

PLAN COMMISSION STAFF REPORT WEDNESDAY, 10-22-25 @ 6PM WEST ALLIS CITY HALL, ROOM 128 7525 W. GREENFIELD AVE.

- 2A. Conditional Use Permit for a proposed Restaurant use, at 6601 W National Ave.
- 2B. Site, Landscaping, and Architectural Design Review for a proposed Restaurant use, at 6601 W National Ave (Tax Key No. 454-0653-001).

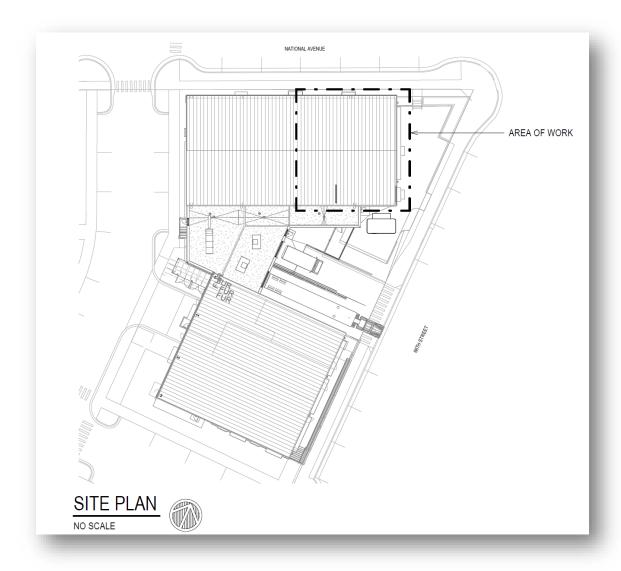
Overview and Zoning



Construction of Makers Row was substantially completed in 2023, the building consists of about 11,400 sq. ft. of newly constructed gray box commercial space.

The property owner/developer of Makers Row is Bob Monat/Mandel Group who has marketed the property for food-centric commercial space to the adjacent broader mixed-use development of SoNa Lofts (a 110-unit residential and commercial mixed use building to the west, and the West Living to the north). The West Allis Farmers Market is located directly across S. 66 St. and east of Makers Row. This location will help amplify the regional value of the West Allis Farmer's Market and create cross-marketing with high-draw, creative food venues. It will also make the area more attractive to residents who want more things to do within walking distance of their neighborhood. In other words, to keep people in the neighborhood longer to enjoy the local amenities and business that the area has to offer.

The developer/property owner has received letters of intent from tenants and is working with the prospective tenants that include include restaurants, catering,



food producers, and event space. Scope of work, cost estimates, and bank financing are in process.

The emphasis for Makers Row has been to attract local and new businesses from the region looking to make their mark on the industry (creative destinations), not necessarily national chains. More details will be provided as tenants are signed and apply for food and alchol licensing, but for the purposes of this conditional use is to offer general information tenant information of intended uses, a scope of work, tenant and landlord improvements.



<u>Tenant - Restaurant and lounge</u>. The subject property, 6601 W. National Ave., is zoned C-3. The intended tenant is a propsed small plate restaurant and craft cocktail lounge. Restaurants are considered conditional uses in the C-3 zoning district. The tenant will occupy about 4,000-sf of space within the Makers Row building. The majority of work will be interior build-out to finish the space.

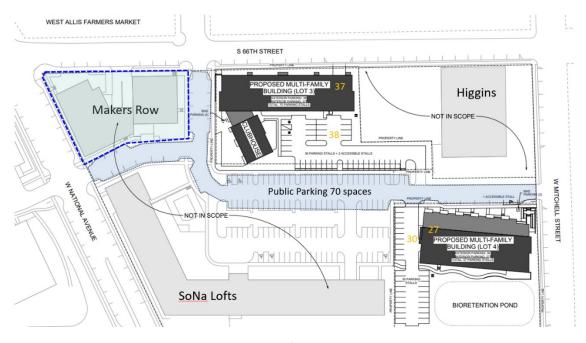
Expected hours of operationare 6am – state mandated closing time daily.

A public hearing has not yet been scheduled to come before the Common Council, but is being brought before Plan Commission for consideration of the use and tenant and landlord improvements.



Site and Landscaping Plan

The site and landscaping plan was previously approved in 2020, then built/developed in 2023 and designed to concentrate activity along street frontages



closest to the Farmer's Market and offer parking and building services within the interior of the site.





The existing buildings are located along the North and East edges of the lot. As designed, there is ample building setback from east property line to create space for future outdoor patio space. The floor plan shown below shows outdoor dining.

Parking and building services are located along the west side of the building, and also available within a shared parking area offering about 70 parking spaces west of lot 3 (the SoNa Phase 2 site). A service court directly behind the buildings will house trash collection and space for delivery vehicles. Additional off-street parking is available within the neighborhood (meaning a short walk). Parking will be open to the public, including for the Farmer's Market.

The overall development area including SoNa Lofts, SoNa Phase two (lots 3 and 4), and Makers Row site is accessed by existing driveway openings along S. 66 St., W. National Ave, and W. Mitchell St. Pedestrian walkways connect each property and all connect to city Right-of-Way/public sidewalks to improve walkability as common place for West Allis neighborhoods. While a landscaping plan was previously approved, staff is recommending that those details or any changes be refreshed and submitted in the form of an updated plan set.

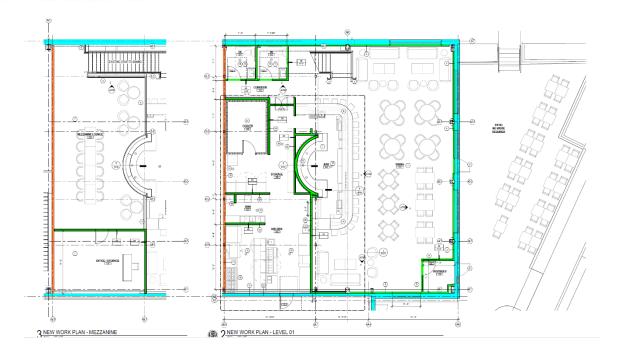
Architectural Plan

The existing 1-story building will be divided into potentially 4 tenant spaces, each with a different – but complementary tenant. The existing building includes a preengineered metal building. The work on the construction of the core and shell is

approximately 90% complete. The remaining balance will be completed prior to occupancy of each tenant space.



VIEW OF BAR FROM SOUTH



Clear, storefront-style glass is used prominently on the North and East façades.

Floor Plan

The property owner and tenant will be finish the interior space and will include buildout of approximately 4,000 square feet to include a large bar, small kitchen with exhaust hood and food preparation space, and two bathrooms. There will be additional dining space on the existing mezzanine as well as office and storage space.

Total seating for 116 (approx. 60 seats downstairs, 18 seats in the mezzanine, and 38 outdoor seats).

Recommendation: Common Council approval of the conditional use and approval of the Conditional use for a proposed restaurant, at 6601 W National Ave (Tax Key No. 454-0653-001), and approval of the site, landscaping, and architectural design review, subject to the following conditions:

(Item 1-2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

- Common Council approval of the Conditional Use Permit (Schedule to be determined)
- 2. A revised site and landscaping plan being submitted to show the following: (a) details of the exterior building shell improvements, (b) site and landscaping plan details and changes/improvements (landscaping elements such as planter boxes, trellis', patio/seating details, walkways, or other features on the site); (c) refuse location and screening plan; (d) location of an outdoor bicycle racks in accordance with WAMC 19.44.
- 3. Building permits being applied for with the Code Enforcement Department for review.
- 4. Signage and lighting plans being submitted for permit review.



MEMORANDUM

PROJECT: Makers' Row – Interior Buildout

TO: General Contractors
SUBJECT: Scope of Work Narrative

PROJECT NUMBER: 2503-005

DATE: July 25, 2023

Cocktail Lounge is looking to buildout the Grey Box space at the Makers Row Development in West Allis. The buildout will be in a space of approximately 4,000 square feet and will include a large bar, small kitchen with exhaust hood and food preparation space, and two bathrooms. There will be additional dining space on the Existing Mezzanine as well as an office and storage space.

The work included in this Scope Narrative is for the interior buildout of only. The Makers Row development will provide the exterior core and shell for this buildout as part of a separate contract. will be in Building A of the development which is a pre-engineered metal building. The work on the construction of the core and shell is approximately 90% complete. and drawings of the core and shell of the building will be available upon request.

PROPOSAL CONTENTS

- 1) Your proposal shall include a budget estimate that is based on the Conceptual Pricing Drawings and Scope Narrative. The scope outlined in the drawings and narrative is not complete and you are asked to use your experience in similar type projects to fill in some of the blanks that have not been detailed in the documents. Your estimate shall include:
 - a. Provide lump sum or percentage fee for preconstruction services (if any).
 - b. Provide a percentage fee for construction services.
 - c. Provide a detailed General Conditions budget based upon project scope and schedule.
 - d. Indicate anticipated staffing time for Project Manager and Superintendent (Hours/Week)
- 2) Provide budget pricing for all components of the work based on CSI divisions.

CONFIDENTIALITY

All respondents to this RFP as well as those parties serving as consultants to the submitting entity recognize that all information disclosed as part of this RFP process and project is to be held in strict confidence.

SCHEDULE

Issue RFP for Conceptual Budget Pricing
 July 25, 2025

• GC Walk-thru Wednesday August 6th at 10:00am

• Conceptual Budget Pricing Due Friday, August 22nd @ 4:00 pm

Construction Document Complete and Submitted for Permit
 Building Permit Issued
 Construction Start
 September 29, 2025
 October 15, 2025
 October 28, 2025

• Construction Complete March 2026

SCOPE NARRATIVE

This Scope Narrative should be reviewed in conjunction with the following drawings:

T100 – TITLE SHEET

A003 - GENERAL INFORMATION AND PARTITION TYPES

A200 - NEW WORK PLANS & ROOM FINISH SCHEDULE

A201 - EQUIPMENT PLAN - BAR & KITCHEN

A300 – REFLECTED CEILING PLAN, FIRST FLOOR & MEZZANINE A700 – INTERIOR ELEVATIONS, DETAILS & DOOR SCHEDULE

Work for the project includes the following:

DIVISION 01

- Provide Project Supervision, Management and Coordination as required for project to be completed in the schedule listed above.
 - On Site Superintendent as needed for Coordination of General Contractors Sub-Contractors to provide quality installation and construction of components.
 - Project Manager as needed to provide project management services including scheduling, shop drawings submittals, RFI's, Change Orders and Pay Applications.
- Include Permits required for Tenant Buildout.

