

DOWNER AVENUE MULKERN'S BUILDING ADDITION AND RENOVATION

2620 - 2650 DOWNER AVENUE
JANUARY 25, 2008



EXHIBIT D: DETAIL PLAN DEVELOPMENT SUBMITTAL



RINKA|CHUNG
RINKA|CHUNG ARCHITECTURE INC

**DETAILED PLAN DEVELOPMENT SUBMITTAL
DOWNER AVENUE MULKERN'S BUILDING ADDITION AND RENOVATION**

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OWNER'S STATEMENT OF INTENT

Van Buren Management, Inc., intends to rejuvenate the historic Mulkern's Building (2620-2650 Downer Avenue) in order to make it a relevant building within the Downer Avenue Development DPD. The building has been under utilized for some time. Our goal is to keep the 1st floor storefront retail, convert the second floor parking into professional office space, raze the bank drive-thru and teller stations and parking ramp and replace them with a four story multiple tenant professional office building. A planted garden east of the four story building will serve both as a buffer to the neighborhood and as an amenity to the tenants.

We plan to do this in phases necessitated by the condition of the existing building. First we will construct new floor framing over the existing second floor structure. We will then demolish the existing roof and replace it with a new low slope roof to provide more height within the new office space. Next the bank's drive-thru will be removed and the interior remodeled. The parking ramp will be removed and a new four story building as shown will be constructed in its place. Finally the façade of the existing building will be restored by replacing the existing second floor windows, repairing the awnings and storefront windows, conducting masonry repair, and painting the exterior.

**DETAILED PLAN DEVELOPMENT SUBMITTAL
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EXHIBIT D: COMPLIANCE WITH 295-907 STANDARDS

Current Retail, 2620-2650 N. Downer Ave.

(Refer to Parcel VII on the Site Plan)

Current Zoning- GPD in compliance with LB2

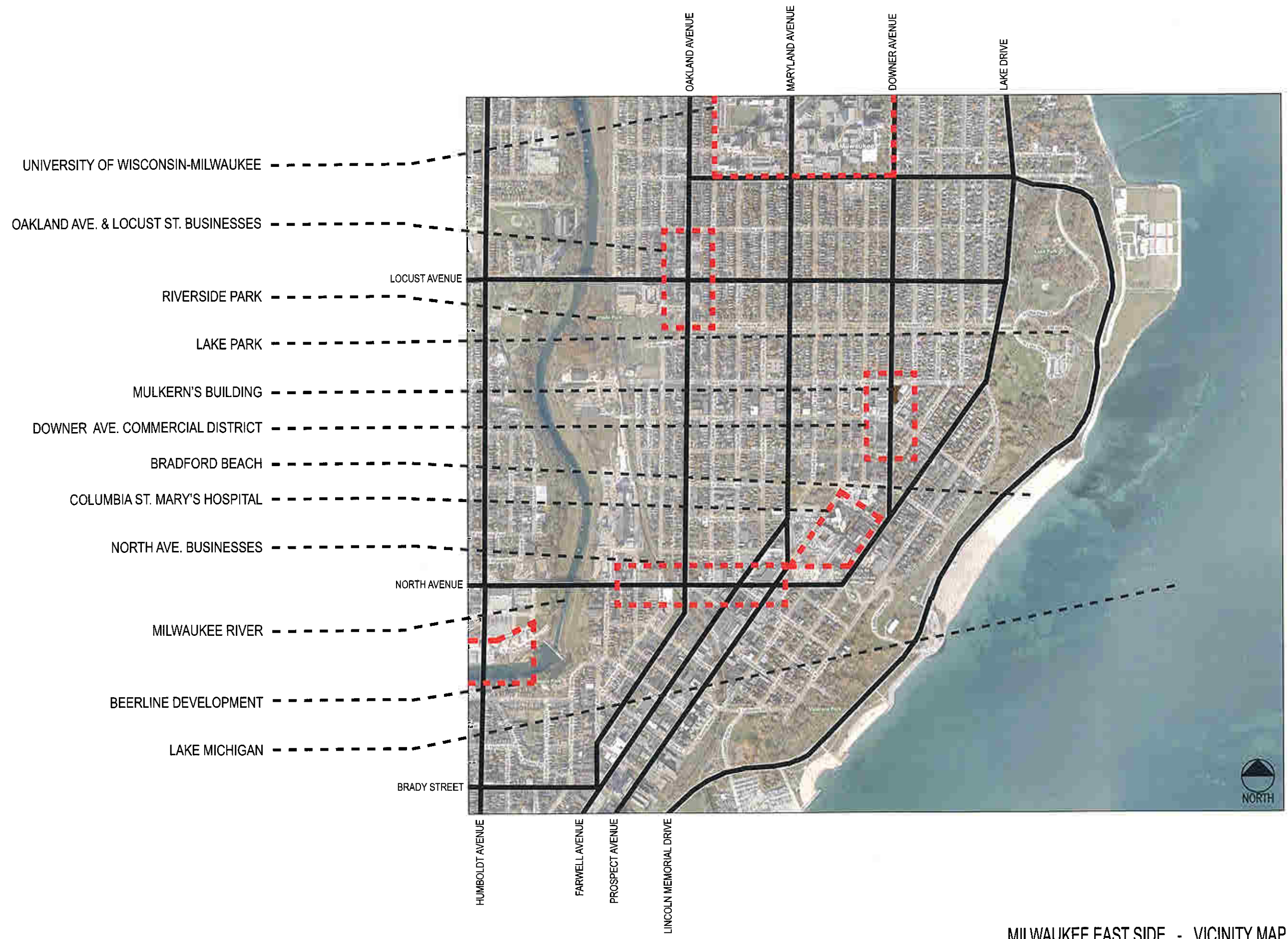
Proposed New Zoning- DPD in compliance with LB2

Former Zoning- LB2

- 2. c-1-a Gross land area- 18,341 square feet. See sheet C.03.01.
- 2. c-1-b Maximum amount of land covered by principal building- 15,700 square feet (14,065 square feet existing). See sheet C.04.02.
- 2. c-1-c Minimum amount of land devoted to parking, drives, and parking structures- No parking or drives on site. See sheet C.04.02.
- 2. c-1-d Maximum amount of land devoted to landscaped open space- 1,283 square feet at ground plain for landscaped garden. See sheet C.09.06.
- 2. c-1-e Maximum proposed dwelling unit density- N/A Commercial development proposed.
- 2. c-1-f Proposed number of buildings- one building, including an addition and alteration to the existing building. See sheet C.04.02.
- 2. c-1-g Maximum number of dwelling units per building- N/A Commercial development proposed.
- 2. c-1-h Bedrooms per unit- N/A Commercial development proposed.
- 2. c-1-i Parking spaces- 0 spaces provided within property line. Valet parking for the clinic and ambulatory surgery center will be provided in the new parking structure at 2574 N. Downer Avenue. Public parking for the new medical office will be available in the new parking structure at 2574 N. Downer Avenue and in the city-owned parking lot on the northwest corner of Downer Avenue and Park Place. See sheet C.04.02.
- 2. c-2 Vicinity Map- See sheets C.02.01 and C.02.02.
- 2. c-3 Plat of Survey- See sheet C.03.01.
- 2. c-4 Site Plan- See sheet C.04.02.
- 2. c-5 Site Grading Plan- See sheet C.05.01.
- 2. c-6 Utility Plan- See sheet C.05.02.
- 2 c-7 Landscape Plan- No parking lot and buffer landscaping required. Streetscaping to be addressed by an amendment. Landscaping for the private garden will be addressed by the owner.
- 2 c-8 Elevations, Existing and New- See sheets C.08.16 through C.08.18.
- 2. c-9 Proposed Signage- See sheet C.08.19.
- 2. c-10 Context Photos- See sheets C.10.01 through C.10.05.
- 2 c-11 11x17 Floor Plans, Existing and New- See sheets C.09.01 through C.09.09.
- 2 c-12 24x36 Floor Plans, New- See enclosed drawings.

**DETAILED PLAN DEVELOPMENT SUBMITTAL
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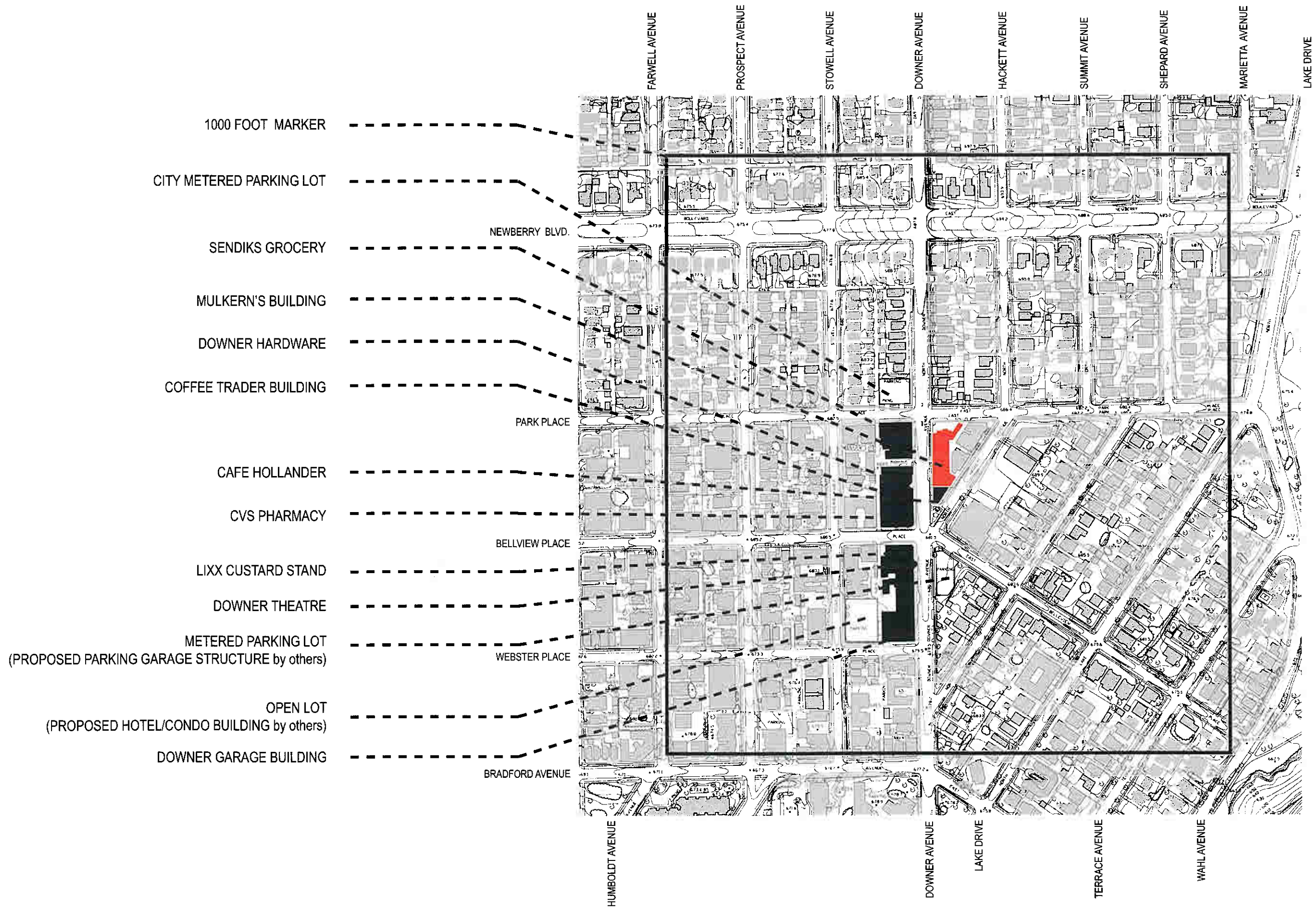
- 3. Standards
- 3.a. Uses
 - A. Existing Retail, Commercial Hotel, Medical Office, and Ambulatory Surgery Center
- 3.b. Design Standards
 - A. The proposed addition complies with the LB2 zoning. The max height of the proposed building is 60'-0". A combination of the modern curtain wall, architectural metal panel system, and stucco system for the addition will complement the character of the existing masonry structure. The existing awnings and storefront windows on the ground floor retail will be repaired as required. The sidewalks and public right-of-ways will be addressed as an amendment to the DPD. This project has already been publicly presented to the Historic Preservation Commission (HPC) and has been issued a general Certificate of Appropriateness (COA) with building exterior details to be reviewed and approved by the HPC staff as they are designed. In addition this project was also publicly presented to the Murray Hill Neighborhood Group on November 27, 2007 for review and comment.
- 3.c. Density Proposed
 - A. N/A Commercial development proposed.
- 3.d. Space Between Structures
 - A. Spaces between the new and existing structure and the adjacent existing structures will be maintained.
- 3.e. Setbacks Proposed
 - A. Zero setback proposed for the addition on the north and west property lines along the street. The new addition will be set back approximately 2'-0" off the angled east property line. All setbacks are in compliance with the current standards for LB2 zoning.
- 3.f. Screening
 - A. A new wood fence on the east side of the building will replace the existing fence as the screening element for the trash area. See sheet C.08.18.
 - B. An 8' high ornamental garden wall will provide privacy for the hotel rooms and garden. See sheet C.08.16.
- 3.g. Open Spaces
 - A. The proposed building addition accommodates a grade level garden for the enjoyment of its patrons. See sheet C.09.06.
- 3.h. Circulation, Parking, and Loading
 - A. There is no vehicular access except from the street. Valet parking will be provided for the clinic and ambulatory surgery center. A loading zone is proposed for the north exit from the addition on Park Place reserved for patient drop-off. All other parking will be in public facilities. All trash will be picked up from the east access as it currently exists from Hackett Avenue.
- 3.i. Landscaping
 - A. No parking lot and buffer landscaping required. Streetscaping to be addressed by an amendment. Landscaping for the private garden will be addressed by the owner.
- 3.j. Lighting
 - A. Outdoor lighting and architectural lighting will comply with current lighting regulations for planned development districts. Signs will be lighted. Landscape lighting will also be used in the garden.
- 3.k. Utilities
 - A. All utility lines will be installed underground. The transformer is proposed to be located in the garden area and screened from view. See sheet C.03.03.
- 3.l. Signs
 - 1. As part of the existing building improvements a new project identification banner sign meeting the sign requirements will be provided at each end of the building. See sheet C.08.19.
 - 2. As part of the existing building improvements the existing retail tenant signs on the west façade will be remounted on a consistent signage band. New tenant signs meeting the sign requirements will be provided. See sheet C.08.19.
 - 3. N/A
 - 4a. A temporary construction sign will be erected at owner's discretion, not to exceed 48 square feet.
 - 4b. A temporary leasing sign will be erected at owner's discretion, not to exceed 36 square feet.
 - 5. All signs will be illuminated in accordance with the lighting requirements.

