOR WORK ONLY
 *NO CHANGE IN USE OR OCCUPANCY CLASSIFICATION
 *NO ALTERATIONS TO EXISTING MEANS OF EGRESS
 *NO ALTERATIONS TO EXISTING SANITARY FACILITIES

DRAWING INDEX

- GENERAL**
 G0.01 COVER SHEET/DRAWING INDEX
 S0.01 ALTA/ NSPS LAND TITLE SURVEY
- ARCHITECTURAL**
 A1.01 ARCHITECTURAL SITE AND LANDSCAPE PLAN / MATERIAL ID
 A2.01 PROPOSED OVERALL FLOOR PLAN - AREA OF WORK
 A4.01 PROPOSED ELEVATIONS
 A5.01 DOOR TYPES AND SCHEDULE



LOCATION MAP 1 (SCALE: NTS) (SCALE: 1/8"=1'-0")

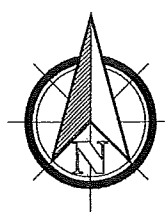
PERMIT SET 07 FEB 2018

2017.16 CB
 Project Number Drawn By

Cameron Bence
 Typed or Printed Name
 12259
 Registration Number

COVER SHEET
 DRAWING INDEX

G0.01



ALTA/NSPS LAND TITLE SURV

To: Golfish Uniforms, Bank of the West, its successors and/or assigns, Lincoln Buildings LLC, a W company, First American Title Insurance Company, and any other person or entity that purchases guarantees the title thereto within one year of the date of this survey.

This is to certify that this map or plat of survey and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(a), 7(a) 7(b)(1), 7(c), 8, 9, 11, 16, 17, 18 and 21. Field work was completed on December 11, 2017.

Dated: December 15, 2017.

Marc C. Passarelli
 Marc C. Passarelli
 Professional Land Surveyor S-2
 State of Wisconsin



ITEMS CORRESPONDING TO SCHEDULE

- 8. Easement granted to Wisconsin Electric Power Company recorded on July 2, 2012 (Per Exhibit A in document, one pole remains in right-of-way in Electric South have been removed)
- 9. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone on September 24, 1957 as Document No. 3609827. (Affects Property, General in 1)

LEGAL DESCRIPTION

as described below is the same as the pertinent property per First American Title Insurance commitment No. NCS-875444-MKE, Commitment Date: October 23, 2017.

is (1) in Block Five (5) in Assessor's Plat No. 272, being a part of the Southwest One-Quarter (1/4) of Section Two (2), in Township Six (6) North, Range Twenty-One (21) East of West Allis, County of Milwaukee, State of Wisconsin, bounded and described as commencing at a point in the South line of the Southwest 1/4 of said Section 2, which point is 7.00 feet to the Southeast corner of said 1/4 Section; thence North at right angles to the South line of said 1/4 Section, 7.00 feet to a point; thence West and parallel to the South line of said 1/4 Section, 184.00 feet North at right angles to the South line of said 1/4 Section, 80.69 feet to a point in line of West Electric Avenue, formerly W. McCook Avenue; thence Southwesterly along the line of West Electric Avenue, 188.95 feet to a point; thence South at right angles to the South line to a point 167.00 feet North of said South line of said 1/4 Section; thence East and parallel to said 1/4 Section to a point which is 556.18 feet West of the East line of said 1/4 Section; thence East to the South line of said 1/4 Section, 33 feet to a point; thence East and parallel to the East line of said 1/4 Section, 10 feet to a point; thence South at right angles to the South line of said 1/4 Section 1 in the South line of said 1/4 Section; thence East along the South line of said 1/4 Section to a point of beginning, except the South 33 feet thereof within the bounds of West Lincoln