DIVISION 03 CONCRETE

Included in Scope of Work of this Proposal

• None. It is anticipated that underground plumbing for the project will be completed prior to the Landlord pouring the slab of the space.

Work by Landlord and not in scope

- Provide and install new 5" concrete slab on grade with wire welded mesh reinforcing on 10 mil vapor barriers.
- Landlord to provide 6" crushed gravel base.
- Landlord to provide all concrete foundation systems.
- Landlord to provide concrete stoops at tenant entrances.

DIVISION 05 METALS

Included in Scope of Work of this Proposal

- Heavy Duty Countertop Brackets as required for support for kitchen and bar supports.
- Guardrail on stair and Mezzanine to be Stainless Steel cable rail with cables at 3" OC and steel pipe supports

Work by Landlord and not included in scope

All steel related to building structure, Mezzanine Structure and exterior envelope bracing

DIVISION 06 WOOD & PLASTICS

Included in Scope of Work

- All Rough Carpentry related to the interior buildout of the project as needed for blocking.
 - o Blocking to be Fire Treated
- Finish Carpentry:
 - Plywood Wall Panels (WD-1):
 - ¾ AC Sanded Plywood
 - Size: Rip to 2'-0" x 8'-0" panels
 - Provide 1x2 batten at vertical seams.
 - Panel is intended to be fastened directly on metal studs. Provide horizontal metal strapping or ³/₄" plywood strips (4" wide) at 32" OC vertically
 - Fasten WD-1 panels to horizontal furring with 2" minimum finishing nails. Nails can be left exposed.
 - Finishing: Plywood Panel will be stained, Expresso Color.
 - Plywood Wall Panels (WD-2):
 - ¾ AC Sanded Plywood
 - Size: Rip to 6" x 8'-0" panels
 - Provide 1x1 batten at vertical seams.

- Panel is intended to be fastened directly on metal studs. Provide horizontal metal strapping or ³/₄" plywood strips (4" wide) at 32" OC vertically
- Fasten WD-2 panels to horizontal furring with 2" minimum finishing nails. Nails can be left exposed.
- Finishing: Plywood Panel will be stained, Expresso Color.
- o Back of house Cabinetry
 - PLAM-1 & PLAM 2: To be selected from Formica's standard line.
- Countertops:
 - o Main Bar Countertop to be Polished Concrete.
 - Back Bar Countertop to be Solid Surface
 - o Back of house countertops PLAM as indicated in the drawings

DIVISION 07 THERMAL AND MOISTURE

Included in Scope of Work of this Proposal

- Acoustical Insulation in GWB partitions in the following locations:
 - o All Partitions at Kitchen and Bathrooms.

Work by Landlord and not included in scope

• All work related to the exterior envelope including exterior cladding, Exterior weather barrier system, exterior wall insulation, and roofing systems and roof insulation.

DIVISION 08 OPENINGS

Included in Scope of Work of this Proposal

- Interior Wood Doors and Hollow Metal Frames as indicated in the drawings
 - o Wood doors to be flush, solid core wood doors, species to be White Birch.
 - o Hollow Metal Frames to be fully welded, heavy duty frames.
- Service Door and Hollow Metal Frames as indicated in the drawings.
 - o Service Door to be Eliason P11-Plus ABS Traffic Door. Door to have Plastic Laminate finish.
- Interior Aluminum Storefront systems for VESTIBULE (RM100) as indicated in the drawings.
 - Aluminum Storefront to be non-thermally broken, 4 ½" system with clear ¼" glass.

Work by Landlord and not included in scope

• All work related to the storefront windows and doors in the exterior wall.

DIVISION 09 FINISHES

Included in Scope of Work

- Interior Gyp Bd and metal studs at exterior wall where indicated on the drawings.
 - Note, Core and Shell Building is a Pre-engineered Metal Building with an exterior skin of insulated metal panels. These panels include the weather barrier, thermal insulation barrier, and interior vapor barrier, and can be left exposed as indicated in the drawings
- Gyp Bd soffits as shown on the attached drawings.
- Polished Concrete Floors as indicated in the drawings.
- Acoustical Tile Ceiling system as indicated in the attached drawings. Tile to be Armstrong Kitchen Zone or equivalent.
- Ceramic Tiling
 - CT-1: To be provided at Bathrooms, on wet wall of the bathrooms as indicated in the attached drawings and finish plan. Include a \$3.50/sf material cost for the ceramic tile. Provide 6" ceramic tile wall base on all walls.
- Epoxy Resinous Flooring
 - o Sherwin Williams, Poly-Crete SLB or equal
- PT-2 Paint Finish
 - o Lime-wash on gyp bd surface:
 - o Keim, Color Wash Mineral Glaze or similar

• FRP to at walls as indicated in the attached drawings and finish plan

DIVISION 21 FIRE SUPRESSION

Included in Scope of Work

- Fire Protection work is Design Build and the Design Build Contractor will be the designer of record for the Fire Protection Work, shall be licensed in the State of Wisconsin, and is responsible to sign and stamp all Fire Protection Drawings and Calculations.
- The project will have the fire sprinkler heads installed in a manner that works with the tenant spaces by the landlord.

Work by Landlord and not included in scope

- Wet sprinkler fire protection system installed and distributed through the Premises at the code-required distribution pattern for general commercial tenancy.
- Wet sprinkler fire protection system riser located at Landlord room, connected to water main with 6" main.

DIVISION 22 PLUMBING

Included in Scope of Work

- Plumbing work is Design Build and the Design Build Contractor will be the designer of record for the Plumbing Work, shall be licensed in the State of Wisconsin, and is responsible to sign and stamp all Plumbing Drawings and Calculations.
- Provide all underground plumbing as needed for tenant fixtures and equipment.
- Provide Rough-in and installation for all tenant supplied sinks, drains and equipment including tenant bathrooms.
- Provide hot water heater sufficient to meet the service requirements of plumbing fixtures within the Premises. Tenant water heater(s) will be separately metered and/or wired to Tenant's metered service by tenant.
- Provide and installation of gas piping as needed for all kitchen equipment and other Tenant furnished items requiring gas supply not included in Landlord's scope indicated below.
- Install grease interceptor sized for tenant's space as required by code.

Work by Landlord and not included in scope

- Sanitary sewer and domestic cold water service stubbed to the Premises.
- Plumbing and fixtures complete for common area bathrooms.
- A primary water heater will be installed by Landlord to serve the common area requirements of the Property.
- Maintenance hose bibs on exterior of building by Landlord
- Tenant premises will be served from a separate gas meter and gas service line stubbed to the Premises, furnished/installed by Landlord. Gas service will be stubbed into the Premises by Landlord.
- Sanitary sewer and domestic cold water service stubbed to the Premises by Landlord.

DIVISION 23 HVAC

Included in Scope of Work

- HVAC work for tenant is design build by GC's design build Mechanical contractor. The Mechanical
 Contractor will be the designer of record for the Mechanical Work, shall be licensed in the State of
 Wisconsin, and is responsible to sign and stamp all Mechanical Drawings and Calculations.
- Distribution of supply and return air from Landlord furnished Air Handling Units required for providing a temperate indoor environment for the spaces indicated in the drawings.
- Exhaust Hood for Tenant's Commercial Kitchen.
- Make up air unit installation and distribution as required by code for tenant supplied equipment. The make-up air unit will be located at the roof of Building B as indicated in the plans..
- Exhaust required for bathrooms.

Work by Landlord and not included in scope

• Gas-fired furnaces, integral air conditioning coils/condensers/compressors, energy recovery ventilator (if required by code) for fresh air intake, and related thermostatic control by Landlord.

DIVISION 26 ELECTRICAL

Included in Scope of Work

- Electrical work is Design Build and the Design Build Contractor will be the designer of record for the Electrical Work, shall be licensed in the State of Wisconsin, and is responsible to sign and stamp all Electrical Drawings and Calculations.
- Provide distribution and branch circuiting within the Premises, inclusive of breakers and panel modifications required based on Tenant's final plans and specifications prepared by Tenant's architect.
- Provide rough-in and distribution to each Tenant suite of building-standard telephone, data, video and similar low-voltage services by Landlord. WIFI systems, signal amplifiers and services shall be determined and borne by Tenant.

Lighting Requirements

- Provide lighting as shown on the RCP drawings included in the pricing drawings.
 - L1: Recessed Can
 - L2: Suspended Track Lighting WAC Lighting Model 178 or similar with J Track.
 - L3: Decorative Pendant Light. Provide an allowance of \$150 for each fixture (not including labor).
 - L4: Decorative Pendant Light. Provide an allowance of \$150 for each fixture (not including labor).
 - L5: Decorative Pendant Light. Provide an allowance of \$150 for each fixture (not including labor).
 - L6: Decorative Pendant Light. Provide an allowance of \$150 for each fixture (not including labor).
 - o L7: Cylindrical Pendant Light. Lithonia LDN4CYL or similar.
 - L8: Decorative Pendant Light. Provide an allowance of \$200 for each fixture (not including labor).
 - L9: Linear Pendant Fixture. Provide an allowance of \$300 for each fixture (not including labor).
- Electrical Contractor is responsible for the lighting design that meets the following light levels, and shall provide a photometric plan of all lighting for tenant buildout:
 - DINING & BAR: Average Light Level of 30 Footcandles. All lighting in Dining room to be dimmable.
 - SERVICE, KITCHEN AND WASHING: Average Light Level of 40 Footcandles.
 - STORAGE: Average Light Level of 30 Footcandles.
- Provide emergency lighting as required by code
- Provide 24 hour lighting for a total of 2 fixtures in the DINING and 1 fixture in the KITCHEN, on separate circuit.