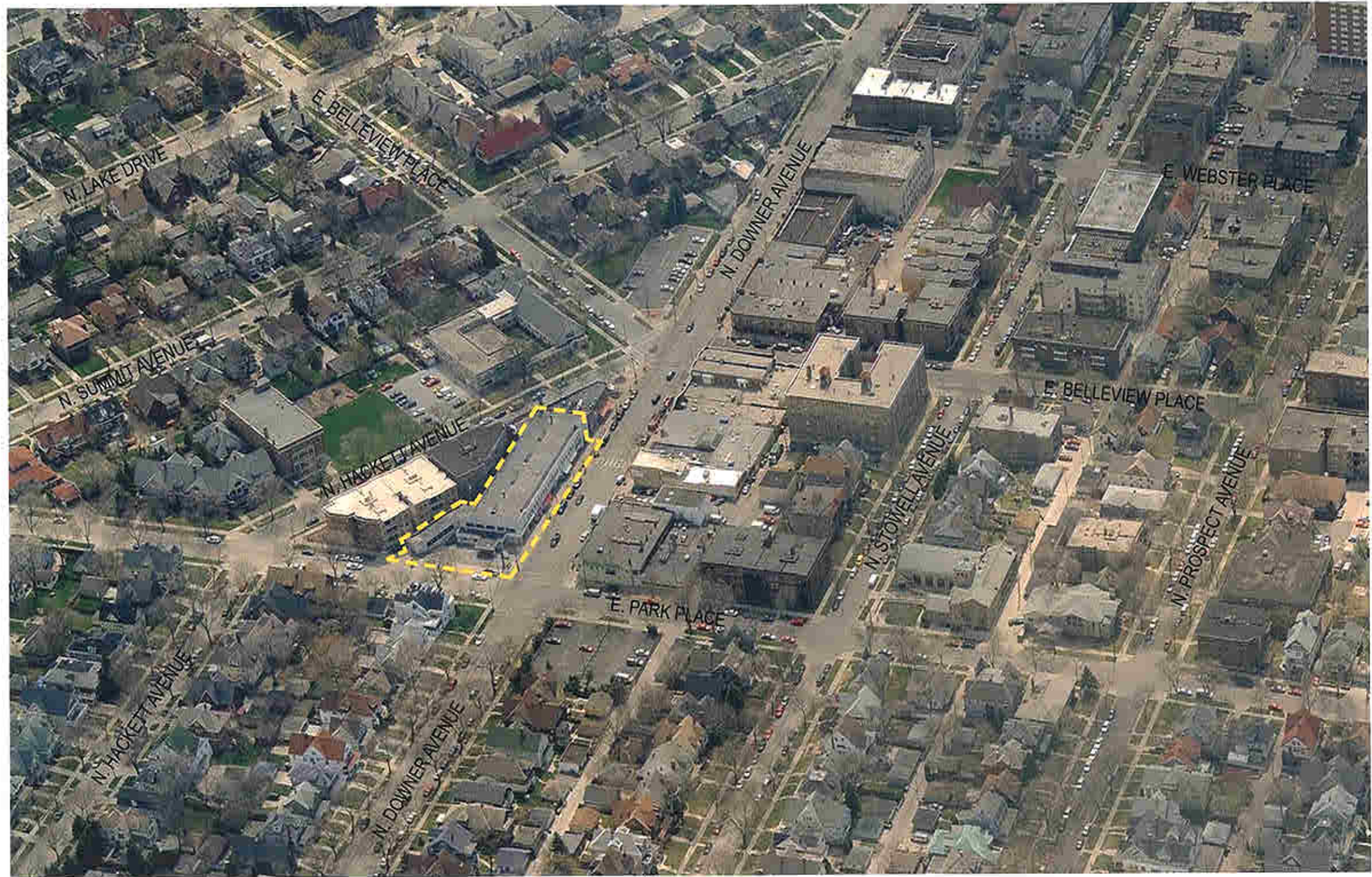


- UNIVERSITY OF WISCONSIN-MILWAUKEE - - - - -
- OAKLAND AVE. & LOCUST ST. BUSINESSES - - - - -
- LOCUST AVENUE
- RIVERSIDE PARK - - - - -
- LAKE PARK - - - - -
- MULKERN'S BUILDING - - - - -
- DOWNER AVE. COMMERCIAL DISTRICT - - - - -
- BRADFORD BEACH - - - - -
- COLUMBIA ST. MARY'S HOSPITAL - - - - -
- NORTH AVE. BUSINESSES - - - - -
- NORTH AVENUE
- MILWAUKEE RIVER - - - - -
- BEERLINE DEVELOPMENT - - - - -
- LAKE MICHIGAN - - - - -
- BRADY STREET

- HUMBOLDT AVENUE
- FARWELL AVENUE
- PROSPECT AVENUE
- LINCOLN MEMORIAL DRIVE
- OAKLAND AVENUE
- MARYLAND AVENUE
- DOWNER AVENUE
- LAKE DRIVE







PERMIT ISSUED TO JULIUS STRAUSS TO BUILD A 2 STORY GARAGE
ARCHITECT - MARTIN TULLGREN 19 OCT 1912

PERMIT ISSUED TO ADD AN UNDERGROUND TANK 10 MAR 1913

PERMIT ISSUED TO BUILD GARAGE AT 2646 DOWNER 12 DEC 1930

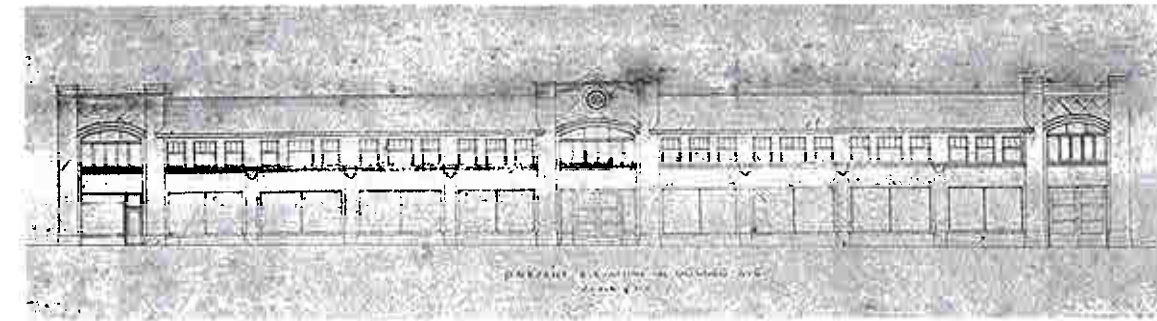
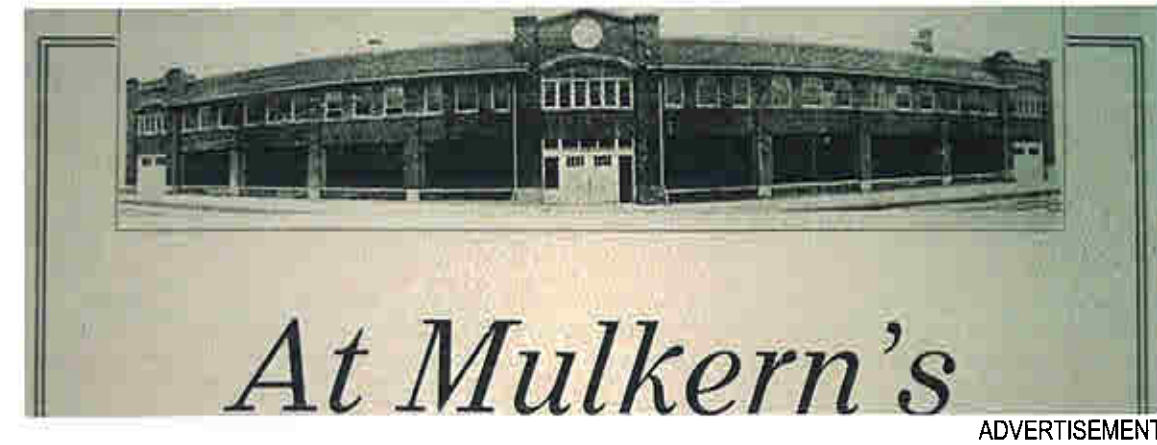
INSTALL STEAM BOILER 12 MAR 1933

REMODEL OF BUILDING - FACADE ALTERED 1933-34
1ST FLOOR BECOMES 10 INDIVIDUAL RETAIL STORES
2ND FLOOR REMAINS PARKING
ARCHITECT - HERBERT TULLGREN

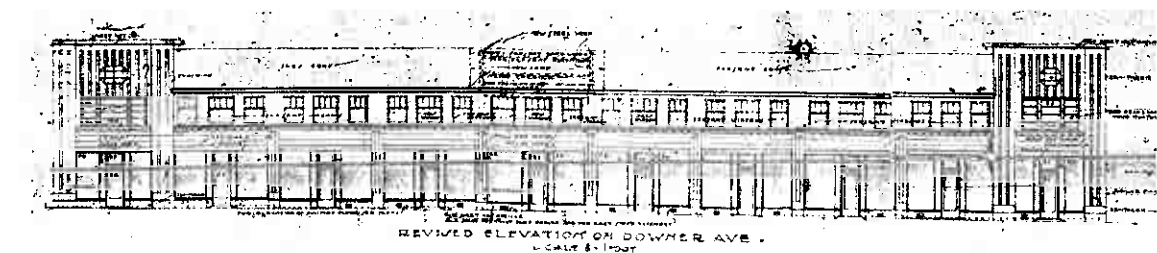
PERMIT ISSUED FOR 1ST TENANT ON 1ST FLOOR 23 AUG 1934

CONSTRUCT STAIRS TO CONNECT TO BASEMENT 10 JAN 1945

AWNINGS INSTALLED TO STOREFRONT 19 JUN 1959



1933 EXISTING ELEVATION



1933 NEW ELEVATION

ZENITHERM REMOVED	1934-64 DATE UNKNOWN
APPLY WOOD ARCHITECTURAL TRIM TO FRONT OF BUILDING ABOVE STOREFRONT AND ON BOTH END PIERS	28 MAY 1964
12' X 3' SIGNAGE ADDED ABOVE STOREFRONT WINDOWS	28 DEC 1964
BLOCK IN SIDE WINDOWS ON NORTH SIDE OF 2644 DOWNER AVE.	23 JUL 1969
ONE STORY ADDITION ADDED TO NORTH SIDE OF BUILDING 2650 N. DOWNER AVE. SAVINGS AND LOAN	08 OCT 1979
NEW DRIVE-IN WINDOW AND BRICK VENEER FOR BANK 2650 N. DOWNER AVE.	22 MAY 1989
CITY ESTABLISHED THE DOWNER HISTORIC DISTRICT MULKERN BUILDING LISTED AS A CONTRIBUTING STRUCTURE	25 JAN 2001
RENOVATION OF BUILDING	FALL 2007