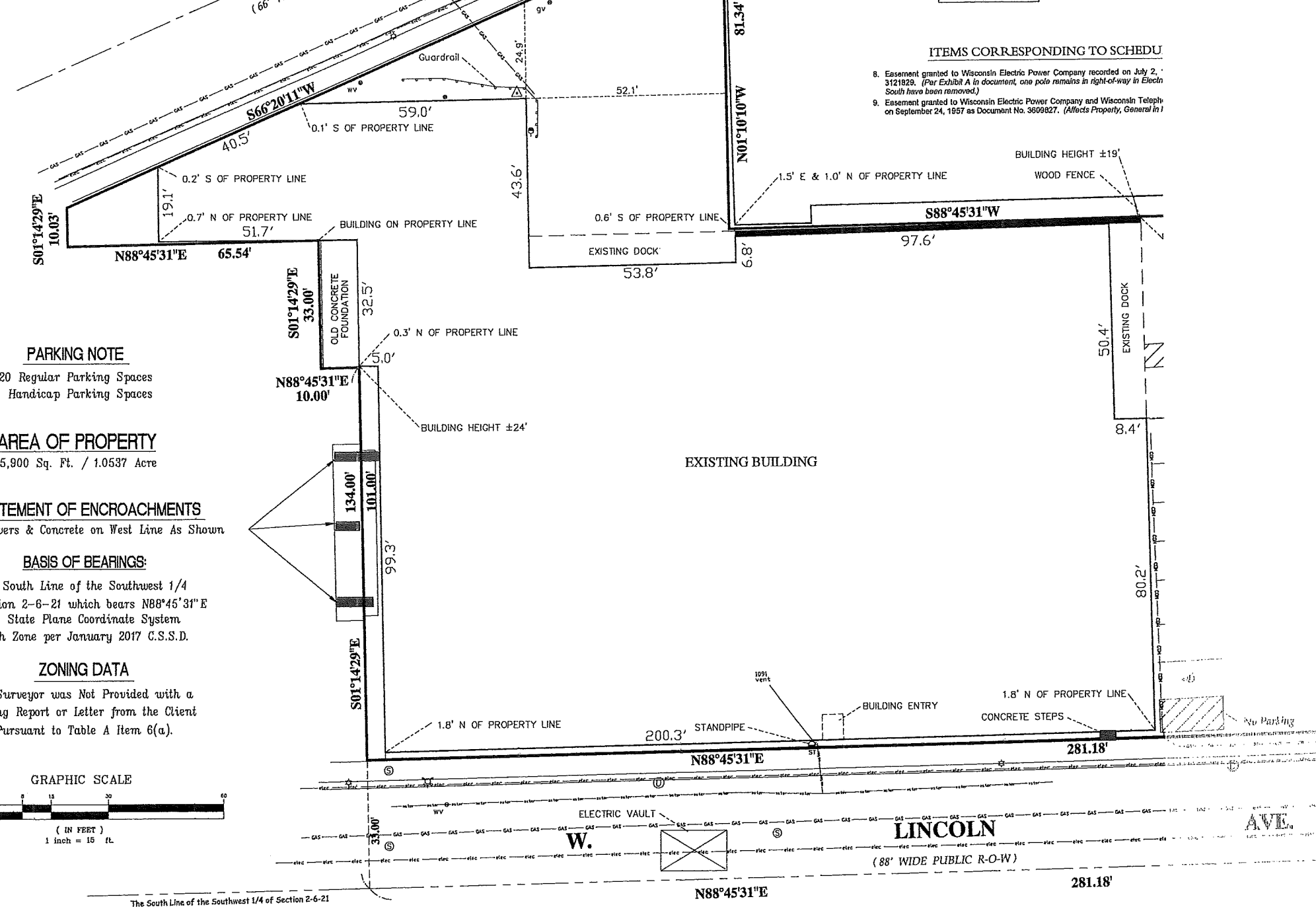
474-0010-002 and 474-0010-005
 5300 West Lincoln Avenue, West Allis, WI

LEGEND

- ⊙ - Denotes Existing Sewer Manhole
- ⊕ - Denotes Existing Power Pole
- ⚡ - Denotes Existing Electric Meter
- ⊕ - Denotes Existing Gas Meter
- ⊙ - Denotes Existing Bollard
- ⊕ - Denotes Existing Water Valve
- ⊕ - Denotes Existing Gas Valve
- ⊕ - Denotes Existing Light Pole
- ⊕ - Denotes Existing Hydrant
- ⊕ - Denotes Items Corresponding to Schedule B
- ⊕ - Denotes Existing Catch Basin
- - Denotes Existing Electric Line
- - Denotes Existing Gas Line
- - Denotes Underground Water Main
- - Denotes Existing Telephone Line
- ⊕ - Denotes Handicap Parking Space

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 55079C0088E, which bears an effective date of 08/26/2008 and is not in a Special Flood Hazard Area. By telephone call dated N/A to the National Flood Insurance Program (606-638-6620) 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.