Power Requirements

- Provide service to space from main panel in building's landlord room.
- Provide Rough-in power for all owner supplied kitchen equipment.
- Connect owner supplied kitchen equipment
- Provide power for tenant furnished signage including building mounted sign.
- Prior to installation, review locations of outlets and switches with owner. Provide Unit Cost for adding additional outlets to the project.
- Provide power for tenant furnished Make Up Air Units.

Work by Landlord and not included in scope

Electrical panel with service to the Premises, terminating in a service panel with a main disconnect

• Distribution and branch circuiting will be provided for the mechanical, plumbing, ventilation and fire protection equipment indicated in the Landlord equipment lists, work scope descriptions and drawings.

DIVISION 32 SITEWORK

• There is no sitework as part of this interior buildout. All sitework is part of the Landlord's scope.

END OF NARRATIVE



VIEW OF BAR FROM NORTH



VIEW OF BAR FROM ENTRY



VIEW OF BAR FROM SOUTH

END OF SCOPE NARRATIVE

MAKER'S ROW -

TENANT SPACE ONE OF FOUR 6600 WEST NATIONAL AVENUE WEST ALLIS, WISCONSIN

PRICING SET

07/24/2025

DBA PROJECT # 2503-005

OWNER: MANDEL GROUP

CONTACT: ROBERT MONNAT 330 EAST KILBOURN AVENUE, SUITE 600 MILWAUKEE, WI 53202

ARCHITECT: DAN BEYER ARCHITECTS

CONTACT: DANIEL BEYER 225 EAST ST. PAUL AVENUE, SUITE 303 MILWAUKEE, WI 53202 TEL. (414) 239-8267

CONSTRUCTION MANAGER:

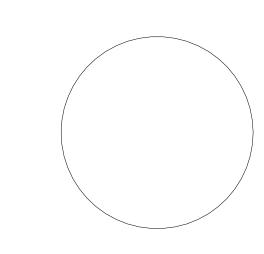
ADDRESS CITY TEL.

SHEET INDEX

T100 TITLE SHEET

NEW WORK PLANS & ROOM FINISH SCHEDULE

INTERIOR ELEVATIONS, DETAILS, & DOOR SCHEDULE, FRAMES, & DETAILS





VIEW 01

- AREA OF WORK

RENDERING IS ONLY TO GIVE GENERAL DESIGN INTENT ONLY AND MAY NOT REPRESENT FINAL DESIGN



VIEW 02 RENDERING IS ONLY TO GIVE GENERAL DESIGN INTENT ONLY AND MAY NOT REPRESENT FINAL DESIGN

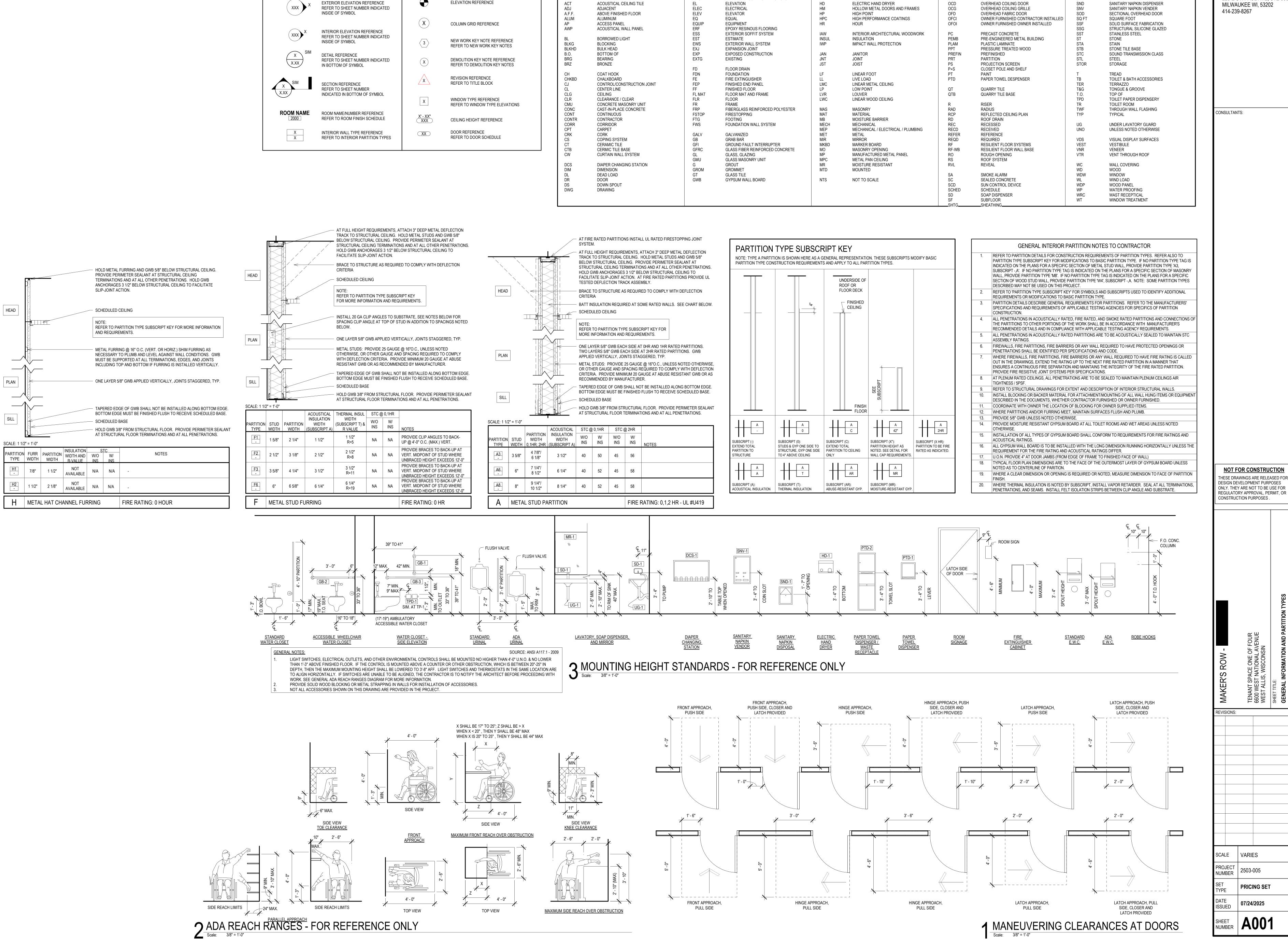
225 E ST. PAUL AVE, STE 303 MILWAUKEE WI, 53202 414-239-8267

CONSULTANTS:

NOT FOR CONSTRUCTION THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USE FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

SCALE PROJECT NUMBER

SHEET NUMBER



ABBREVIATION KEY:

AIR BARRIER

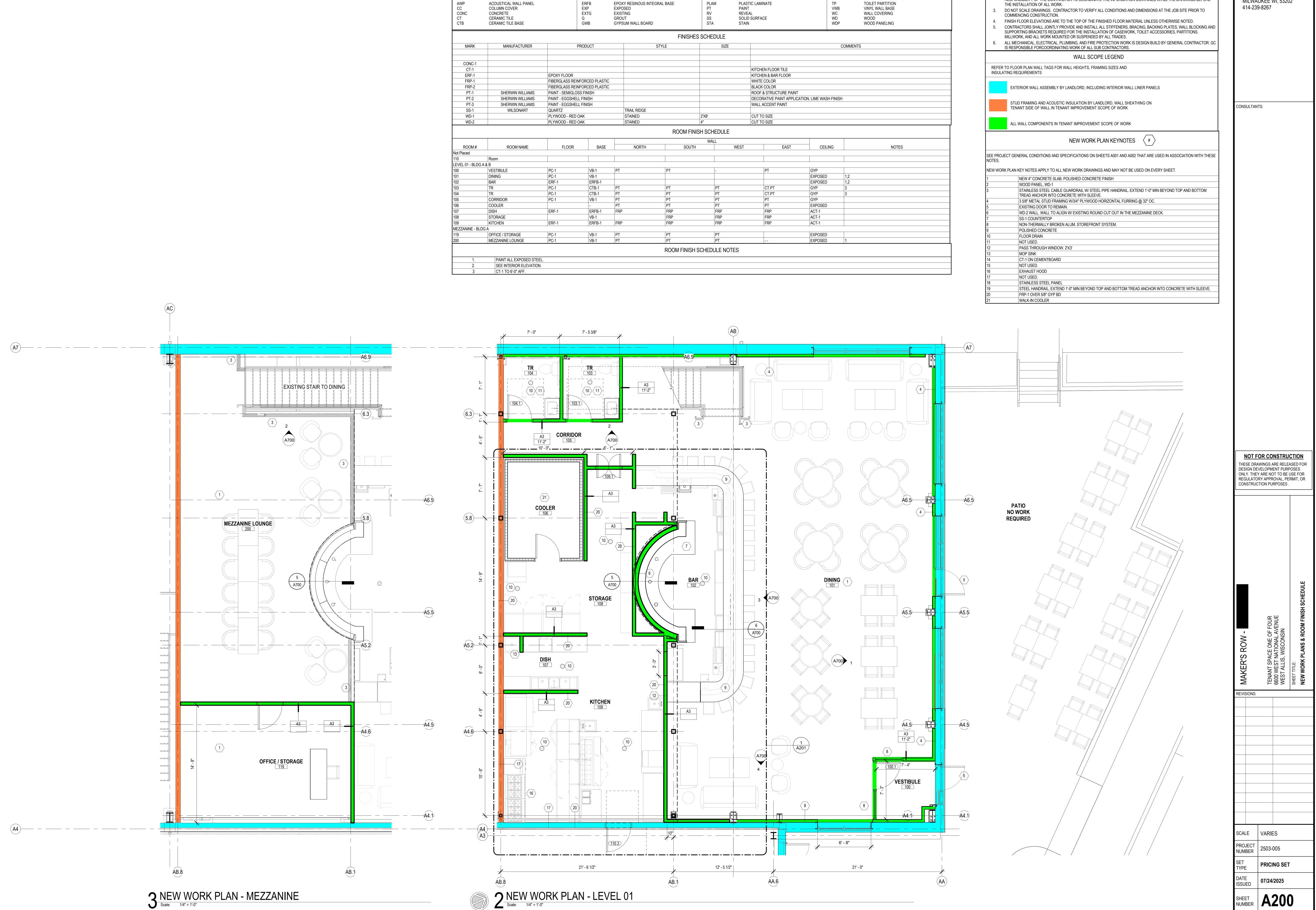
EXTERIOR INSULATION FINISH SYSTEM

HOSE BIBB

ON CENTER

DRAWING SYMBOLS KEY

DAN BEYER ARCH 225 E ST. PAUL AVE, STE 303 MILWAUKEE WI, 53202



ROOM FINISH SCHEDULE ABBREVIATIONS

POLISHED CONCRETE

PLASTIC LAMINATE

STONE TILE FLOORING

TOILET PARTITION

EPOXY RESINOUS FLOORING

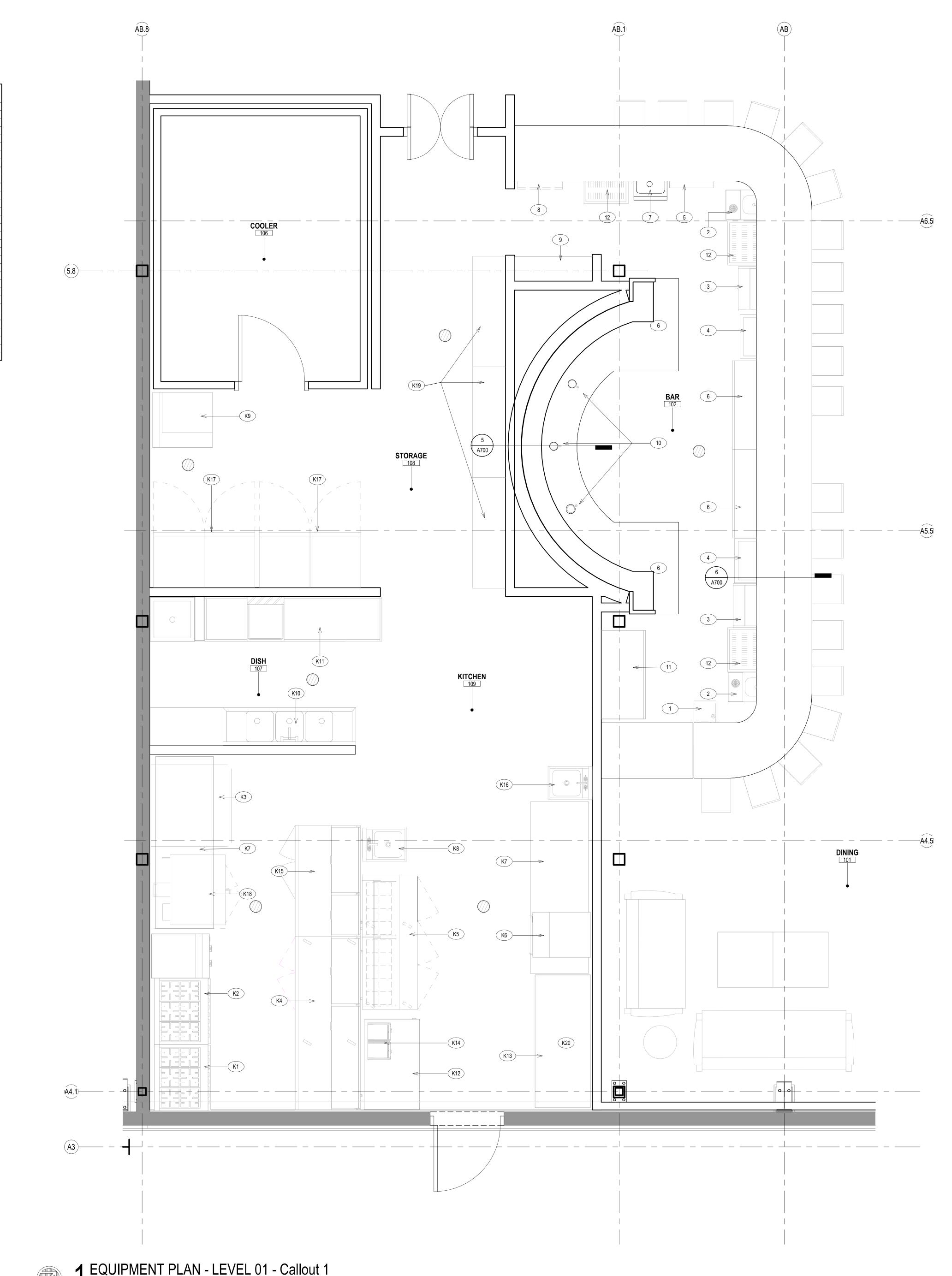
ERFB

EPOXY RESINOUS INTEGRAL BASE

ACOUSTICAL CEILING TILE

ACOUSTICAL WALL PANEL

GENERAL FLOOR PLAN NOTES TO CONTRACTOR DAN BEYER ARCHITECTS THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATIONS. 225 E ST. PAUL AVE, STE 303 THE CIVIL AND STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INFORMATION CONTAINED IN ALL THE DRAWINGS BEFORE MILWAUKEE WI, 53202 THE INSTALLATION OF ALL WORK. 414-239-8267 DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO



EQUIPMENT LEGEND

UNDERCOUNTER HAND SINK. 12" UNDERCOUNTER DUMP SINK - 16"

UNDERCOUNTER COOLER. 60" UNDERCOUNTER HANDSINK. 18"

SINGLE TAP KEGERATOR. 21"

6-TOP HEAVY RANGE W/ OVEN

GLASS DOOR REFRIGERATOR. 48"

6-TOP BURNER W/ 24" GRIDDLE W/ OVEN

REF. PREP TABLE 1. 3 DR W/ ANGLE TOP REF. PREP TABLE 2. 3 DR W CONTAINER TOP

STAINLESS STEEL TABLE. 30" DEPTH

3-COMPARTMENT SINK W/ DRAINBOARDS. 88"

3-TIER SPEEDRAIL 24" UNDERCOUNTER ICE BIN. 24"

SMALL DISHWASHER GLASS STORAGE

DRAINBOARD. 24"

COMBI OVEN

PREP SINK

DISH MACHINE

HANDWASH ROLLING FREEZER <18 CONVECTION OVEN</p> K19 DRY STORAGE SHELVES. 12".