PHOTO 1979



PHOTO 1979

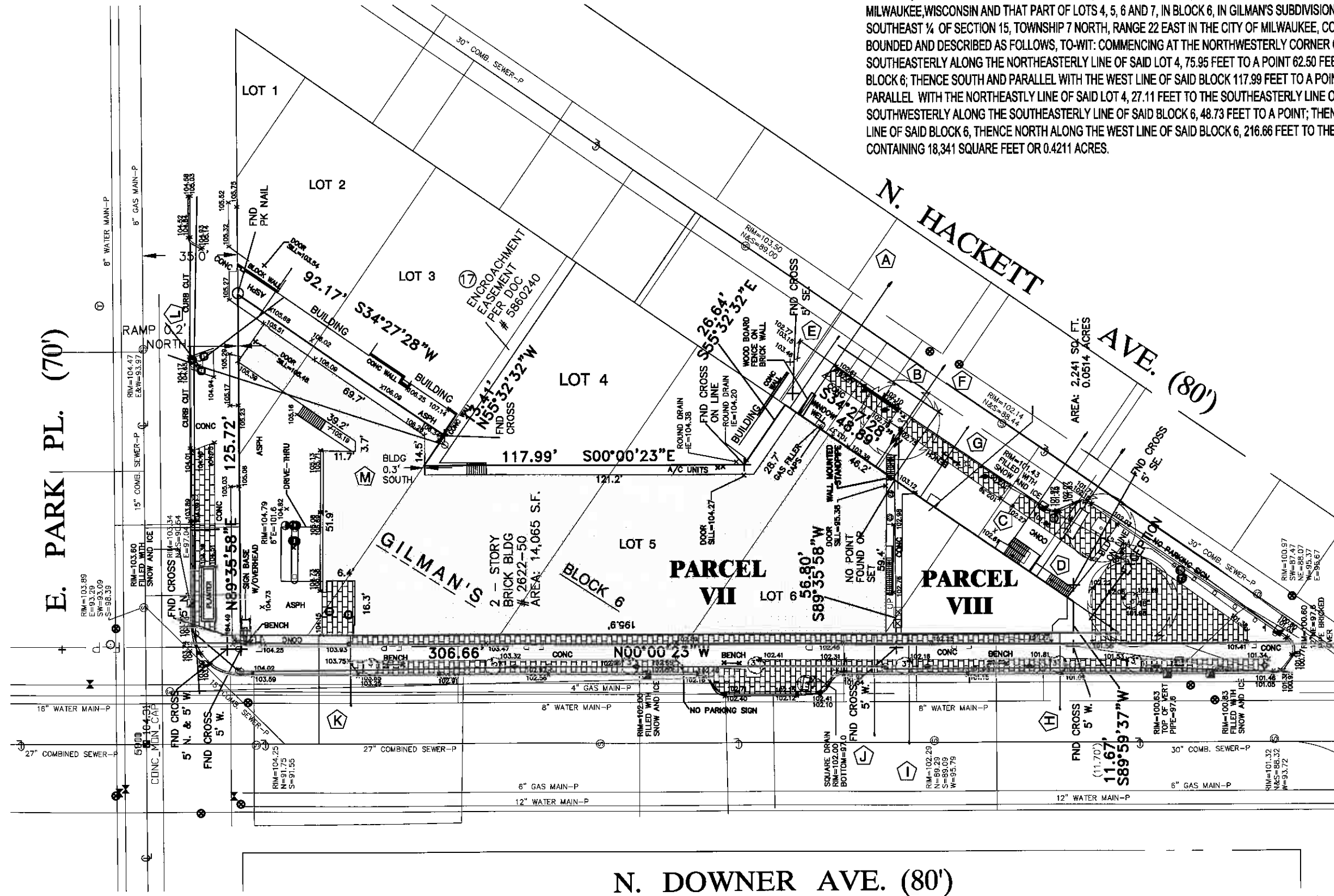


PHOTO 2007

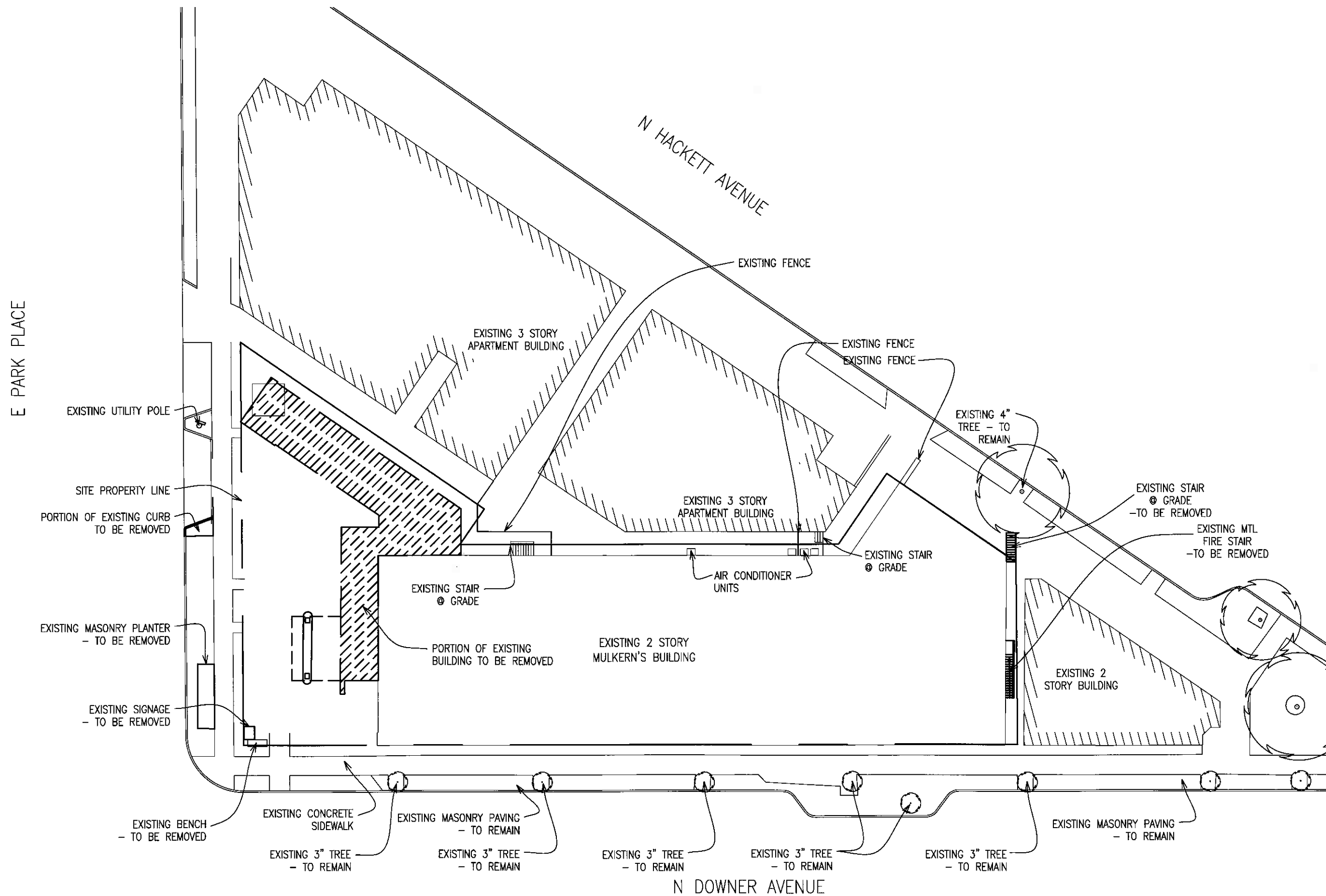
LEGAL DESCRIPTION

PARCEL VII: 2622-2650 N. DOWNER AVENUE

PART OF LOTS 2 AND 3, EXCEPTING THE SOUTHEASTERLY 80 FEET THEREOF, IN BLOCK 6, IN GILMAN'S SUBDIVISION OF LOCKWOOD'S ADDITION, IN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, WISCONSIN AND THAT PART OF LOTS 4, 5, 6 AND 7, IN BLOCK 6, IN GILMAN'S SUBDIVISION OF LOCKWOOD'S ADDITION, IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 4 AND THENCE RUNNING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, 75.95 FEET TO A POINT 62.50 FEET EAST OF THE WEST LINE OF SAID BLOCK 6; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 117.99 FEET TO A POINT; THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 4, 27.11 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 6; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 6, 48.73 FEET TO A POINT; THENCE WEST 57.12 FEET TO THE WEST LINE OF SAID BLOCK 6, THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 6, 216.66 FEET TO THE PLACE OF BEGINNING. CONTAINING 18,341 SQUARE FEET OR 0.4211 ACRES.



1 PLAT OF SURVEY
1" = 40'-0"
NORTH



E PARK PLACE

N HACKETT AVENUE

N DOWNER AVENUE



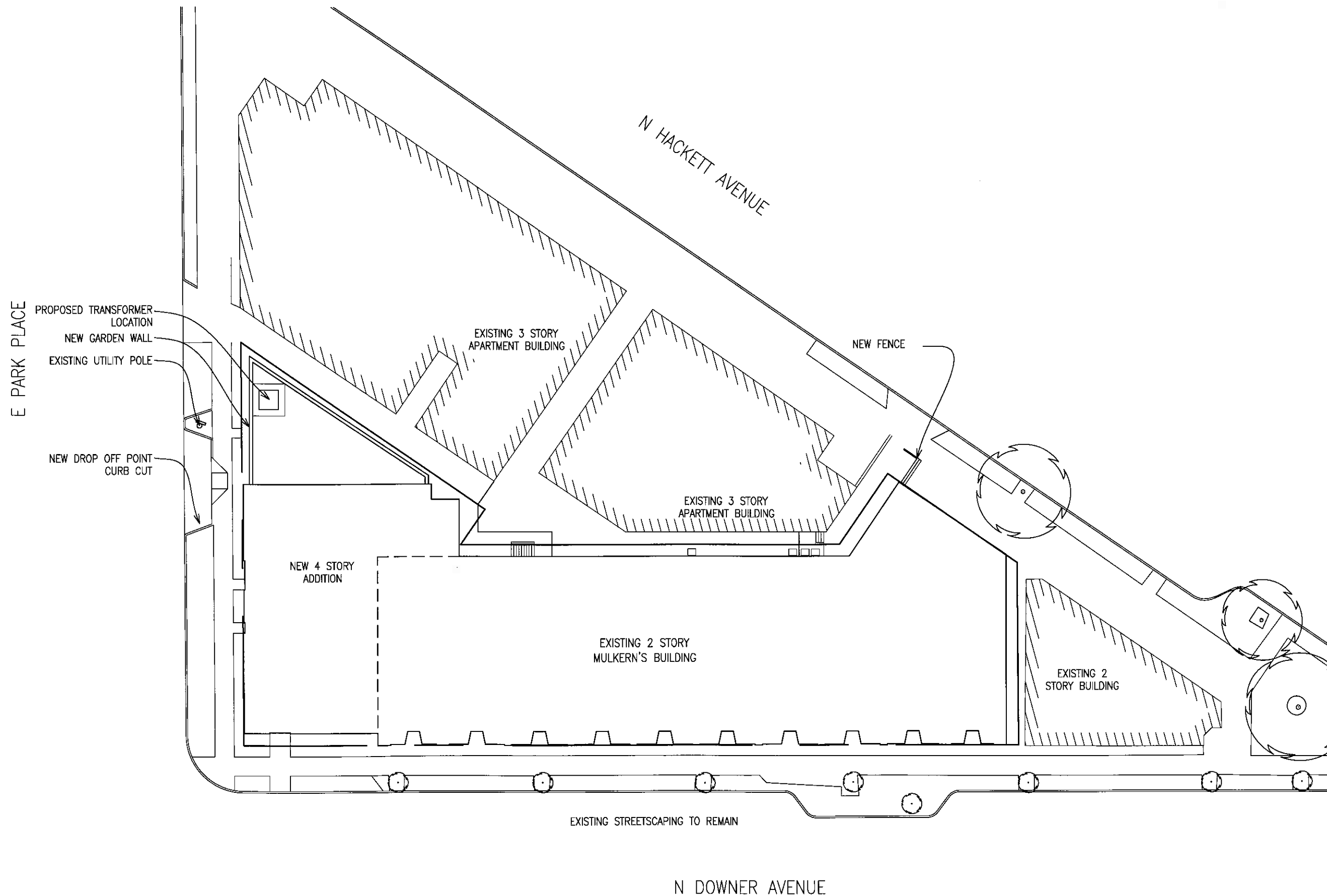
MULKERN'S BUILDING ADDITION AND RENOVATION

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EXISTING - SITE PLAN C.04.01

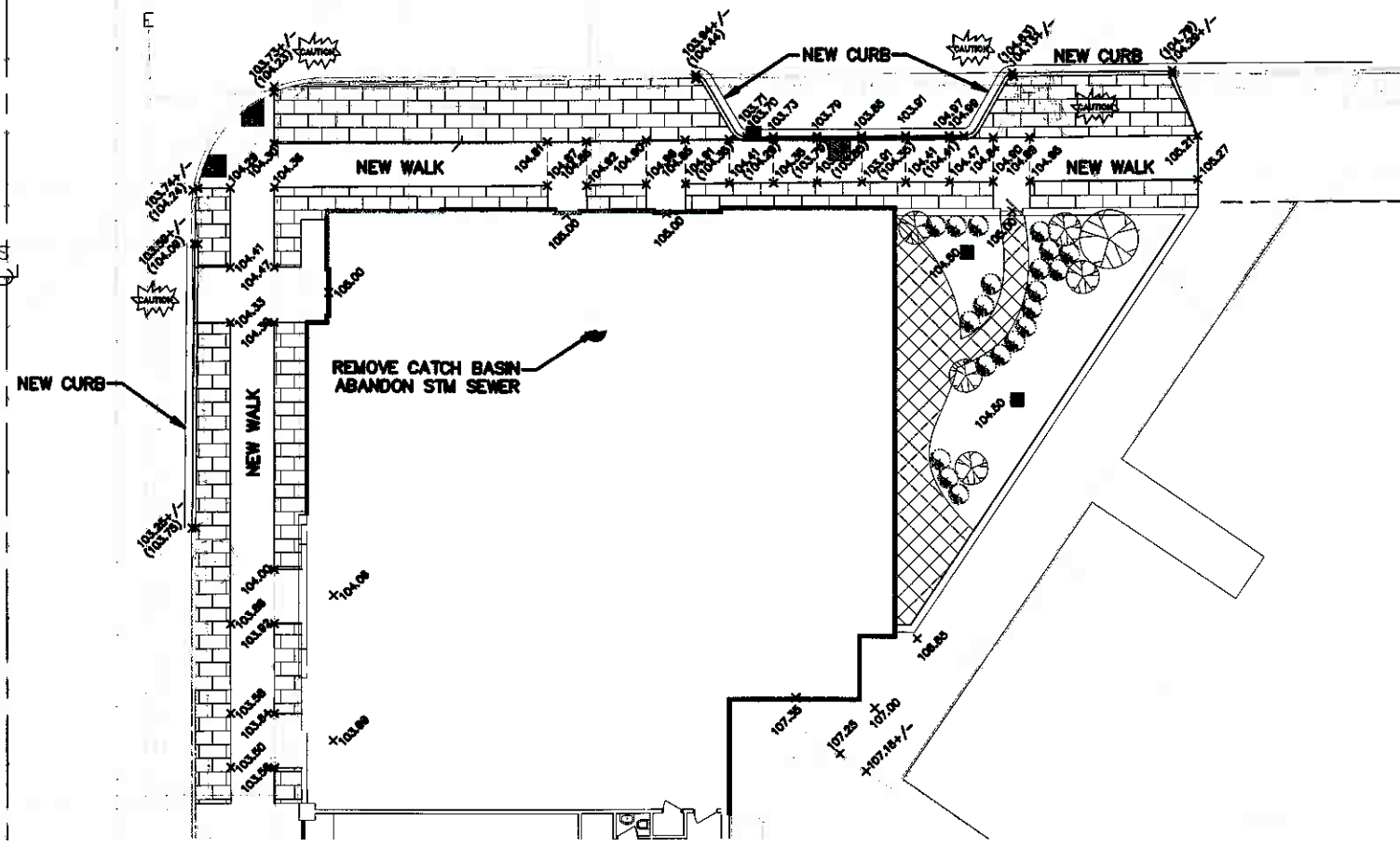
DPD SUBMITTAL JANUARY 25, 2008

1" = 30'



E. PARK PL. (70')

N. DOWNER AVE. (80')



LEGEND

- BOLLARD
 - SIGN
 - BILLBOARD
 - CONTROL BOX
 - TRAFFIC SIGNAL
 - CABLE PEDESTAL
 - POWER POLE
 - GUY POLE
 - GUY WIRE
 - LIGHT POLE
 - SPOT/YARD/PEDESTAL LIGHT
 - HANDICAPPED PARKING
 - ELECTRIC MANHOLE
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - MARKED FIBER OPTIC
 - GAS VALVE
 - GAS METER
 - GAS WARNING SIGN
 - STORM MANHOLE
 - ROUND INLET
 - SQUARE INLET
 - STORM SEWER END SECTION
 - SANITARY MANHOLE
 - SANITARY CLEANOUT OR SEPTIC VENT
 - SANITARY INTERCEPTOR MANHOLE
 - MISCELLANEOUS MANHOLE
 - WATER VALVE
 - HYDRANT
 - WATER SERVICE CURB STOP
 - WATER MANHOLE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - SHRUB
- EDGE OF TREES
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - MARKED GAS MAIN
 - MARKED ELECTRIC
 - OVERHEAD WIRES
 - BUREAU ELEC. SERV.
 - MARKED TELEPHONE
 - MARKED CABLE TV LINE
 - MARKED FIBER OPTIC
 - INDICATES EXISTING CONTOUR ELEVATION
 - INDICATES EXISTING SPOT ELEVATION
 - GRASS TERRACE
 - PAVER TERRACE

PLAN PREPARED BY
National Survey & Engineering
1209 N. Martin Luther King Drive, Suite 200
Milwaukee, Wisconsin 53212
Telephone 414-221-8000

PRELIMINARY - NOT FOR CONSTRUCTION

Drawing Date
JANUARY 25, 2008

**DOWNER AVENUE
MULKERN'S BUILDING
ADDITION AND
RENOVATION**

2620-2650 NORTH DOWNER AVE
MILWAUKEE, WISCONSIN 53211

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Milwaukee, Wisconsin 53212
Telephone 414-221-8000

Sheet Title
**GRADING PLAN
FOR DPD SUBMITTAL**

Project No.
20070310.00

Sheet No.
A-01

NOTE:
ALL STAIRS AND ASSOCIATED RETAINING WALLS SHOWN ON THESE PLANS ARE FOR LOCATION AND MATERIAL REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH A GEOTECHNICAL ENGINEER AND/OR STRUCTURAL ENGINEER FOR APPROPRIATE DESIGN CERTIFICATION PRIOR TO CONSTRUCTION, DEPENDING ON THE TYPE OF STAIRS AND WALL. FOR ALL CONCRETE BLOCK MODULAR SYSTEMS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL NECESSARY GEGRID, REINFORCEMENT, BACKFILL, COMPACTION AND DRAIN TILE ARE TO BE COORDINATED BETWEEN THE CONTRACTOR, GEOTECHNICAL ENGINEER AND SUPPLIER. FOR ALL NATURAL STONE WALLS, CONTRACTOR IS RESPONSIBLE FOR INSTALLATION USING ALL NECESSARY MEANS TO INSURE PROPER SUB-BASE, BACKFILL, DRAIN TILE AND STABILITY. NSE ASSUMES NO RESPONSIBILITY FOR THE INSTALLATION, GEOTECHNICAL INTEGRITY, OR STABILITY OF THESE STAIRS AND RETAINING WALLS.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