W. ELECTRIC AVE.
 (66' WIDE PUBLIC R-O-W)



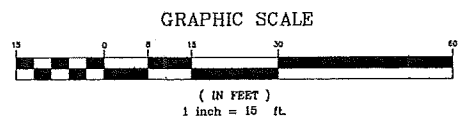
PARKING NOTE
 20 Regular Parking Spaces
 1 Handicap Parking Spaces

AREA OF PROPERTY
 45,900 Sq. Ft. / 1.0537 Acre

STATEMENT OF ENCROACHMENTS
 Metal Covers & Concrete on West Line As Shown

BASIS OF BEARINGS:
 The South Line of the Southwest 1/4 of Section 2-6-21 which bears N88°45'31"E W.I. State Plane Coordinate System South Zone per January 2017 C.S.S.D.

ZONING DATA
 The Surveyor was Not Provided with a Zoning Report or Letter from the Client Pursuant to Table A Item 6(a).



The South Line of the Southwest 1/4 of Section 2-6-21

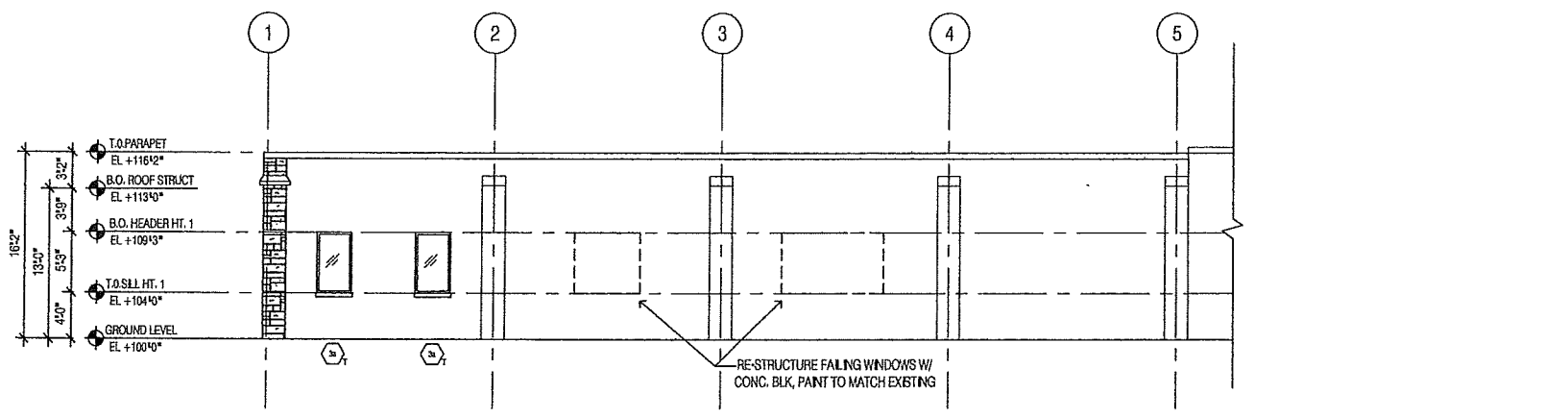
REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
				DRAWN BY MCP	DATE 12/15/17
				APPROVED BY	DATE
				CADFILE XREF LMAN	