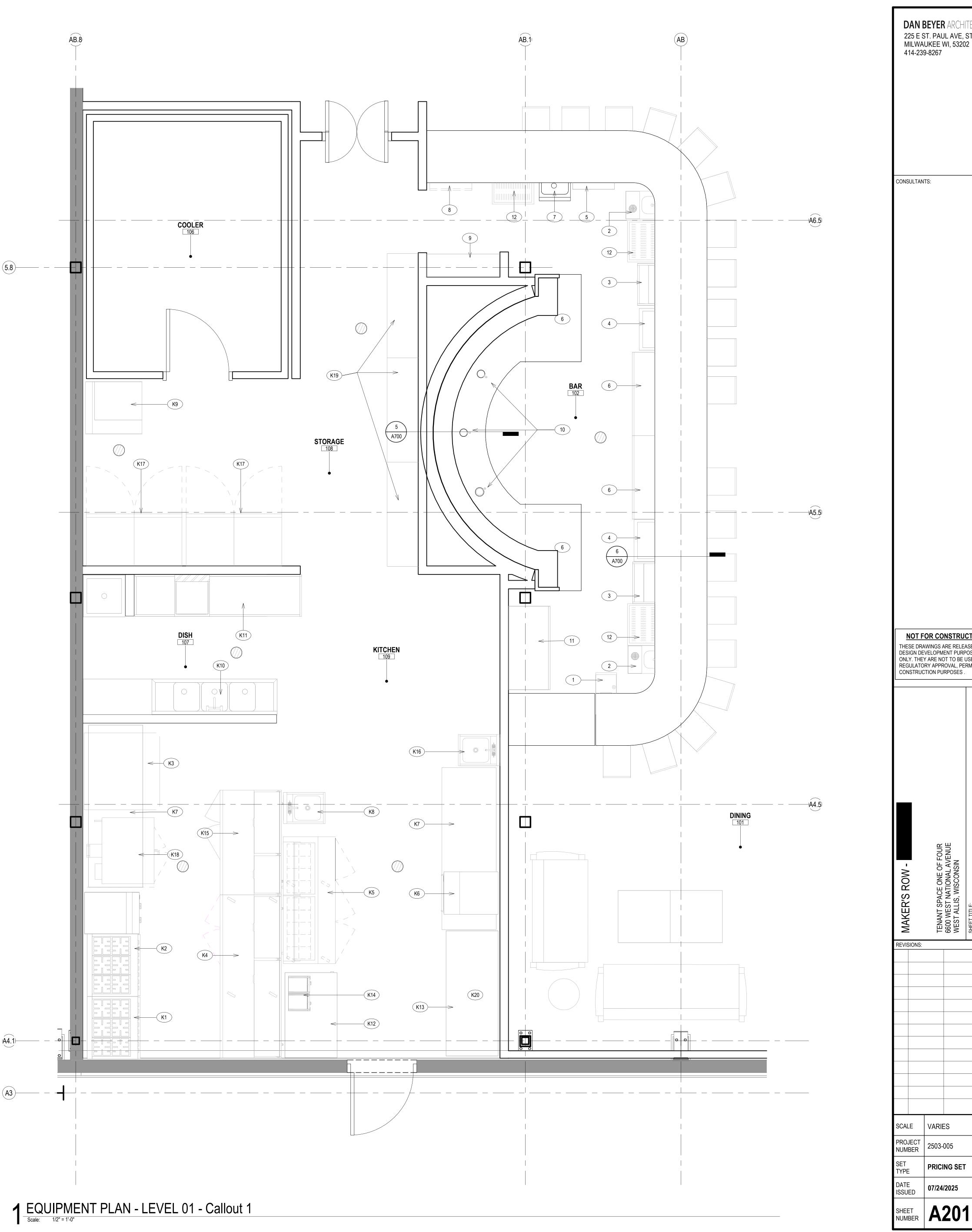
HOT WELLS

3 DR WORKTOP REF. DUAL PANINI PRESS PIZZA PREP TABLE

ICE MACHINE W/ BIN

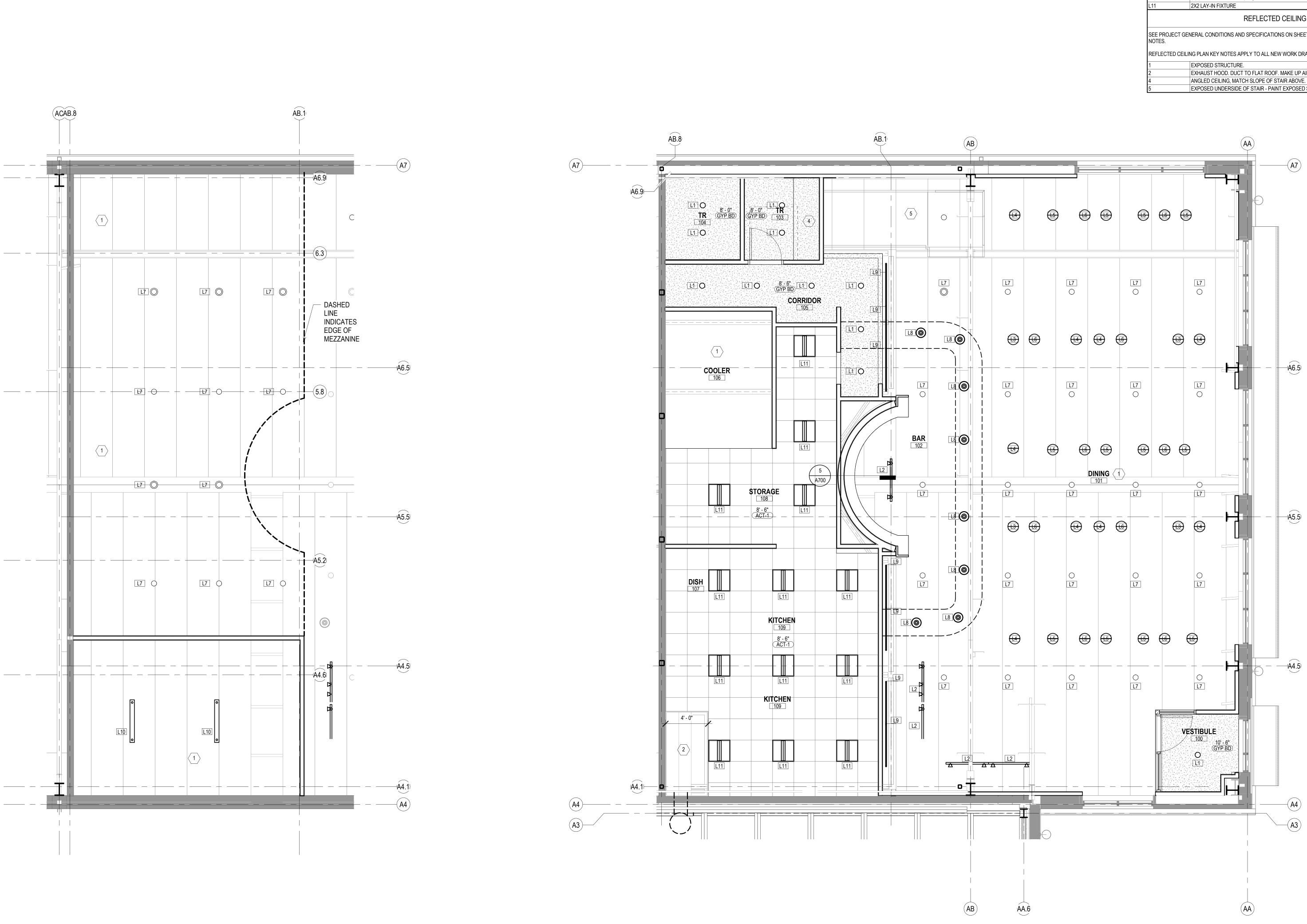
2 DR REF. WORKTOP TABLE

GLASS RACK



DAN BEYER ARCHITECTS 225 E ST. PAUL AVE, STE 303 MILWAUKEE WI, 53202 414-239-8267 NOT FOR CONSTRUCTION THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USE FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.





GENERAL REFLECTED CEILING PLAN NOTES TO CONTRACTOR THIS PLAN SHALL BE USED TO ESTABLISH THE LOCATIONS OF THE MAJOR CEILING PENETRATIONS INCLUDING: LIGHTING, HVAC, ACCESS PANEL, SPRINKLERS, SPEAKERS, ETC. SEE M.E.P. DRAWINGS FOR MORE SPECIFIC INFORMATION REGARDING EACH DISCIPLINE. IF CONFLICTS ARE DISCOVERED REGARDING LOCATION OF CEILING PENETRATIONS, CONTACT ARCHITECT FOR FURTHER INFORMATION. 2. ALL DEVICES SHOWN IN CEILING TILE SHALL BE LOCATED IN THE CENTER OF THAT TILE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS TO CEILING FIXTURES ARE TO CENTER OF FIXTURE. REFLECTED CEILING PLAN KEY GYPSUM WALL BOARD CEILING EXIT SIGN SEE ROOM FINISH SCHEDULE AND SUPPLY MECH DIFFUSER SPECIFICATIONS FOR MORE INFORMATION SEE MECHANICAL DRAWINGS 2X2 ACOUSTICAL CEILING TILE SEE ROOM FINISH SCHEDULE AND MECH RETURN DIFFUSER SPECIFICATIONS FOR MORE INFORMATION SEE MECHANICAL DRAWINGS EXPOSED CEILING MECH EXHAUST SEE MECHANICAL DRAWINGS SEE ROOM FINISH SCHEDULE LIGHT FIXTURE SCHEDULE SCHEDULE IS GENERIC LIGHTING LAYOUT TO BE USED FOR DESIGN INTENT ONLY. ELECTRIC DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR DESIGNING THE LIGHTING WITH ADEQUATE LIGHT LEVELS, AND FIXTURES THAT ARE APPROVED BY OWNER. 6" RECECCED LED CAN SUSPENDED TRACK LIGHTING 8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 10' FROM FLOOR. 8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 12' FROM FLOOR. 8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 14' FROM FLOOR. 8"-12" AMBER GLASS SPHERE PENDANT, DIMMABLE. HUNG 16' FROM FLOOR. 6" SUSPENDED CAN LIGHT FIXTURE INDUSTRIAL STYLE PENDANT LAMP. 4' ABOVE BAR. LINEAR LIGHT ATTACHED TO EXPOSED MEZZANINE STRUCTURE. 4'. SUSPENDED LINEAR LIGHT, 4' REFLECTED CEILING PLAN KEYNOTES SEE PROJECT GENERAL CONDITIONS AND SPECIFICATIONS ON SHEETS A001 AND A002 THAT ARE USED IN ASSOCIATION WITH THESE REFLECTED CEILING PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET. EXHAUST HOOD. DUCT TO FLAT ROOF. MAKE UP AIR UNIT TO BE PLACED ON FLAT ROOF. ANGLED CEILING, MATCH SLOPE OF STAIR ABOVE. EXPOSED UNDERSIDE OF STAIR - PAINT EXPOSED STEEL.

DAN BEYER ARCHITECT 225 E ST. PAUL AVE, STE 303 MILWAUKEE WI, 53202 414-239-8267

CONSULTANTS:

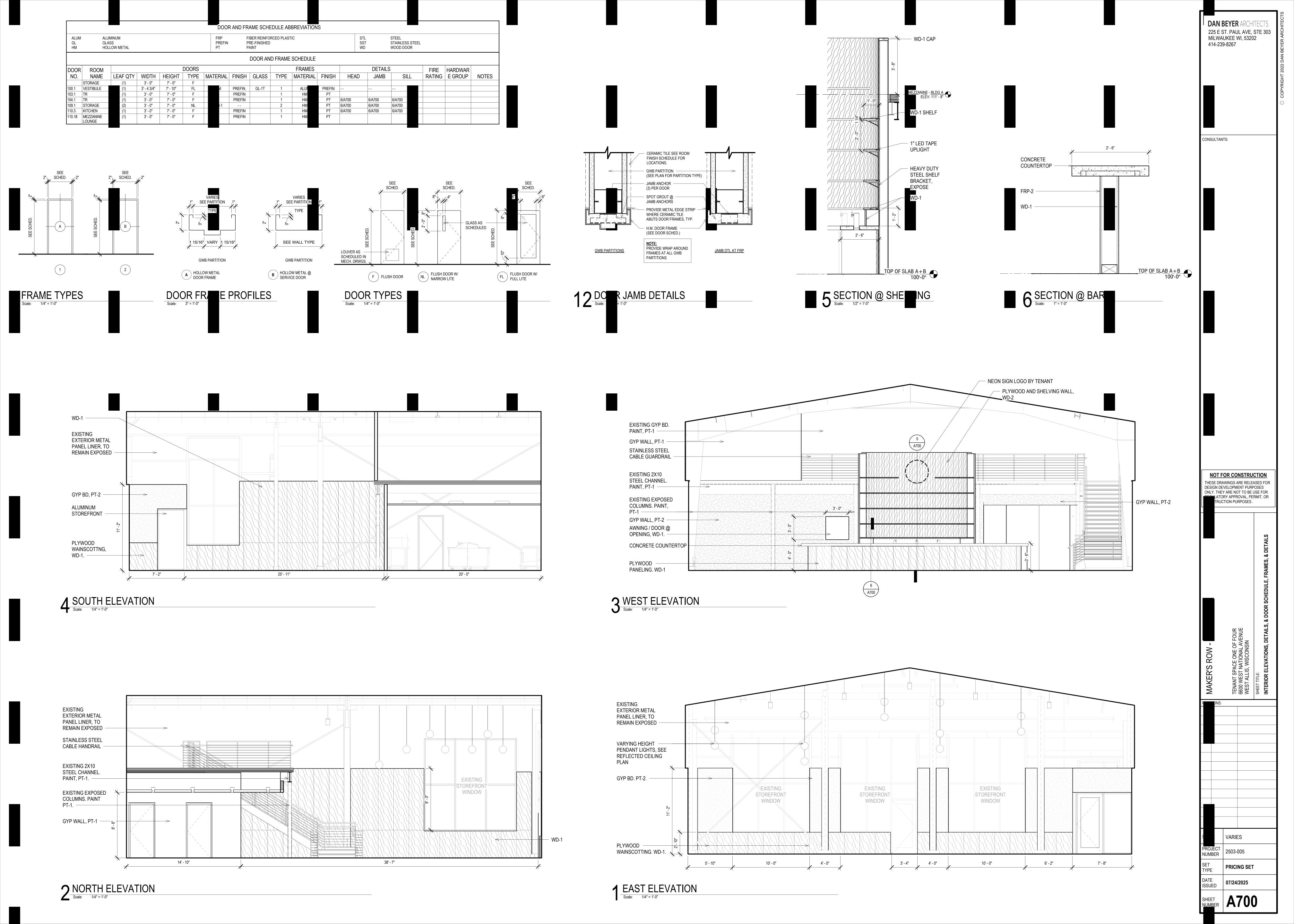
NOT FOR CONSTRUCTION

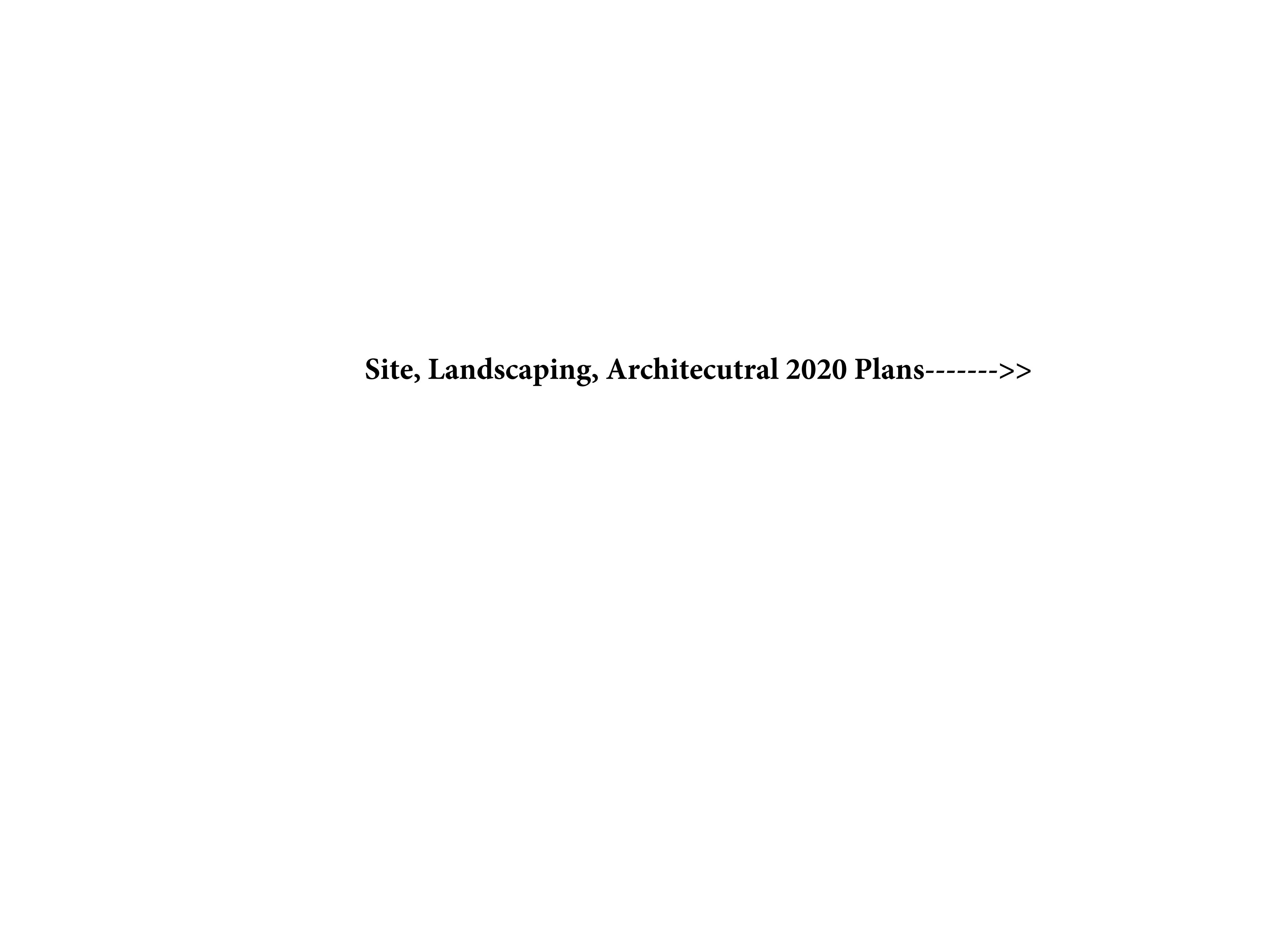
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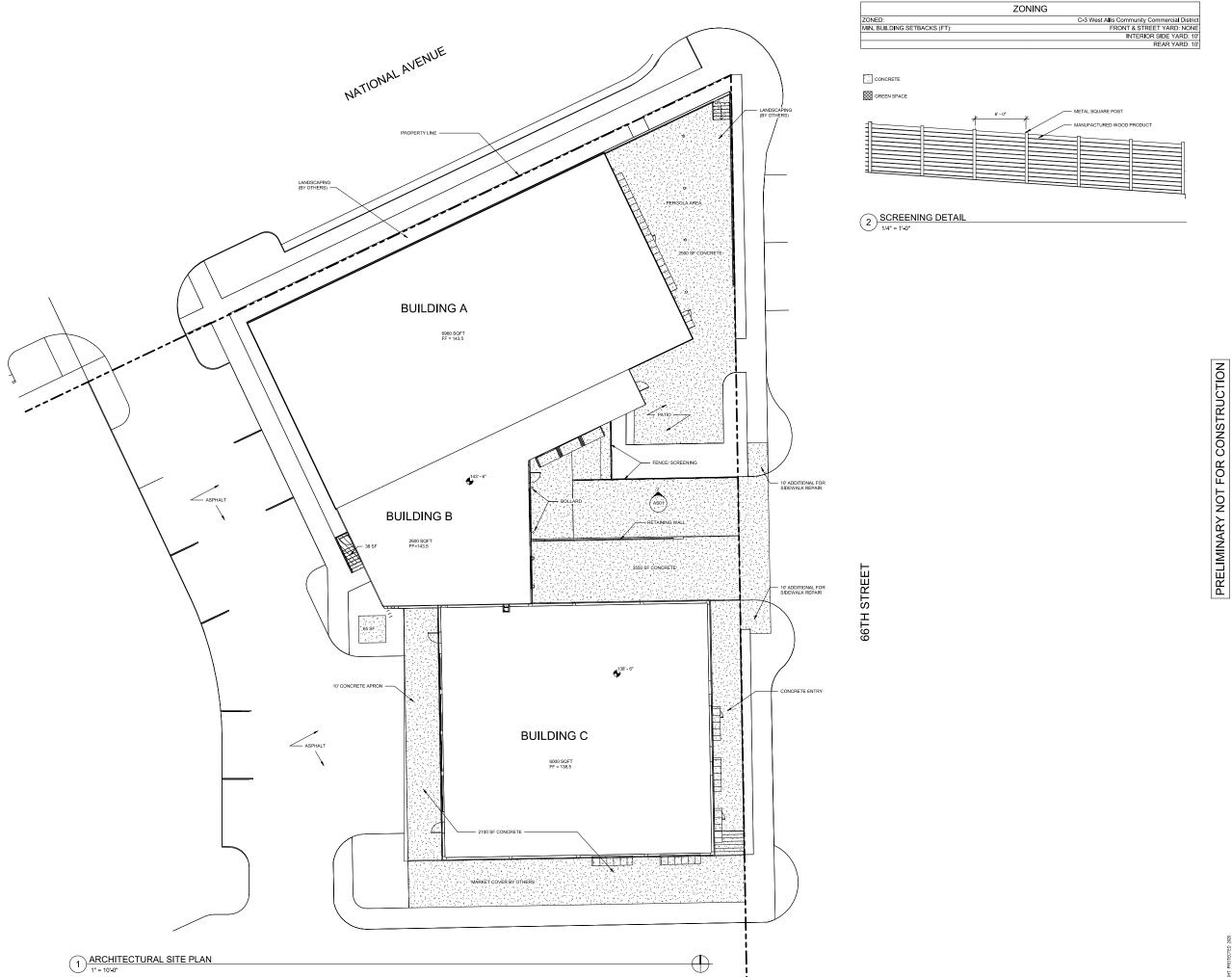
PROJECT NUMBER