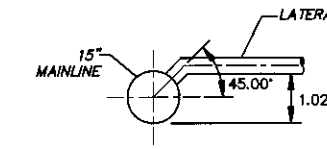
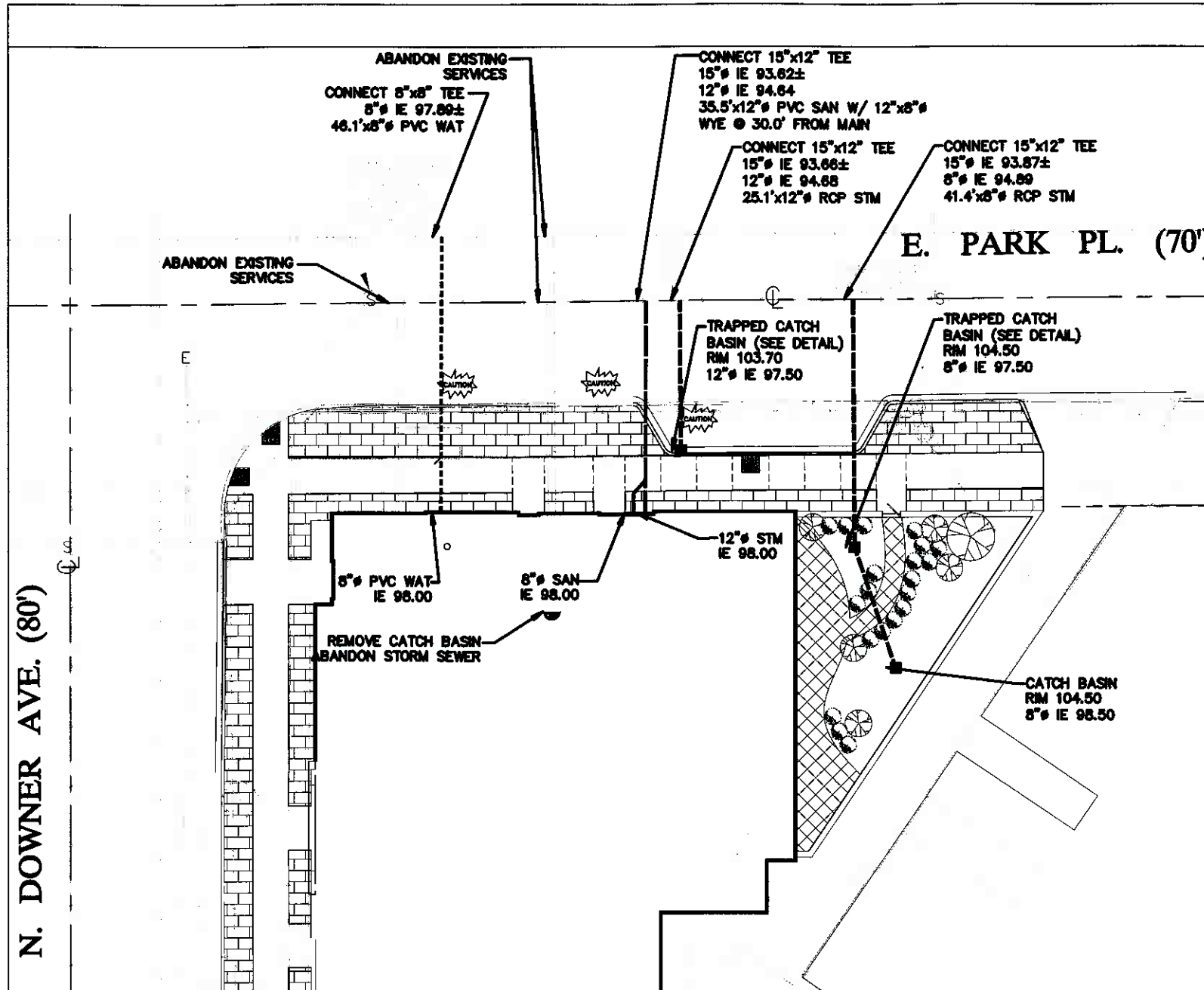
NATIONAL SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

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EXISTING TOPOGRAPHY OBTAINED BY NATIONAL SURVEY & ENGINEERING. DATED: 06-20-2007



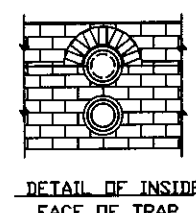
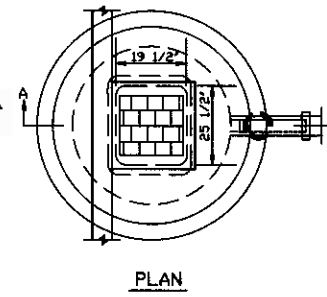
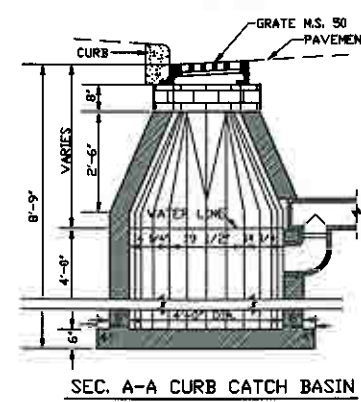
LEGEND

- BOLLARD
 - SIGN
 - ▭ BILLBOARD
 - CONTROL BOX
 - TRAFFIC SIGNAL
 - CABLE PEDESTAL
 - POWER POLE
 - GUY POLE
 - GUY WIRE
 - LIGHT POLE
 - SPOT/YARD/PEDESTAL LIGHT
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- GRASS TERRACE
- PAVER TERRACE

PLAN PREPARED BY
RINKA|CHUNG ARCHITECTURE INC
12/21/2007

PRELIMINARY - NOT FOR CONSTRUCTION

N. DOWNER AVE. (80')



CEMENT MORTAR BED SHALL BE CONCRETE WITH THE OPENING AT THE INNER FACE OF THE TEE BRANCH.

PLACE A 1/2" CEMENT MORTAR SURFACE BELOW THE CORBELLED SECTION AND ON THE OUTSIDE SURFACE OF THE CORBELLED SECTION WHEN BRICK OR CONC. BLOCK IS USED.

3" = 8" FOR BRICK
3" = 6" FOR CONCRETE BLOCK
3" = 8" FOR MONOLITHIC CONC.
3" = 8" FOR PRECAST CONC.

FOR PRECAST C.I.'S THE STEEL REIN-FORCEMENT SHALL MEET THE RE-QUIREMENTS OF ASTM SPECIFICATION A-639 AND THE MINIMUM COMPRES-SIVE STRENGTH OF THE CONCRETE SHALL BE 3000 PSI.

USE FRAME M.S. 50 FOR CURB WHICH SHALL BE 18" HIGH AND 18" WIDE FOR ALL CURB BASINS.

SPECIAL 3/4" AND 1/2" TRAP BRASS SHALL BE USED FOR THE TRAP. TRAP SHALL BE 18" HIGH AND 18" WIDE. TRAP SHALL BE 18" HIGH AND 18" WIDE. TRAP SHALL BE 18" HIGH AND 18" WIDE.

IN THE CASE OF CONTRACT VIOLENT DAMAGE TO THE TRAP, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE TRAP AND MUST BE PLACED BY THE CONTRACTOR.

NATIONAL SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

TRACER WIRE SHALL BE INSTALLED ON ALL NON-METALLIC SANITARY, STORM AND WATER MAINS, AND LATERALS IN ACCORDANCE WITH SECTIONS 4.1.14, 4.2.1.4, AND TABLES 244 AND 248 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, LATEST EDITION, AND ANY ADDITIONAL LOCAL REQUIREMENTS AS APPLICABLE. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE, SINGLE CONDUCTOR COPPER WIRE AND PVC-COATED. TRACER WIRE COLOR SHALL BE BLUE FOR WATER, RED FOR SANITARY, AND GREEN FOR STORM SEWER. A ONE-POUND MAGNESIUM ANODE SHALL BE ATTACHED TO EACH END OF THE TRACER WIRE BY SOLDERING.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION DATED: DECEMBER 22, 2003, AND ADDENDUM NO.1 DATED DECEMBER 22, 2004, AND THE WISCONSIN ADMINISTRATIVE CODE, LATEST EDITION.

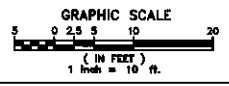
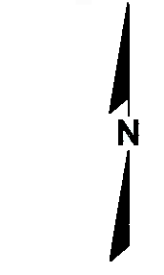
PIPE LENGTH DISTANCES & ELEVATIONS ARE GIVEN TO THE CENTER OF MANHOLES & INLETS AND THE PIPE END OF OUTFALL STRUCTURES. OUTFALL STRUCTURES SHALL BE PLACED TO BLEND WITH EXISTING OR PROPOSED TOPOGRAPHY.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DEGGERS & OUTLINE

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Milwaukee Area (414) 258-1181
Hearing Impaired TDD (800) 948-0900
www.DeggersOutline.com

EXISTING TOPOGRAPHY OBTAINED BY NATIONAL SURVEY & ENGINEERING DATED: 06-20-2007



Drawing Date
JANUARY 25, 2008

**DOWNER AVENUE
MULKERN'S BUILDING
ADDITION AND
RENOVATION**

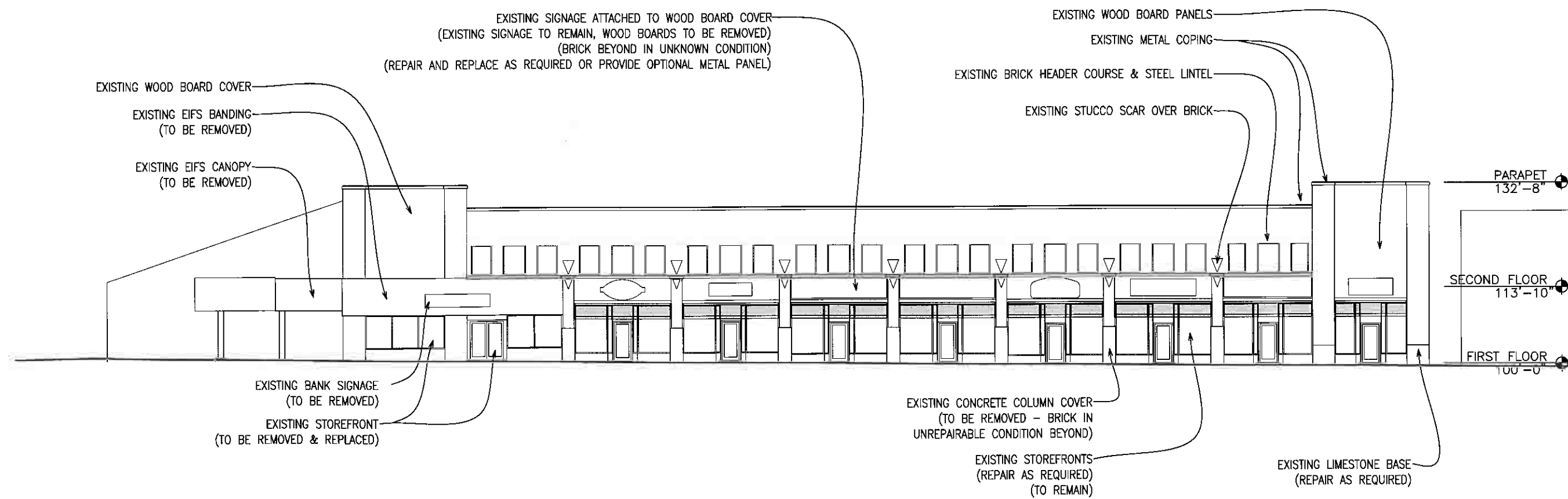
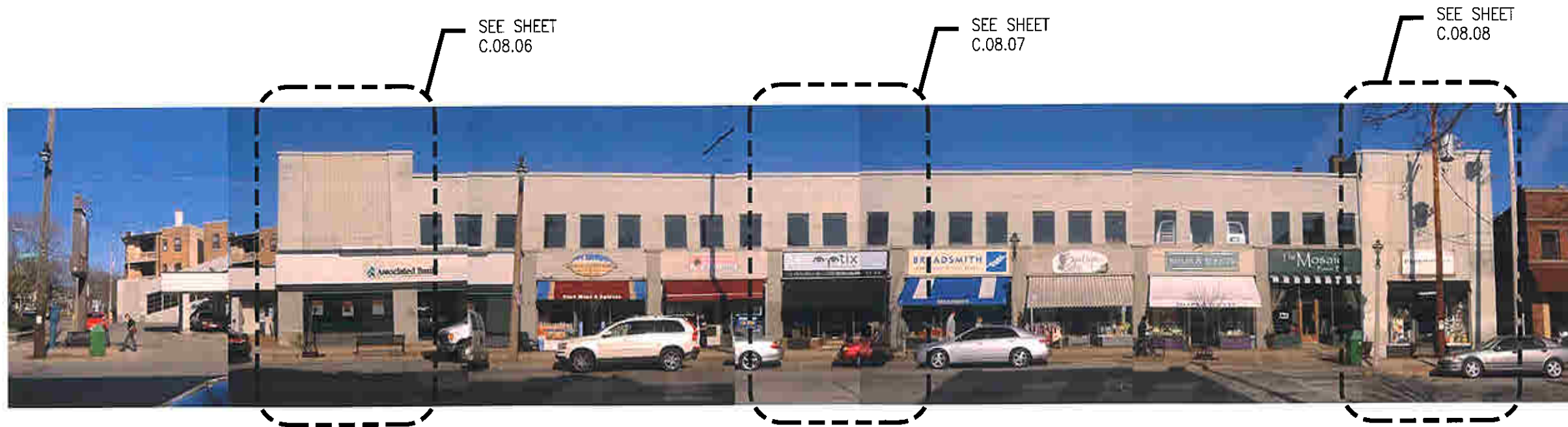
2620-2650 NORTH DOWNER AVE
MILWAUKEE, WISCONSIN 53211

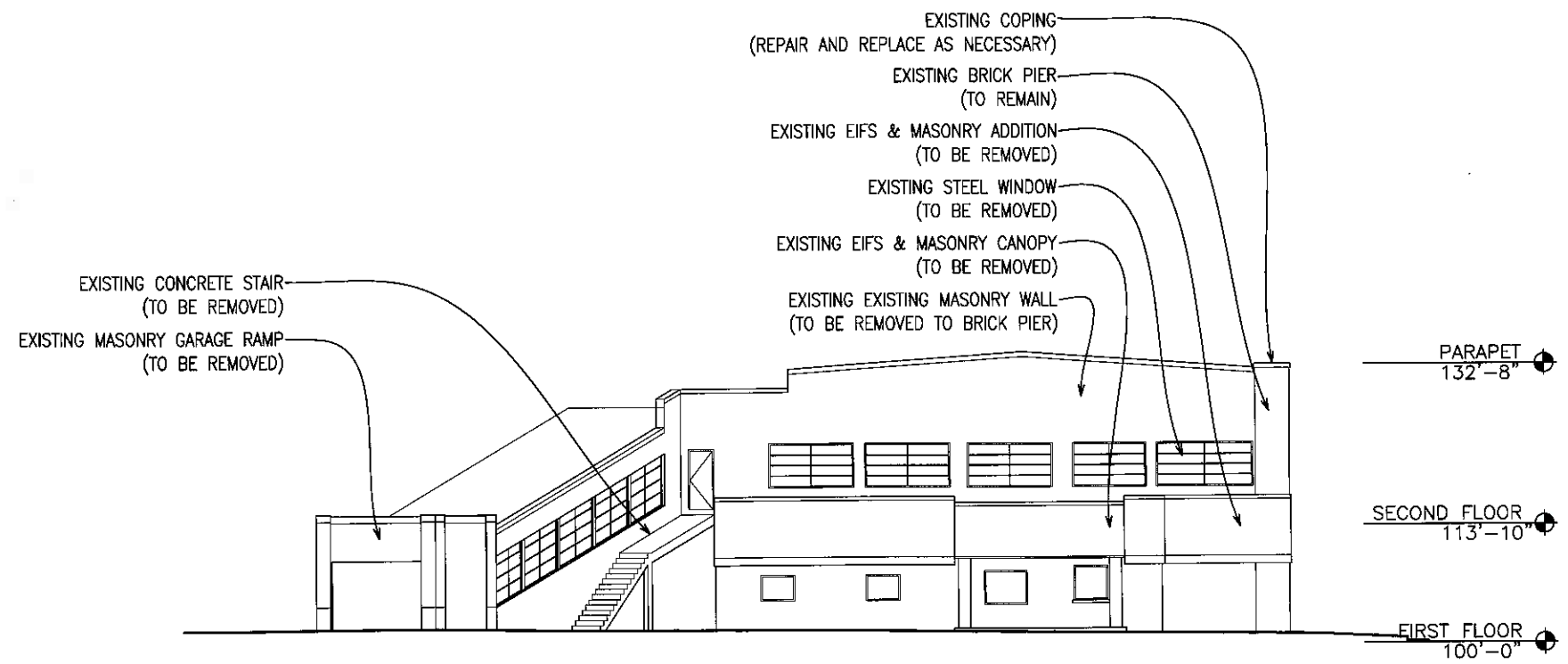
Copyright:
RINKA|CHUNG ARCHITECTURE INC
1379 N. Martin Luther King Drive, Suite 302
Milwaukee, Wisconsin 53212
Telephone 414.431.8811