ALTA / NSPS LAND TITLE SURVEY
TAX KEY NO. : 474-0010-002 & 474-0010-005
5300 WEST LINCOLN AVENUE
WEST ALLIS, WI. 53219

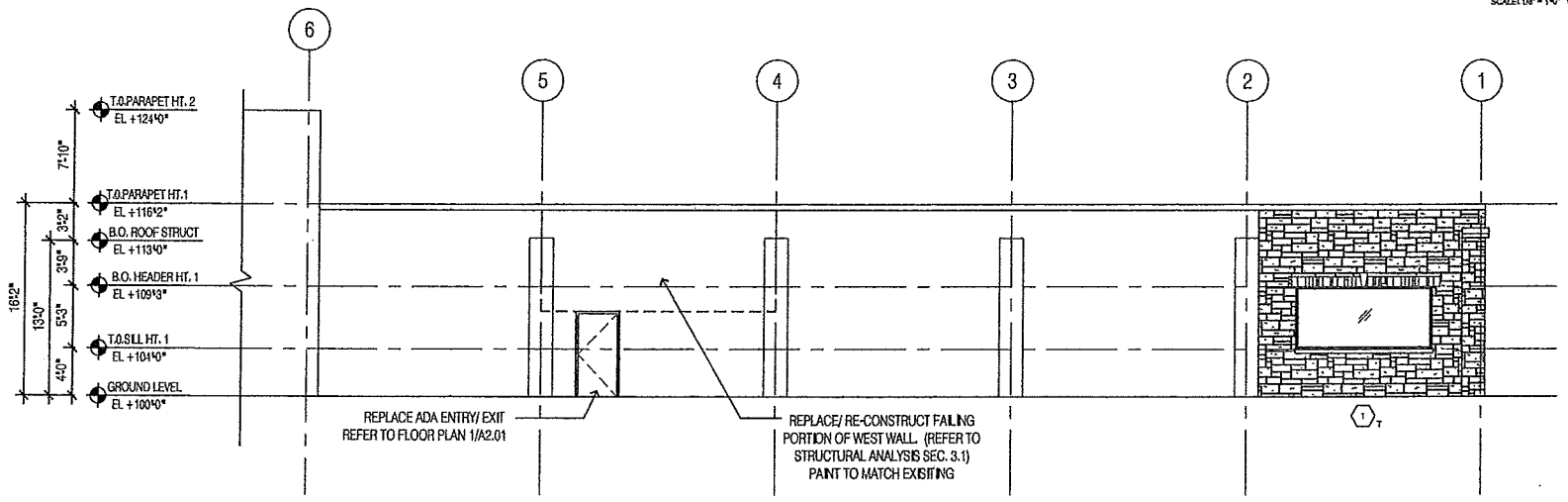
THE SURVEYING ENGINEER'S OFFICE

 735 NORTH WATER STREET, SUITE 510 MILWAUKEE, WISCONSIN 414.224.8398 (tel) • 414.224.8383 (fax)	KEY PROJECT NUMBER	35159
	PROJECT SCALE	1" = 15'
	SHEET NUMBER	1 of 1

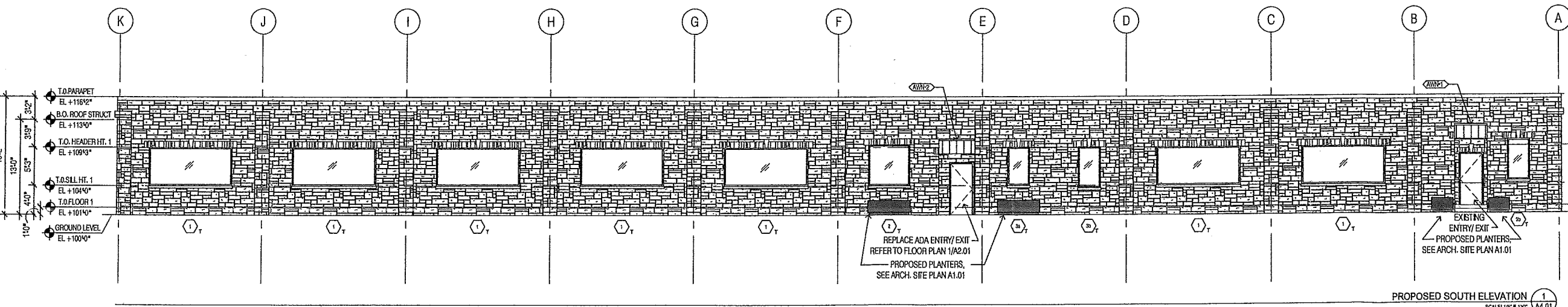
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PROPOSED EAST ELEVATION 3
SCALE: 1/8" = 1'-0"
A4.01



PROPOSED WEST ELEVATION 2
SCALE: 1/8" = 1'-0"
A4.01



PROPOSED SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"
A4.01



ELEVATION GENERAL NOTES:

- GC TO PROVIDE AND INSTALL NEW DARK BRONZE ALUMINUM FRAMED PICTURE WINDOW. REFER TO PLANS & ELEVATIONS FOR APPROXIMATE ROUGH OPENINGS.
- ALL EXISTING OPENINGS TO BE V.I.F.
- ALL PROPOSED EXTERIOR ALUMINUM PICTURE WINDOWS TO BE KAWNEER 451TCG OR SIMILAR. GLASS TO BE 1" TEMPERED CLEAR INSULATED GLASS UNITS 2"x4 1/2" THERMAL DARK BRONZE ALUMINUM FRAME
- (T) TEMPERED. ALL GLAZING AND WINDOWS TO MEET STATE AND LOCAL BUILDING CODES FOR SAFETY GLASS (TEMPERED) AND THERMAL/U-VALUE REQUIREMENTS.
- ALL CONCRETE BLOCK AND STONE TO BE SIZED AND FINISHED TO MATCH EXISTING

PERCENTAGE OF OPENINGS:

SOUTH FACADE
FRONT FACADE AREA : 3,244 SF
CURRENT FRONT FACADE WINDOW AREA : 137 SF
CURRENT OPENING PERCENTAGE : 4%
PROPOSED FRONT FACADE WINDOW AREA : 502 SF
PROPOSED OPENING PERCENTAGE : 15%

WEST FACADE
FRONT FACADE AREA : 1,606 SF
CURRENT FRONT FACADE WINDOW AREA : 0 SF
CURRENT OPENING PERCENTAGE : 0%
PROPOSED FRONT FACADE WINDOW AREA : 60 SF
PROPOSED OPENING PERCENTAGE : 4%

EAST FACADE
FRONT FACADE AREA : 1,315 SF
CURRENT FRONT FACADE WINDOW AREA : 96 SF
CURRENT OPENING PERCENTAGE : 7%
PROPOSED FRONT FACADE WINDOW AREA : 32 SF
PROPOSED OPENING PERCENTAGE : 2%

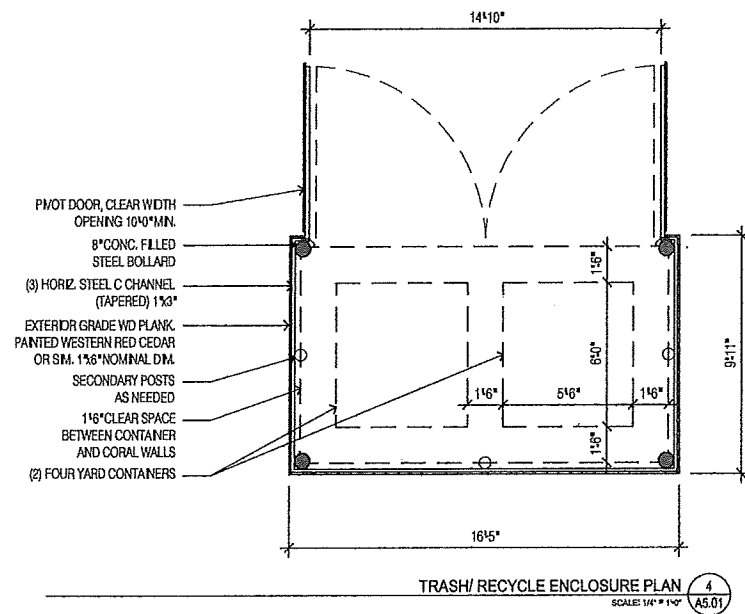
PERMIT SET 07 FEB 2018

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12259
Registration Number

ARCHITECTURAL ELEVATIONS

A4.01



Door No.	SIZE		DOOR				FRAME				DETAILS			Fire Rating	COMMENTS		
	Width	Height	Thickness	Type	Material	Glass	Fin.	Type	Material	Width	Fin.	Sill	Jamb			Head	Hardware
200A	3'-0"	7'-0"	1 3/4"	D1	ALUM.	---	PF	F1	H.M.	± 10"	P	---	---	---	2.4	---	#2
203A	(2)3'-0"	7'-0"	1 3/4"	D3	ALUM.	GL-1	PF	F1	H.M.	± 10"	P	---	---	---	2.4	---	#2
302A	3'-0"	7'-0"	1 3/4"	D1	ALUM.	---	PF	F1	H.M.	± 10"	P	---	---	---	2.4	---	#2
303A	3'-0"	7'-0"	1 3/4"	D1	ALUM.	---	PF	F1	H.M.	± 10"	P	---	---	---	2.4	---	#2
304A	3'-0"	7'-0"	1 3/4"	D1	ALUM.	---	PF	F1	H.M.	± 10"	P	---	---	---	2.4	---	#2