PRICING SET

ISSUED SHEET A300







REVISIONS
DIAI District
RD: NONE
YARD: 10'
YARD: 10'

ANDERSON-ASHTON, INC. DESIGN / BULD 7216 BOLD (1974) PROPERTY (2014) PROPERTY (2014) PROPERTY (2014)

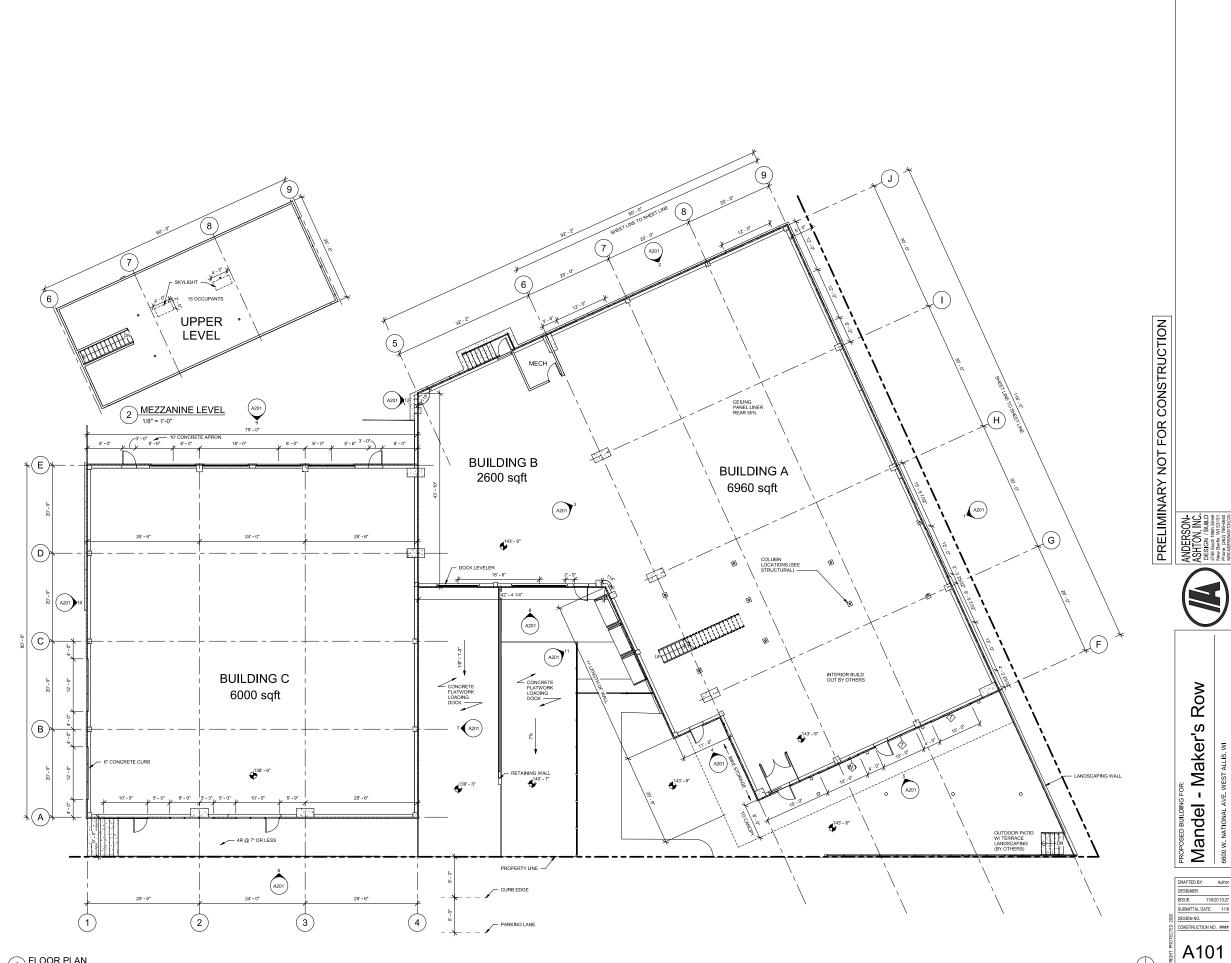
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PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:

Wandel - Maker's Row
6000 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY: Author
DESIGNER:
ISSUE: 11/6/20 10:27
SUBMITTAL DATE: 11/6
DESIGN NO.
CONSTRUCTION NO.

ASO 1



ANDERSON-ASHTON, INC. DESIGN / BUILD 2746 South 166th Street New Belin, WI 33151 Prone, (2021) 1964-640 WWW.ARCESONG-FICKON

REVISIONS

1) FLOOR PLAN
1/8" = 1'-0"



REVISIONS

COLOR (T.B.V)

DARK GREY METALLIC

COR-TEN AZP RAW

ELEVATION KEY

METAL WALL PANEL (BLDG A)

2 METAL WALL PANEL (BLDG B)

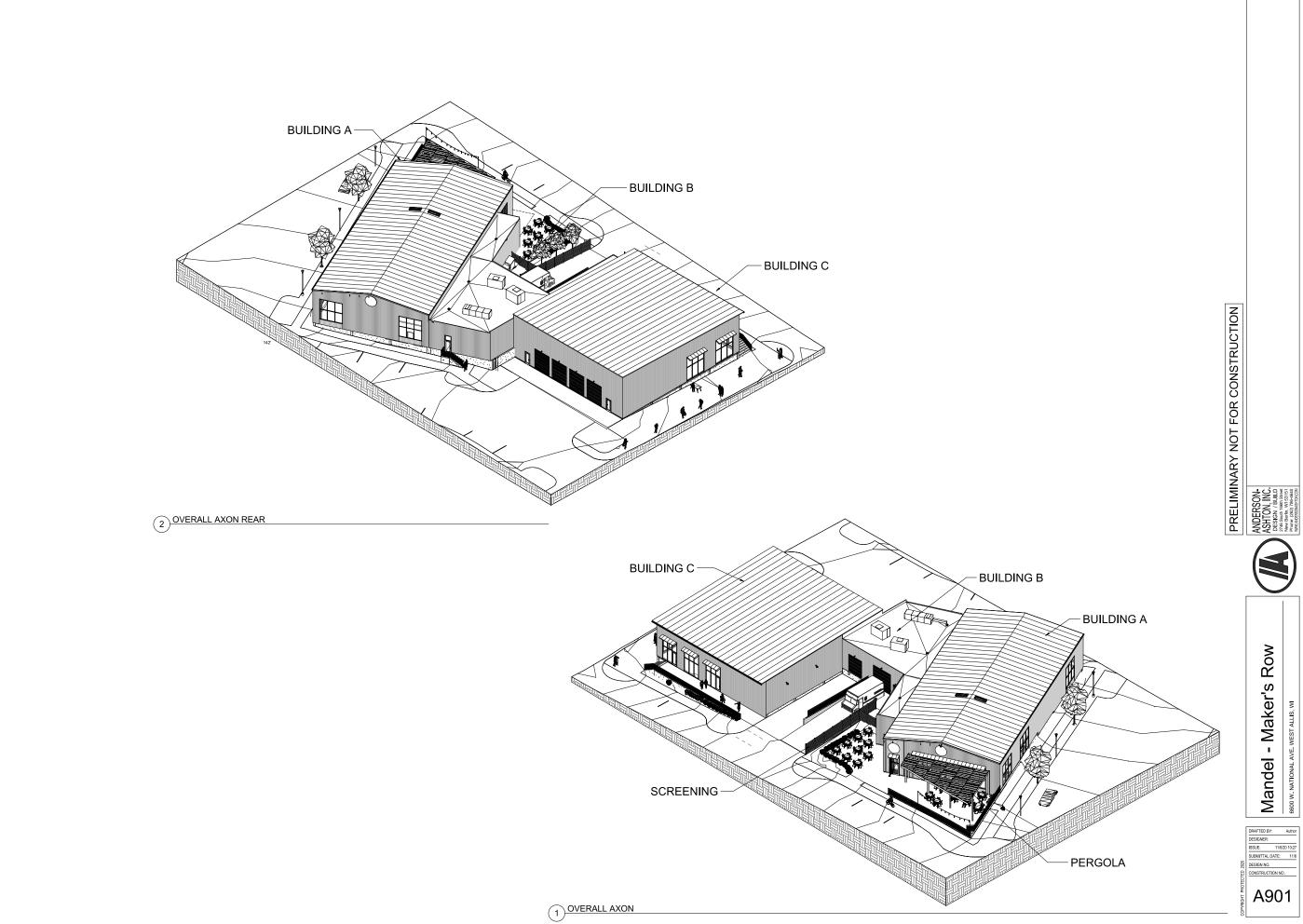
MATERIAL / MANUFACTURER

LAT METAL PANEL METL-SPAN

ANDERSON-ASHTON, INC. DESIGN / BUILD ZT48 south 1861 Steet New Berlin, WI 33151 Physics (282) 7864640 Physics (282) 7864640