Sheet Title
**UTILITY PLAN
FOR DPD SUBMITTAL**

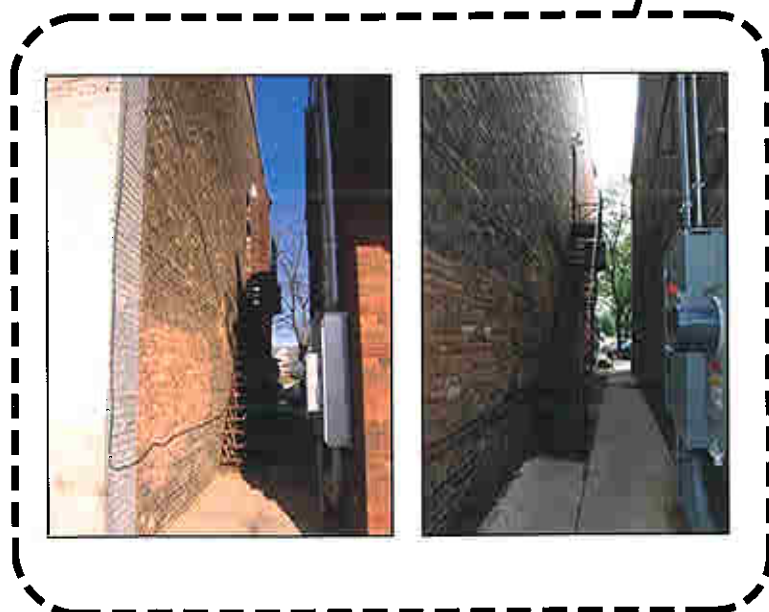
Project No.
20070310.00

Sheet No.
A-01

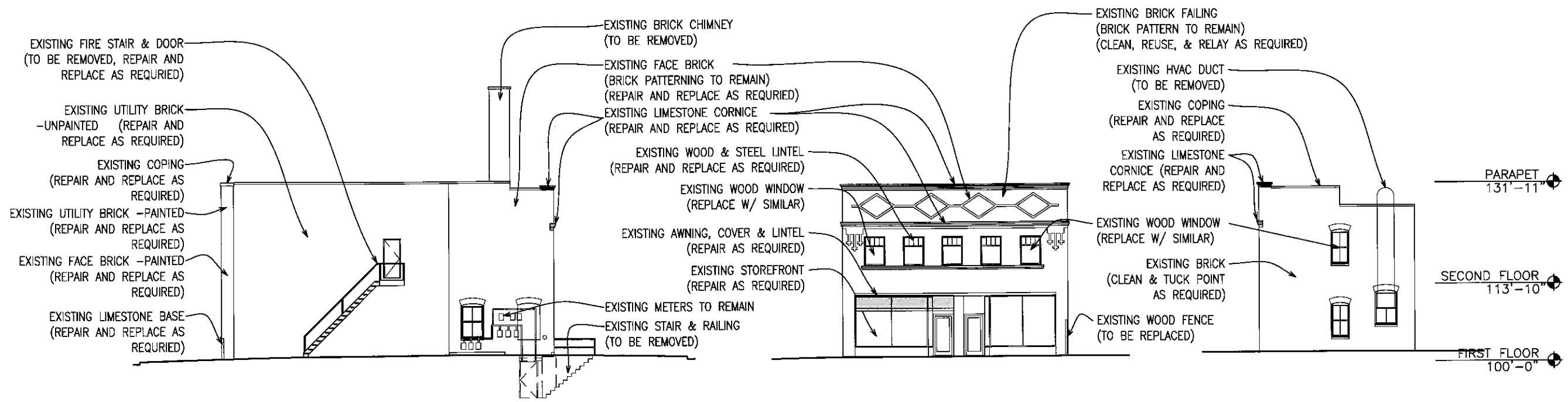


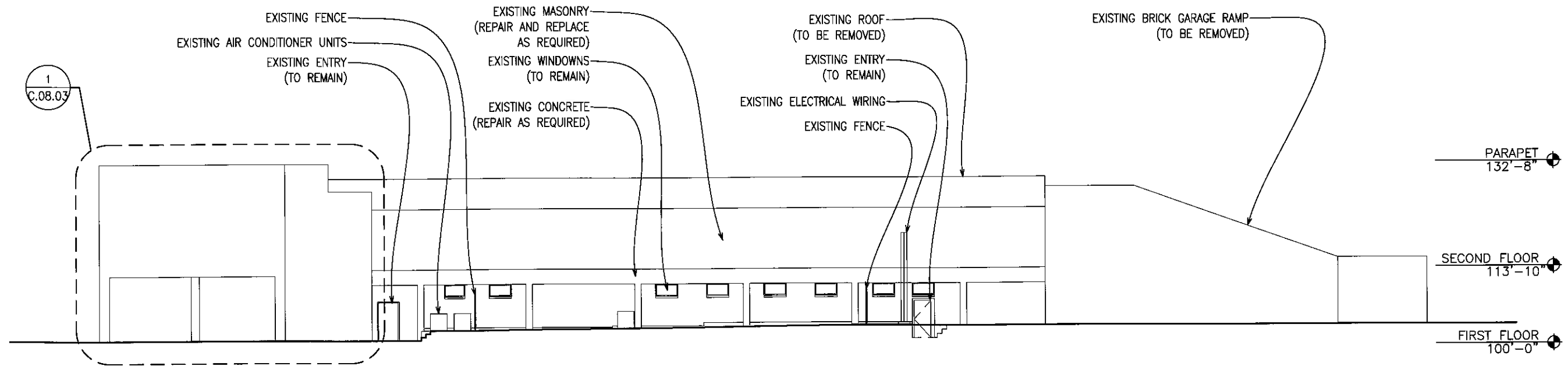



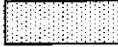
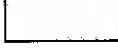


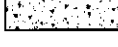

SEE SHEET
C.08.11



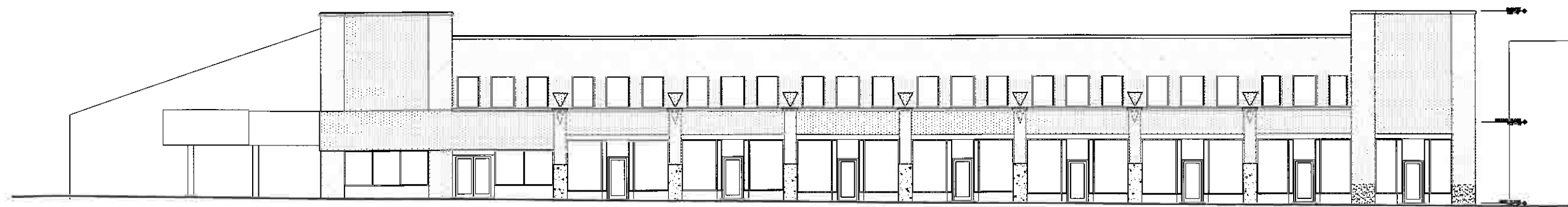
SEE SHEET
C.08.12





-  BUFF UTILITY BRICK
-  UNKNOWN - COVERED AREAS
-  RED UTILITY BRICK
-  RED FACE BRICK
-  BUFF FACE BRICK
-  CONCRETE COVER
-  LIMESTONE BASE