DOOR SCHEDULE NOTES

GLAZING NOTES
GL-1: 1/4" CLEAR SAFETY GLAZING

SPECIFIC NOTES

- REFER TO FLOOR PLAN FOR INDICATION OF ACTIVE & INACTIVE PANELS ● DOUBLE DOORS.
- FRAME WIDTH AS REQ'D. BY PARTITION WIDTH - PARTITION STUD SIZE MAY VARY

DOOR SCHED. ABBREVIATIONS

ALUM ALUMINUM
EXIST. EXISTING
EX. EXISTING
H.M. HOLLOW METAL
P PAINT - PRIMER + (2) FINISH COATS
PF. PREFINISHED
ST. STAIN + TOP COAT (TRANSPARENT)

DOOR / FRAME / HARDWARE SPECIFICATIONS

DOOR HARDWARE
FINISH: US26D SATIN CHROME
KEYING: COORDINATE W/ OWNER
LOCKSETS: SCHLAGE "ND" SERIES - "RHODES"
INSTALLATION: PER DHI & ADAAG

DOOR HARDWARE COORDINATION
GENERAL CONTRACTOR SHALL SCHEDULE A MEETING BETWEEN THE HARDWARE SUPPLIER AND THE TENANT FOR THE PURPOSE OF COORDINATING ALL DOOR HARDWARE AND CONTROLLED ACCESS EQUIPMENT.

WOOD DOORS (PAINTED FINISH)
QUALITY LEVEL: CUSTOM GRADE PER AWI/AWMAC, 5 - PLY MDO VENEER, SOLID CORE
DOOR FACINGS: MDO OR BIRCH VENEER
FINISH: FACTORY APPLIED PRIMER & FIELD PAINT (P)

WOOD DOORS (TRANSPARENT FINISH)
QUALITY LEVEL: CUSTOM GRADE PER AWI/AWMAC, 5 - PLY HARDWOOD VENEER, SOLID CORE
DOOR FACINGS: HARD WHITE MAPLE - EDGES W/ VENEER MATCHING DOOR FACES
FINISH: TRANSPARENT FACTORY FINISH (ST)

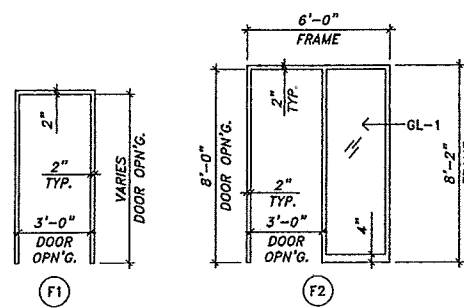
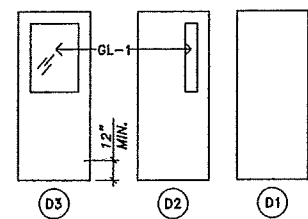
HOLLOW METAL FRAMES
QUALITY LEVEL: ANSI A250.8, 18 GAUGE, FACE WELDED
PROFILE: WRAP AROUND, WIDTH AS NOTED OR AS REQ'D. BY WALL
FINISH: FACTORY BAKED ON PRIMER & FIELD PAINT (P)

STOREFRONT FRAMING (OTHER MANUFACTURER'S ARE ACCEPTABLE)
INTERIOR FRAMING: KAWNEER TRIFAB 451 FRAME (NON-THERMAL BREAK)
FRAMING PROFILE: NOMINAL 2" x 4 1/2", CENTER GLAZED
FRAMING FINISH: CLEAR ANODIZED

DOOR HARDWARE SCHEDULE

HARDWARE SETS ARE GENERIC & ESTABLISH THE MINIMUM REQUIREMENTS FOR EACH DOOR. HARDWARE SUPPLIER SHALL REVIEW ENTIRE PROJECT AND ADD OR ELIMINATE HARDWARE AS REQUIRED.

DOUBLE DOORS W/ BOTH DOORS ACTIVE, PROVIDE SAME HARDWARE FOR EACH DOOR UNLESS NOTED OTHERWISE.
SET #1.1
EXIST. HARDWARE TO REMAIN AS IS
SET #2.1
HINGES
LOCKSET (ENTRANCE/ OFFICE)
CLOSER / STOP



PERMIT SET 07 FEB 2018

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DOOR SCHEDULE / FRAME TYPES / PLAN DETL'S

A5.01