Mandel - Maker's Row

DRAFTED BY: JWN
DESIGNER:
ISSUE: 11/6/20 10:27
SUBMITTAL DATE: 11/6
DESIGN NO.
CONSTRUCTION NO. 3893 A201



REVISIONS

Mandel - Maker's Row

A901



VIEW FROM NATIONAL AVE. & S 66TH ST

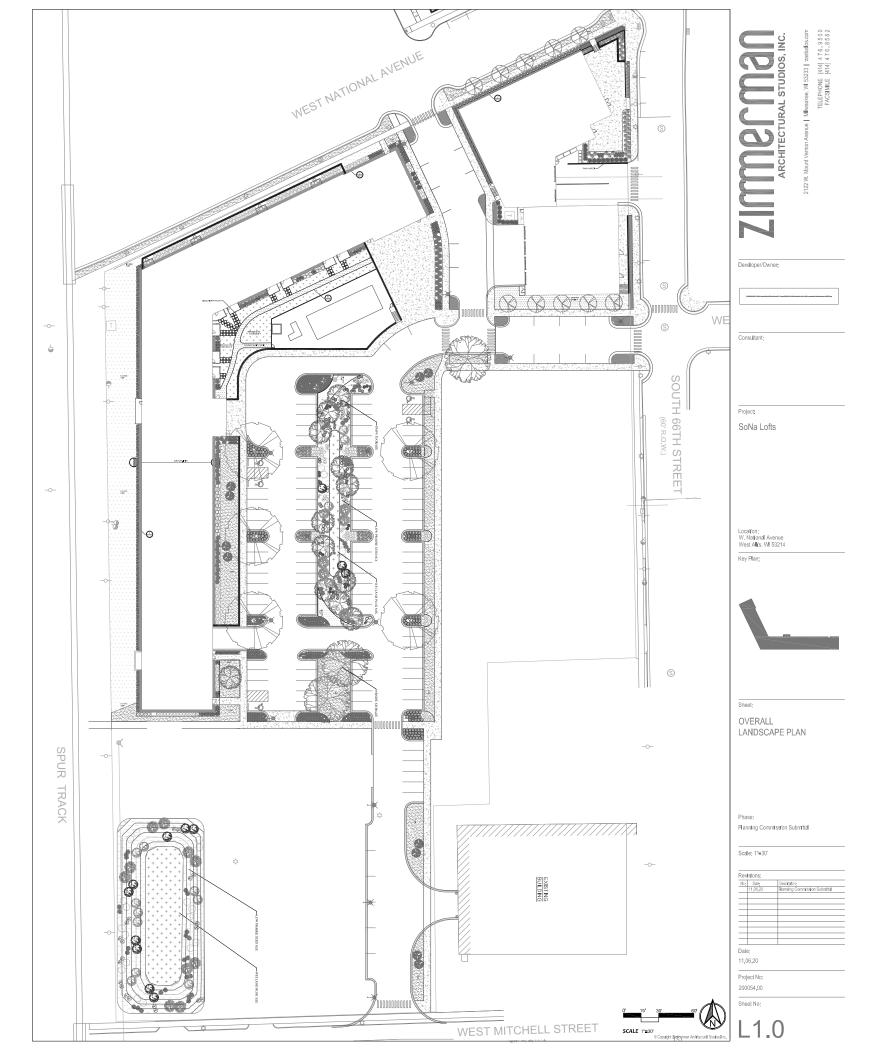


VIEW FROM W. LAPHAM ST & S 66TH ST

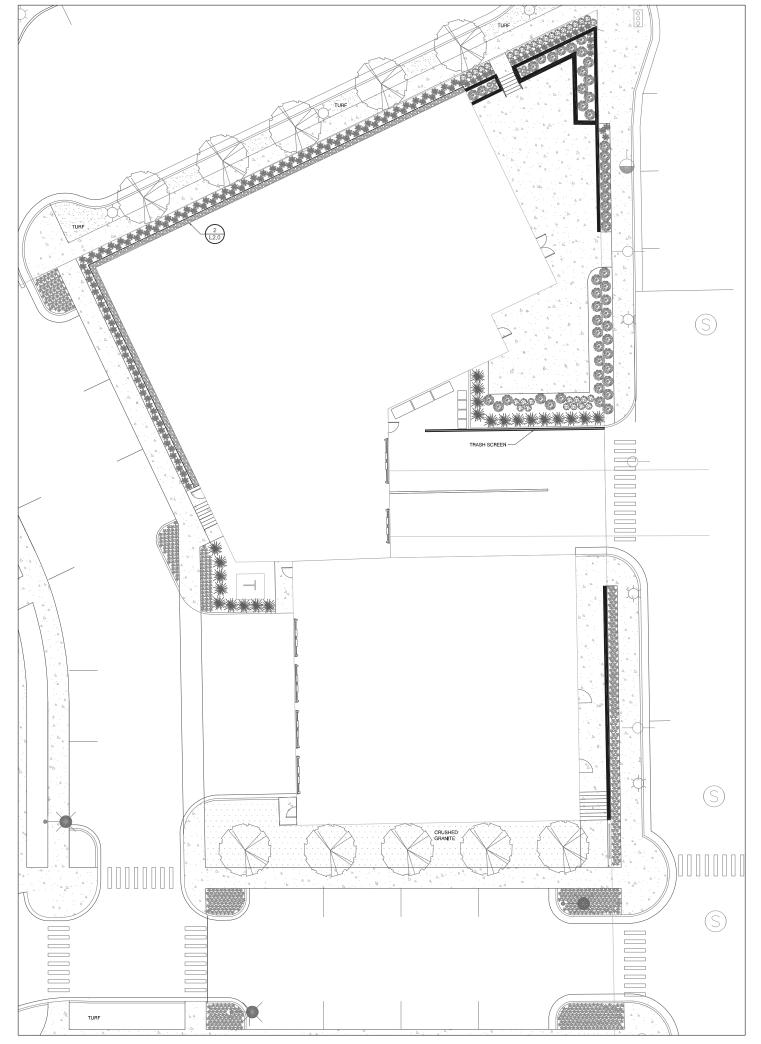


VIEW FROM NATIONAL AVE

JOUS TREES	CODE	BOTAN CAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
•	BR	Betula nigra	River Birch	2.5 Ca	B&B	3
	BW	Betula populifolia 'Whitespire'	Whitespire Birch	2.5 Cal	B&B	12
	CJ3	Carpinus cardiniana `J.N. Upright` TM	Firespire American Hombeam	2.5 Ca	B&B	12
~	QB	Quercus bicd or	Swamp White Oak	2.5 Ca	B&B	5
Ď	QR3	Quercus robur x alba `Crimson Spire`	Crimson Spire Oak	2.5 Ca	B&B	10
GREEN TREES	CODE	BOTAN CAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	JC3	Juniperus chinensis 'Spartan'	Spartan Juniper	6` Ht,	B&B	27
JALS/PERENNIALS	CODE	BOTANI CAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
€	Ah	Amsonia hubirchiii	Arkansas Bluestar	1 gal	Pot	135
3	AS4	Asd eptas syrtaca	Common Milkweed	1 gal.	B&B	13
*	Am8	Aster macrophyll us	Brgleaf Aster	1 gal.	Pot	13
9	CA2	Ceanothus americanus	New Jersey Tea	1 gall	Pot	27
(EY	Erynglum yucafallum	Ratilesnake Master	1 gall.	Pot	28
()	EP2	Eupatoirum purpureum 'Little Joe'	Dwarf Joe-Pye Weed	1 gal	Pot	17
D	IV2	liris virginica shrevel	Shreve`s iri s	1 gal.	Pot	21
>	NM	Nepeta mussr∎ 'Walker's Low'	Walker's Low Catment	1 gal.	Pot	421
9	SR3	Solidago rugosa `Firreworks`	Wrinkleleaf Goldenrod	1 gal.	Pot	22
DUOUS SHRUBS	CODE	BOTANI CAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
<u> </u>	Am7	Aronta melanocarpa	■ack Chokeberry	1.5° Ht	B&B	62
\otimes	AM	Aronta melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	1,5` Ht.	B&B	34
\cdot	CO2	Cephalanthus occidentalis	Buttonbush	1,5° Ht.	B,R,	25
)	CT2	Comus pumila	Dwarf Red Tipped Dogwood	1.5° Ht	B&B	39
	CG	Cornus racemosa	Gray Dogwood	1,5` Ht.	B&B	15
	Fx	Fothergelax 'Mount Arry'	Mount Arry Fothergela	1,5` Ht.	Pot	126
	нк	Hypericum kell er	St, John's Wort	1.5° Ht.	Pot	96
9	PO5	Physocarpus opulifolius `Dart`s Gold`	Yellow Ninebark	1,5` Ht,	B&B	15
9	PO2	Physocarpus opulifolius `Drablo`	Diablio Ninebark	1.5° Ht	B&B	12
9	SP	Saltx purpurea 'Nana'	Dwarf Arctic Will ow	1,5° Ht,	Pot	103
ASSES	CODE	BOTAN CAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
2	Cm2	Carex muskingumensis	Palm Sedge	1 gal	Pot	8
fis.	PV3	Panicum virgatum `North Wind`	Northwind Switch Grass	1 gal	Pot	142
静	Sa	Sesierra autumnalis	Autumn Moor Grass	1 gal.	Pot	632
*	SH	Sporobalus heteral epis	Praine Dropseed	1 gall,	Pot	869



PLANT SCHEDULE						
DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
8	QR3	Quercus robur x alba `Citmson Sprre`	Crimson Spire Oak	2.5 Cal.	B&B	10
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	JC3	Junt perus chinensis 'Spartan'	Spartan Juniper	6` Ht.	B&B	22
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
0	NM	Nepeta musarna 'Walker's Low'	Walker's Low Catmint	1 ga	Pot	33
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	СОММОЙ НАМЕ	SIZE	CONTAINER	QTY
0	HK	Hypericum keller	St, John's Wort	1.5` Ht	Pot	52
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
Q	Cm2	Carex muskingumensis	Palm Sedge	1 ga	Pot	8
*	PV3	Panicum virgatum `North Wind`	Northwind Switch Grass	1 gal.	Pot	141
*	SH	Sporobalus heteral epis	Prante Dropseed	1 ga	Pot	737





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Devel oper/Own	er;
Mylindysom is till a financial participant of participant of the state	
Consultant;	
Project:	
SoNa Lofts	5
Location; W. National Ave West Allrs, WI 5 Key Plan;	enue 33214
Sheet;	
	IE COFFEE
Phase: Planning Comm	riseron Submittal
Scale; 1"=10"	
Revisions: No: Date 11,06,20	Description; Flanning Commission Submittal
11,06,20	Flanning Commission Submittal
Date:	
11,06,20	
Project No:	