NOTE: ALL BRICK CURRENTLY PAINTED





COPING



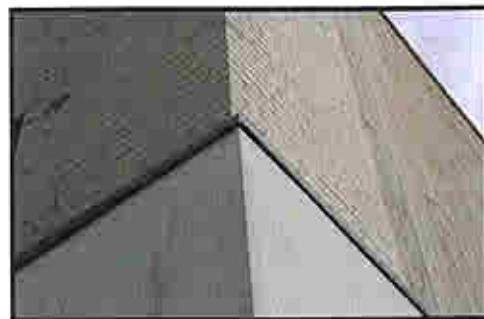
COPING



WOOD PANEL



LIMESTONE TRIM BAND



SIGNAGE BAND TOP



STOREFRONT HEAD



SIGNAGE BAND BASE



CONCRETE BASE



STOREFRONT BASE



PIER BASE



WINDOW HEAD



CORNICE



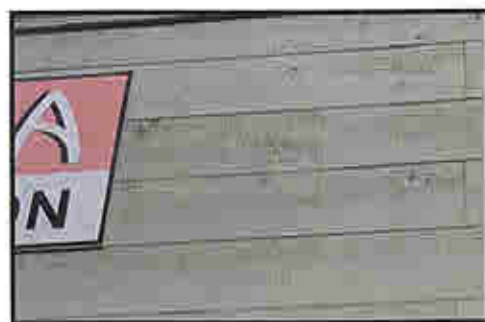
BRICK JOINT



LIMESTONE TRIM BAND



LIMESTONE TRIM BAND



WOOD PANELS - EXISTING SIGNAGE



STOREFRONT BASE



CONCRETE PIER COVER



AWNING FLASHING



AWNING DETAIL

DETAILS - EXISTING CONDITIONS - NORTH ELEVATION

C.08.07



BRICK JOINT



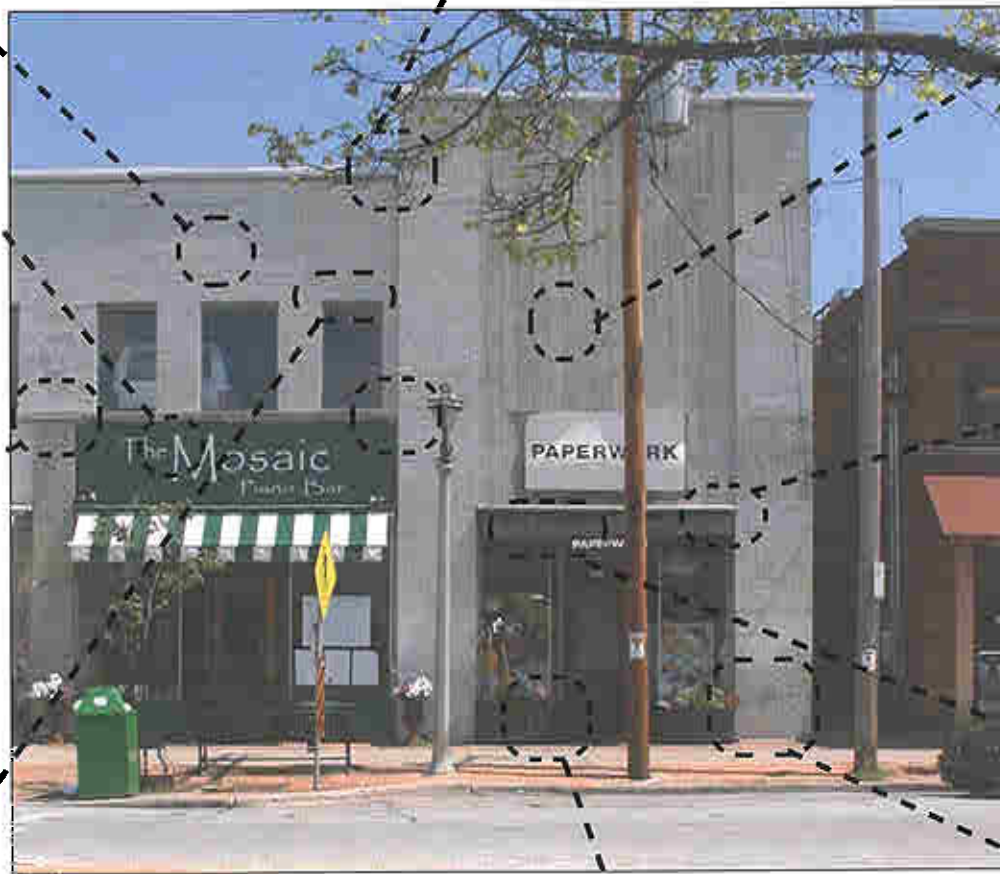
PARAPET COPING



WOOD PANEL



EXISTING SIGNAGE



AWNING FLASHING



LIMESTONE TRIM



AWNING DETAIL



WINDOW HEAD



STOREFRONT BASE



LIMESTONE PIER BASE



PARAPET



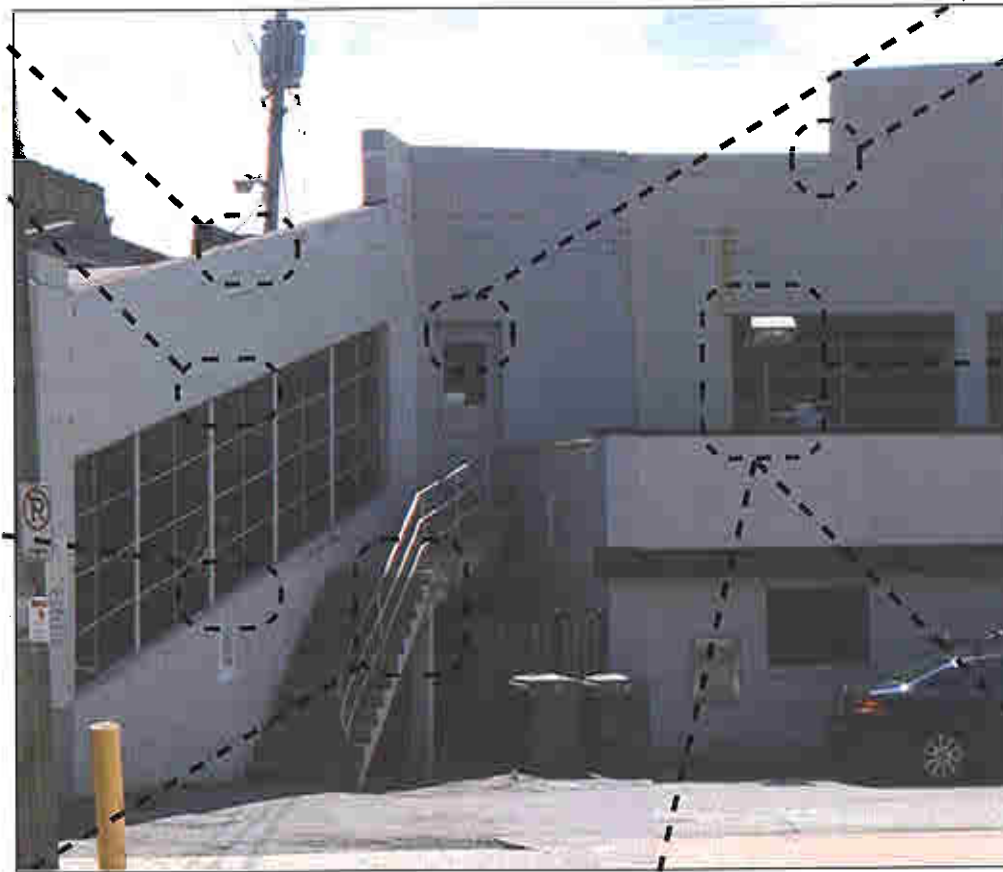
DOOR HEAD



COPING



WINDOW HEAD



WINDOW HEAD



WINDOW SILL



STAIR



WINDOW MULLION



WINDOW SILL



WINDOW HEAD - LINTEL



COPING



SIGNAGE BAND TOP



WINDOW MULLION



BRICK INFILL



CONCRETE PIER COVER



SIGNAGE BAND BASE



DOOR



COPING



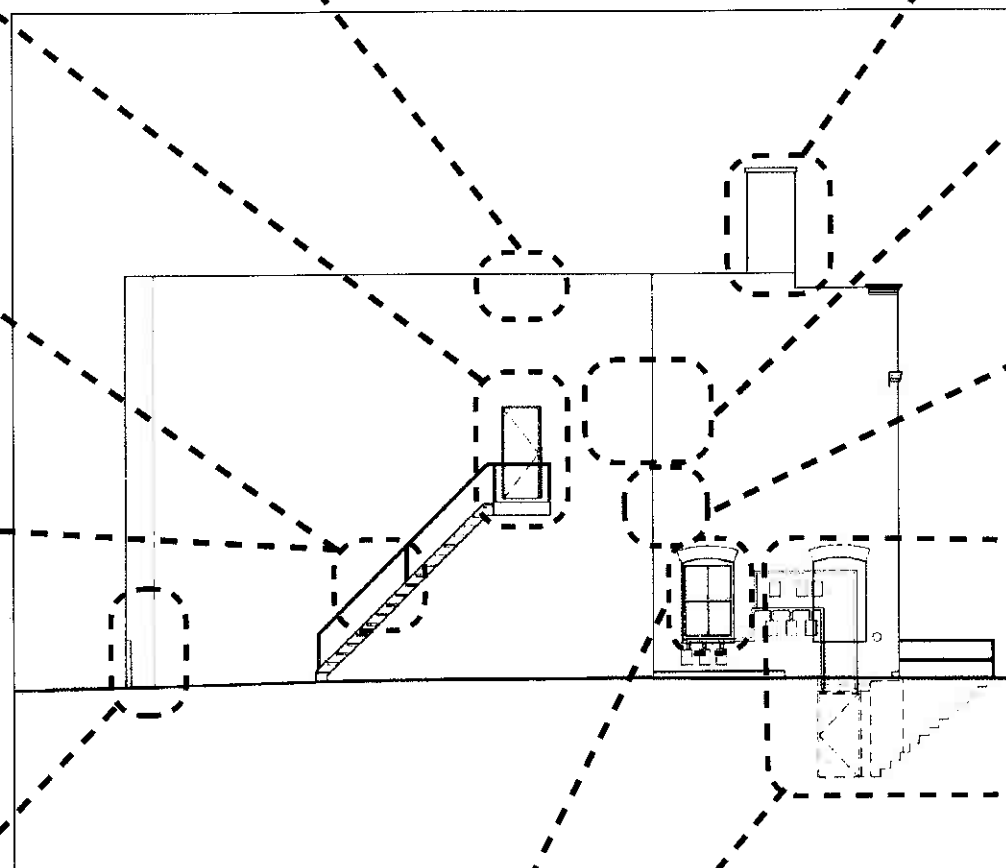
CHIMNEY



HVAC UNIT



FIRE ESCAPE



BRICK JOINT



FIRE ESCAPE



STAIR AND RAILING



LIMESTONE BASE



WINDOW



UTILITY METERS



FIRE STAND PIPE



BRICK DETAIL



COPING



CORNICE



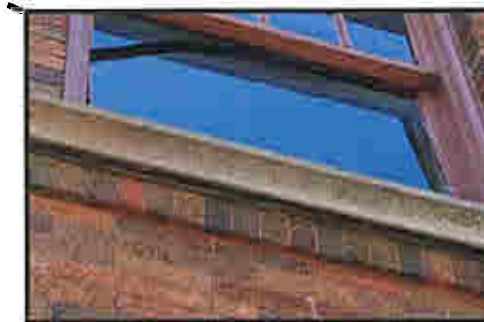
WINDOW JAMB



WINDOW HEAD



BRICK DETAIL



WINDOW SILL



AWNING COVER



AWNING



STOREFRONT



STOREFRONT

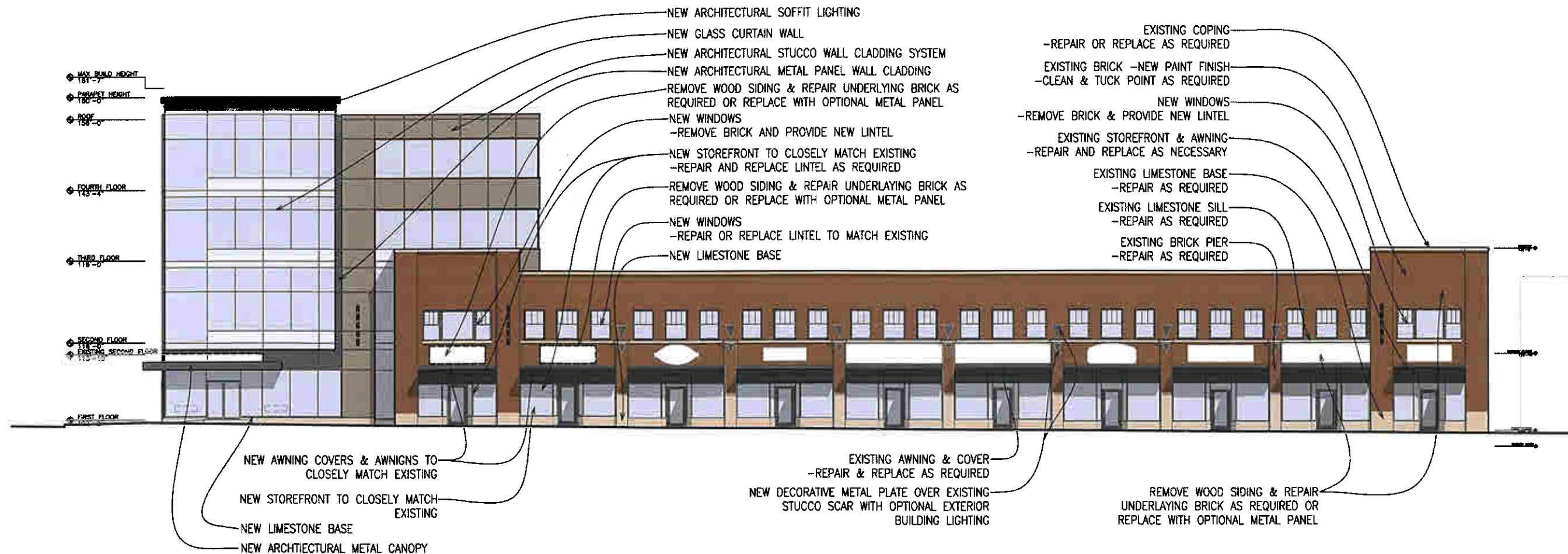
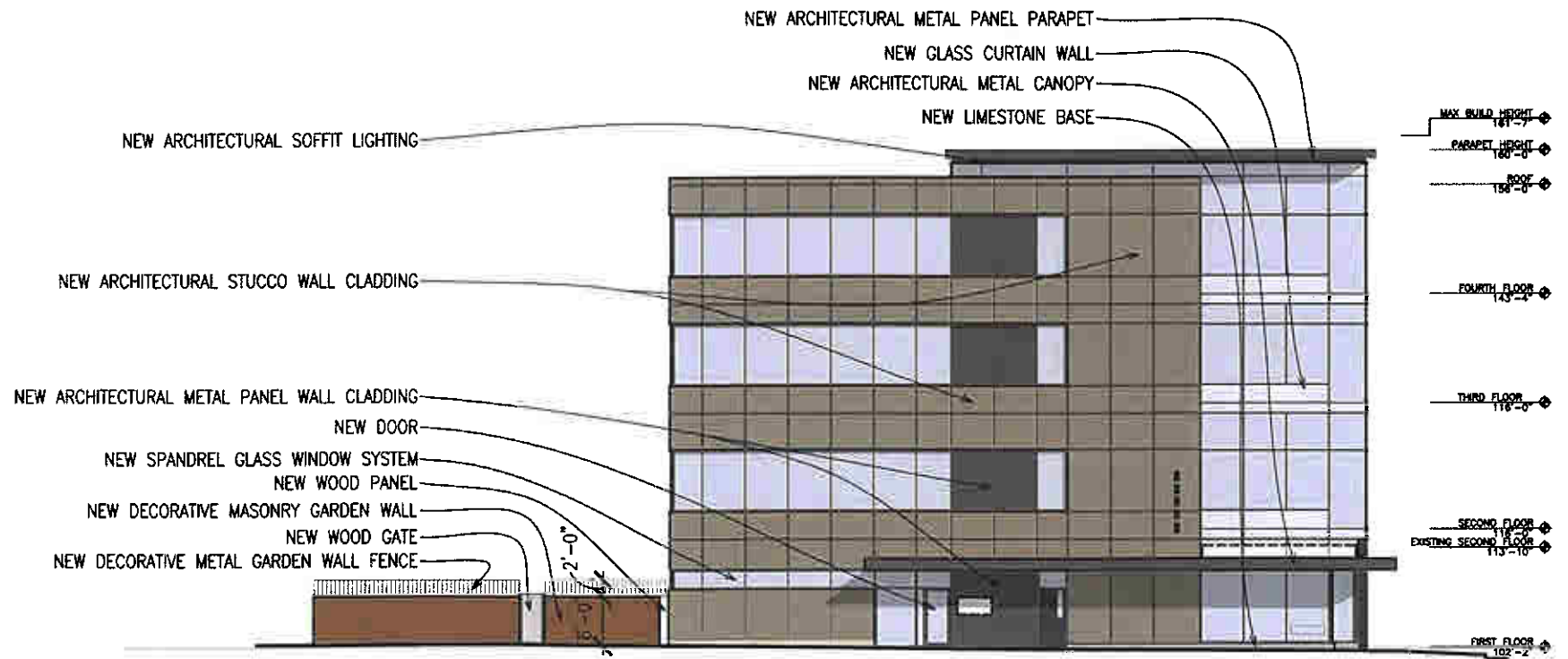






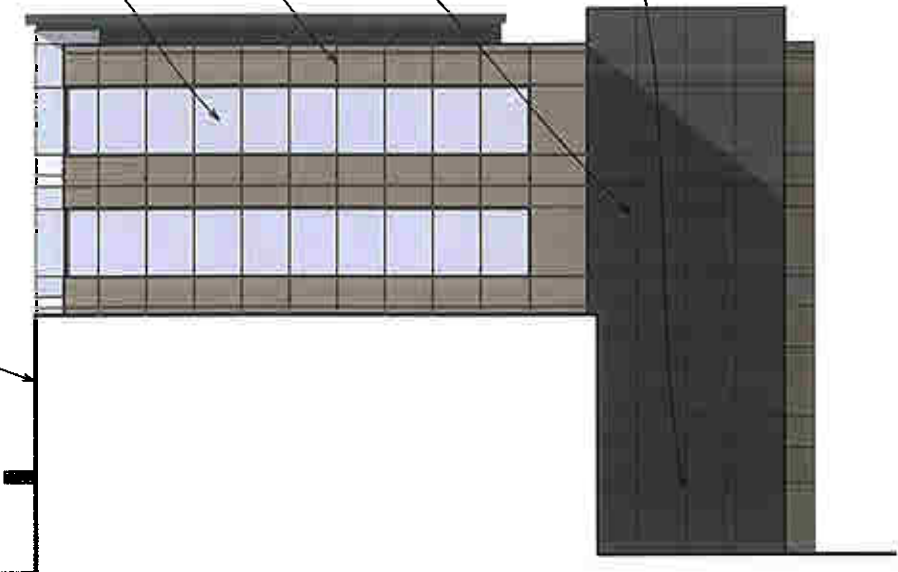
NOTE: REPAIR OR REPLACE ALL EXISTING MASONRY AS REQUIRED.

EXISTING MASONRY TO BE PAINTED
SEE RENDERING ON SHEET C.08.13



NEW METAL DOOR
 NEW ARCHITECTURAL METAL PANEL WALL CLADDING
 NEW STUCCO WALL CLADDING
 NEW WINDOW SYSTEM

MAX. BUILD HEIGHT
181'-7"
 PARAPET HEIGHT
180'-0"
 ROOF
158'-0"
 FOURTH FLOOR
143'-4"
 THIRD FLOOR
118'-0"
 EXISTING BUILDING
 SECOND FLOOR
118'-0"
 EXISTING SECOND FLOOR
113'-10"
 FIRST FLOOR
102'-2"

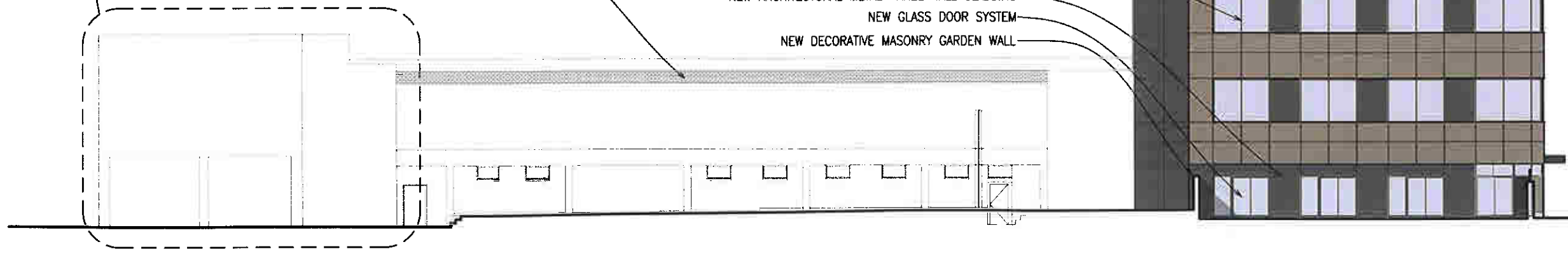


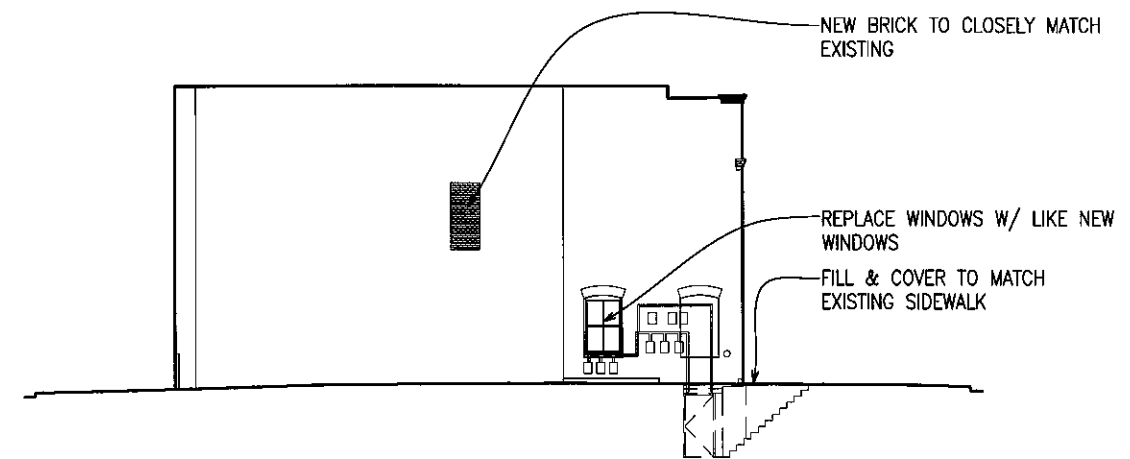
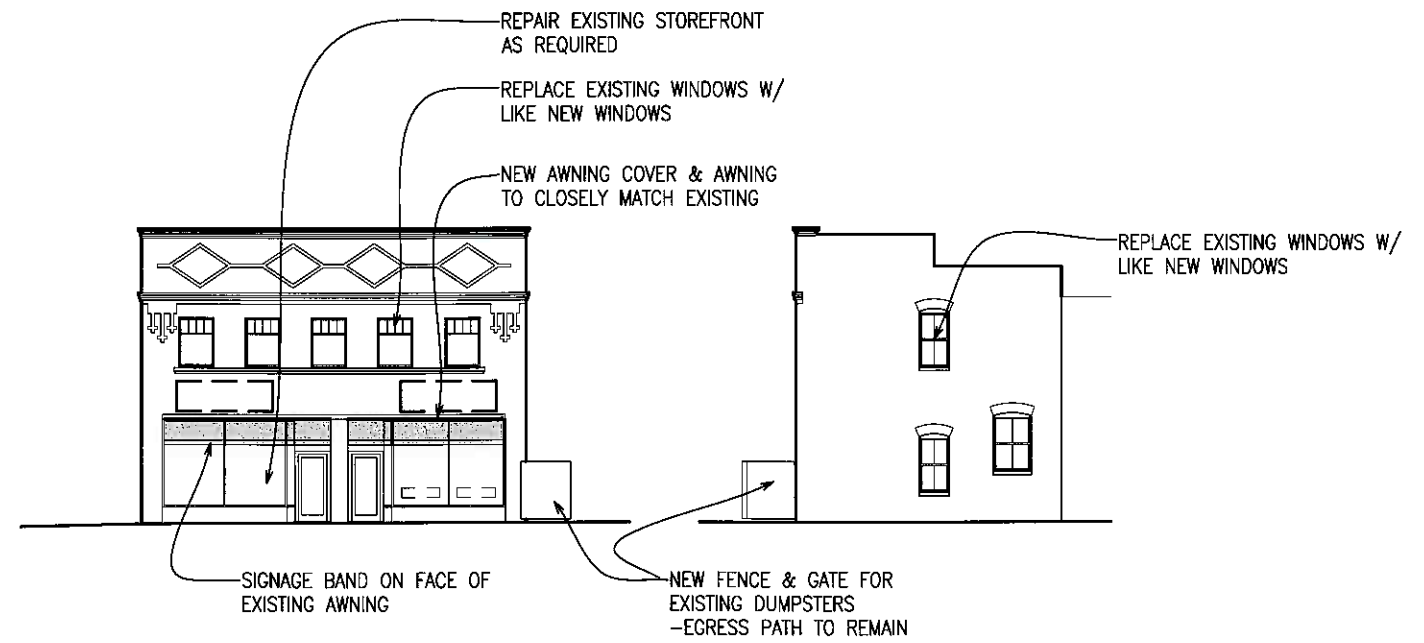
NEW STUCCO WALL CLADDING
 NEW ARCHITECTURAL METAL PANEL WALL CLADDING
 NEW WINDOW SYSTEM
 NEW ARCHITECTURAL METAL PANEL WALL CLADDING
 NEW GLASS DOOR SYSTEM
 NEW DECORATIVE MASONRY GARDEN WALL

MAX. BUILD HEIGHT
181'-7"
 PARAPET HEIGHT
180'-0"
 ROOF
158'-0"
 FOURTH FLOOR
143'-4"
 THIRD FLOOR
118'-0"
 SECOND FLOOR
118'-0"
 EXISTING SECOND FLOOR
113'-10"
 FIRST FLOOR
102'-2"

1
C.08.18

NEW BRICK PARAPET WALL





NEW TYPE A WALL SIGNS - 18 SQ. FT. EACH



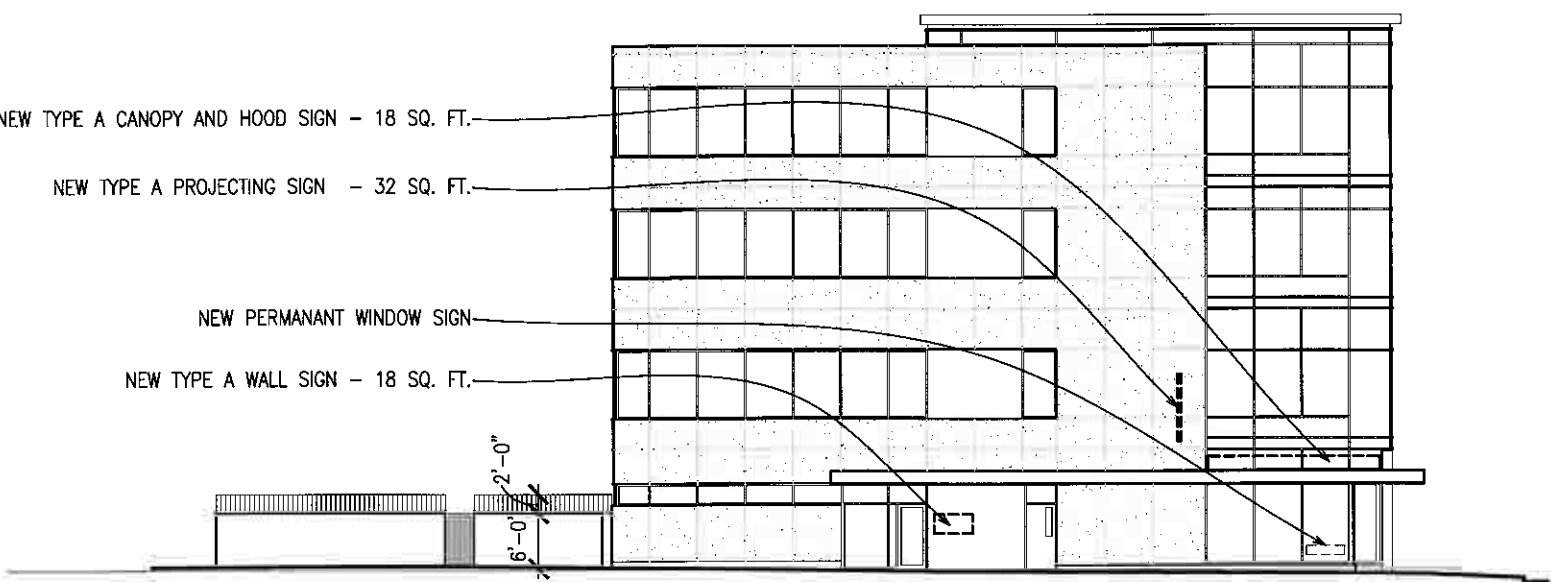
NEW PERMANANT WINDOW SIGN

NEW TYPE A CANOPY AND HOOD SIGN - 18 SQ. FT.

NEW TYPE A PROJECTING SIGN - 32 SQ. FT.

NEW PERMANANT WINDOW SIGN

NEW TYPE A WALL SIGN - 18 SQ. FT.

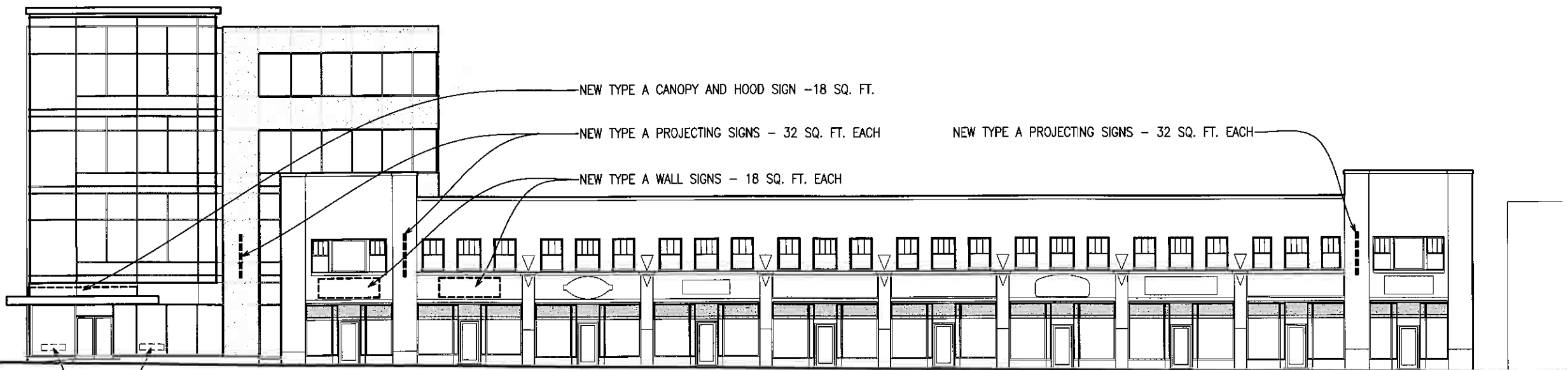


NEW TYPE A CANOPY AND HOOD SIGN - 18 SQ. FT.

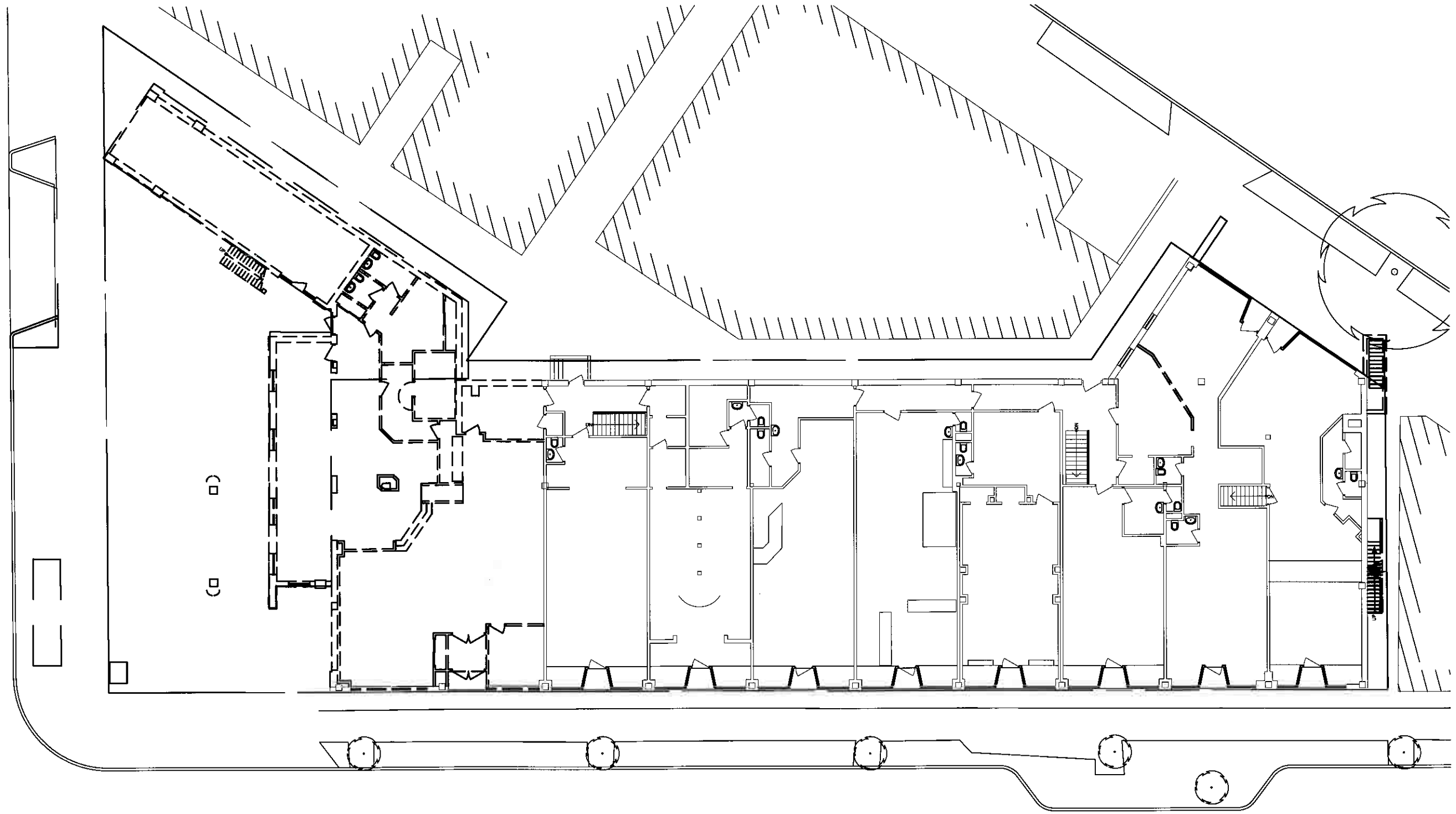
NEW TYPE A PROJECTING SIGNS - 32 SQ. FT. EACH

NEW TYPE A WALL SIGNS - 18 SQ. FT. EACH

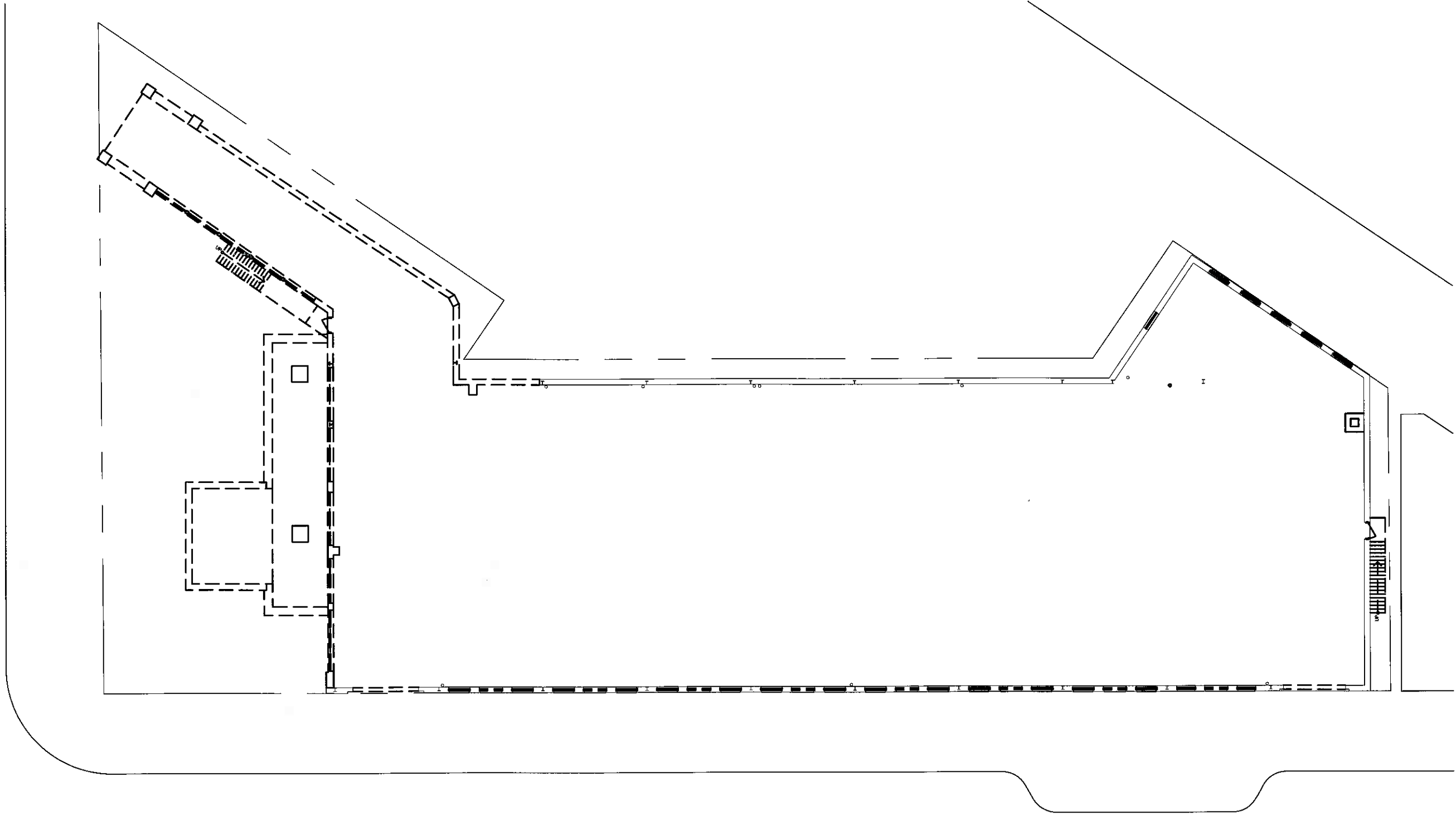
NEW TYPE A PROJECTING SIGNS - 32 SQ. FT. EACH



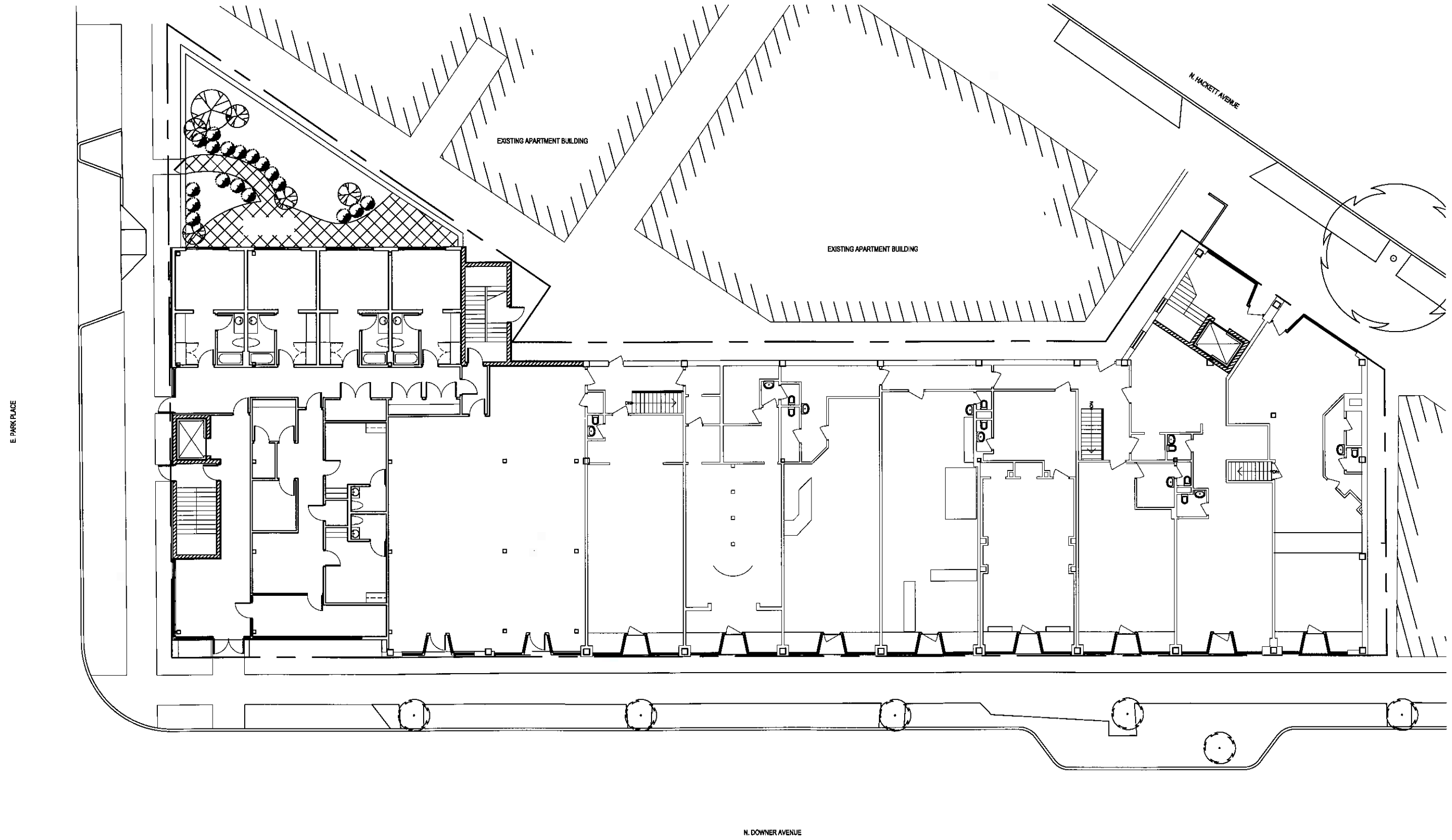
NEW PERMANANT WINDOW SIGNS



PARK AVENUE (BELOW)



NORTH DOWNER AVENUE (BELOW)



MULKERN'S BUILDING ADDITION AND RENOVATION

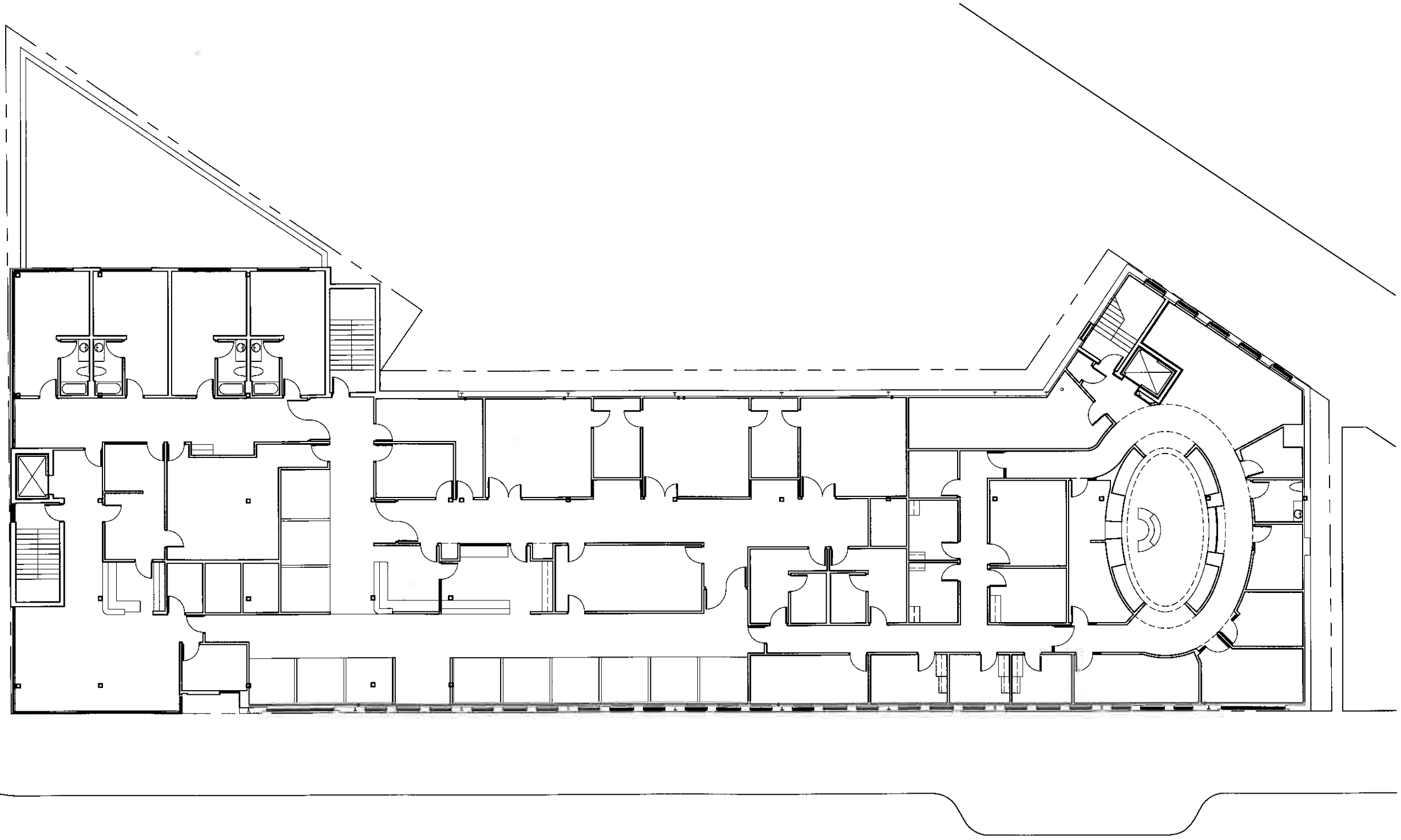
RINKA|CHUNG ARCHITECTURE INC
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FIRST LEVEL - FLOOR PLAN C.09.06

DPD SUBMITTAL JANUARY 25, 2008

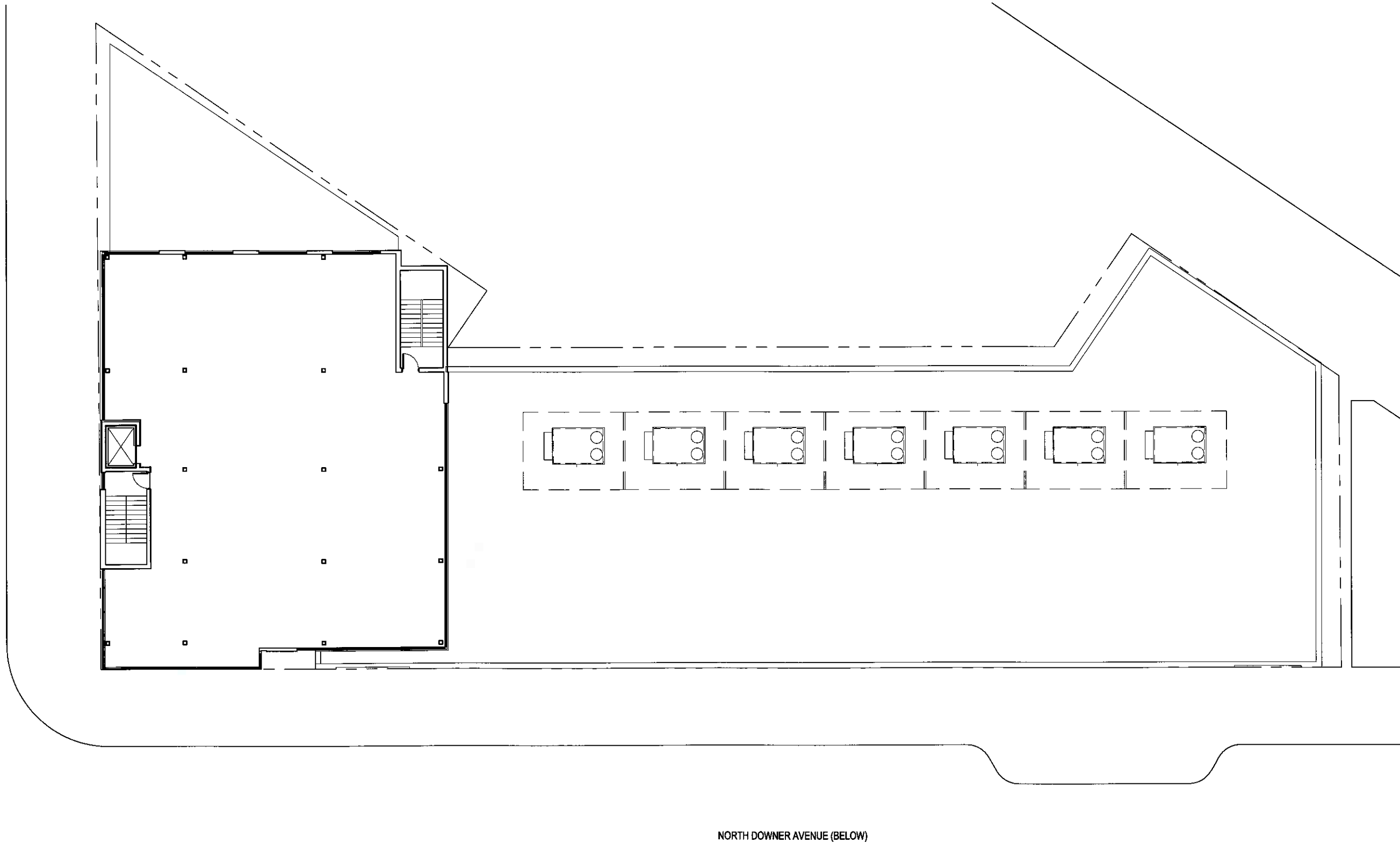
PARK AVENUE (BELOW)



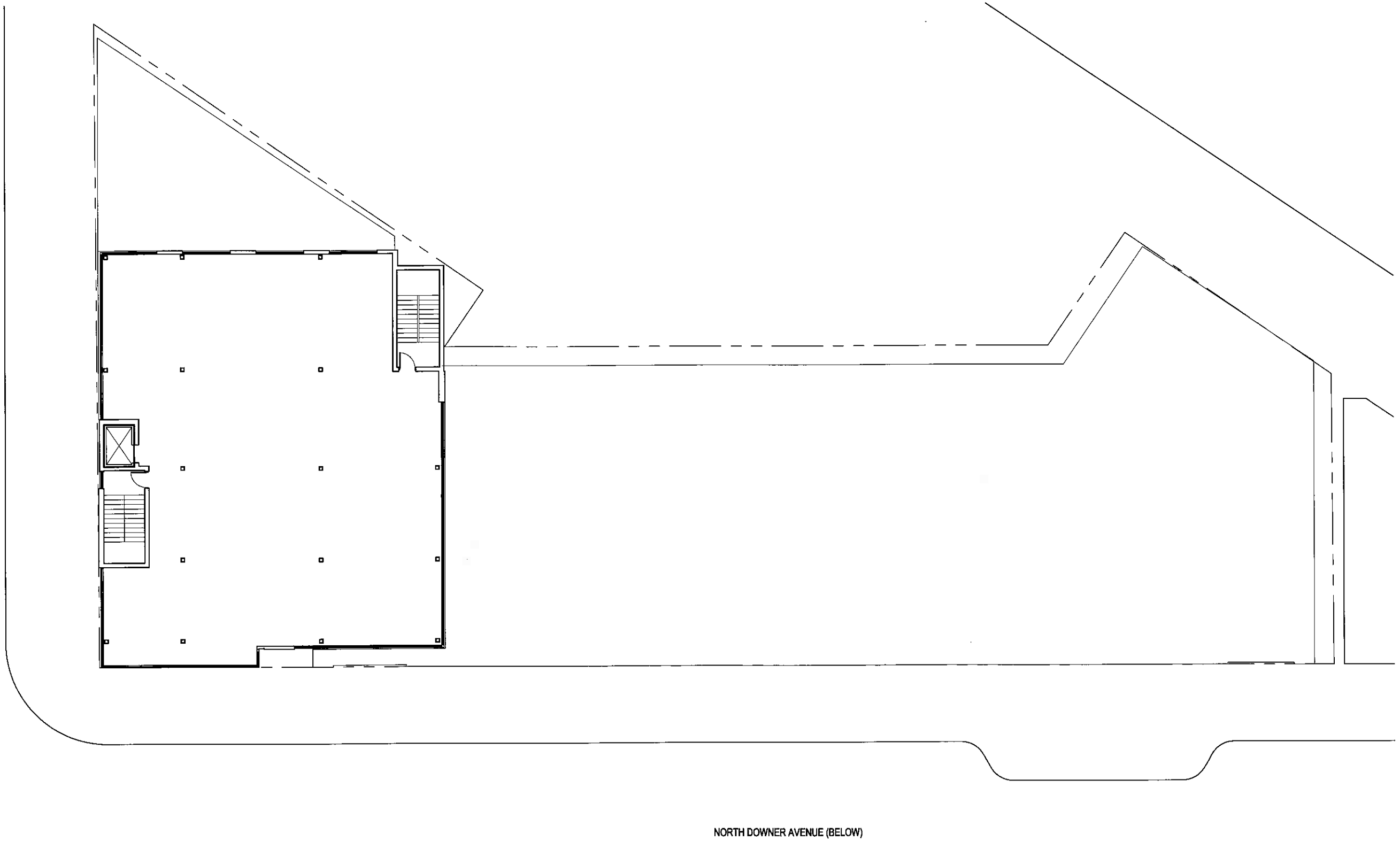
NORTH DOWNER AVENUE (BELOW)



PARK AVENUE (BELOW)



PARK AVENUE (BELOW)



NORTH DOWNER AVENUE (BELOW)

MULKERN'S BUILDING ADDITION AND RENOVATION

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FOURTH LEVEL - FLOOR PLAN C.09.09

DPD SUBMITTAL JANUARY 25, 2008









