ALTA/ACSM LAND TITLE SURVEY

BEARINGS REFERENCED TO THE WEST LINE OF BLOCK 27, N 01°07'59" W (ASSUMED), ELEVATIONS REFERENCED TO THE CITY OF MILWAUKEE DATUM (CITY STANDARD BMK 77-13, NW COR OF S 5 TH ST AND VIRGINIA ST. ELEV. = 26.20)

Scale: 1" = 10'

LEGEND

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- FENCE
- TREE LINE
- OH — OVERHEAD UTILITY LINE
- E — ELECTRIC
- T — TELEPHONE
- FO — FIBER OPTIC
- CTV — CABLE TV
- S — SANITARY SEWER
- FM — FORCE MAIN
- ST — STORM SEWER
- W — WATER MAIN
- G — GAS
- MANHOLE
- CATCH BASIN
- SEPTIC VENT
- HYDRANT
- VALVE
- POWER POLE
- GUY WIRE
- GUY POLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- TRAFFIC SIGNAL
- PULL BOX
- UTILITY POLE
- COMMUNICATION POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- LIGHT POLE
- GAS METER
- MONITORING WELL
- SOIL BORING
- x 87.63 EXISTING SPOT ELEV.
- (N 0°00'00" E) RECORD DIMENSION
- IRON PIPE
- IRON PIPE FOUND
- CHISELED X
- PK NAIL
- SPIKE/NAIL
- MONUMENT
- ROW MARKER
- BENCHMARK
- AIR CONDITIONER
- SIGN
- POST
- MAILBOX
- FLAG POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- ROCK

DESCRIPTION PER:
CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 1203800

Property Address: 538 S. 2ND STREET, MILWAUKEE, WI
OWNER: KAUFMANN LeSAGE, LLC

LOT 8, IN BLOCK 27, IN WALKER'S POINT, IN THE NE 1/4 OF SECTION 32, IN TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, WISCONSIN.

DESCRIPTION AS SURVEYED:

A PARCEL OF LAND BEING LOT 8, IN BLOCK 27, IN WALKER'S POINT, A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF SECTION 32, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 27, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 8 AND THE POINT OF BEGINNING; THENCE 01°07'59" W, 40.34 FEET ALONG THE EAST LINE OF S. 2ND STREET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE N 89°14'44" E, 160.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S 01°06'35" E, 40.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTH LINE OF W. BRUCE ST.; THENCE S 89°16'36" W, 160.94 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 6,499 SQ. FT. OR 0.149 ACRES OF LAND.

SURVEY NOTES:

1. THIS SURVEY WAS PREPARED BASED ON TITLE COMMITMENT NO. 1203800 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 28, 2005; WHICH LISTS NO EASEMENTS OR RESTRICTIONS ON SCHEDULE B- SECTION 2:
2. ACCORDING TO THE CITY OF MILWAUKEE FLOOD PLAIN MAP PROVIDED ON THE CITIES GIS SYSTEM, PANEL NO. 5 (3/1/82), LOT 8 DOES NOT FALL IN THE 100 YEAR FLOOD PLAIN.
3. ACCORDING TO CITY OF MILWAUKEE GIS SYSTEM, CITY OF MILWAUKEE ZONING CODE, CHAPTER 295-801, LOT 8 IS CURRENTLY ZONED IM – INDUSTRIAL MIXED, WHICH LISTS NO BUILDING SET-BACKS, RESTRICTS NEW BUILDING TO MAX. 85 FT IN HEIGHT.
4. UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE SURVEYED AS MARKED BY DIGGER'S HOT LINE TICKET NO. 20064705611. SEWER AND WATER LATERALS WERE ALSO DRAWN FROM CITY OF MILWAUKEE SEWER AND WATER MAPPING.
5. NO OBSERVED EVIDENCE OF NEW CONSTRUCTION ON DATE OF SURVEY. THIS PARCEL IS VACANT LAND.
6. THERE ARE NO MARKED PARKING SPACES ON PARCEL.

SURVEYOR'S CERTIFICATION:

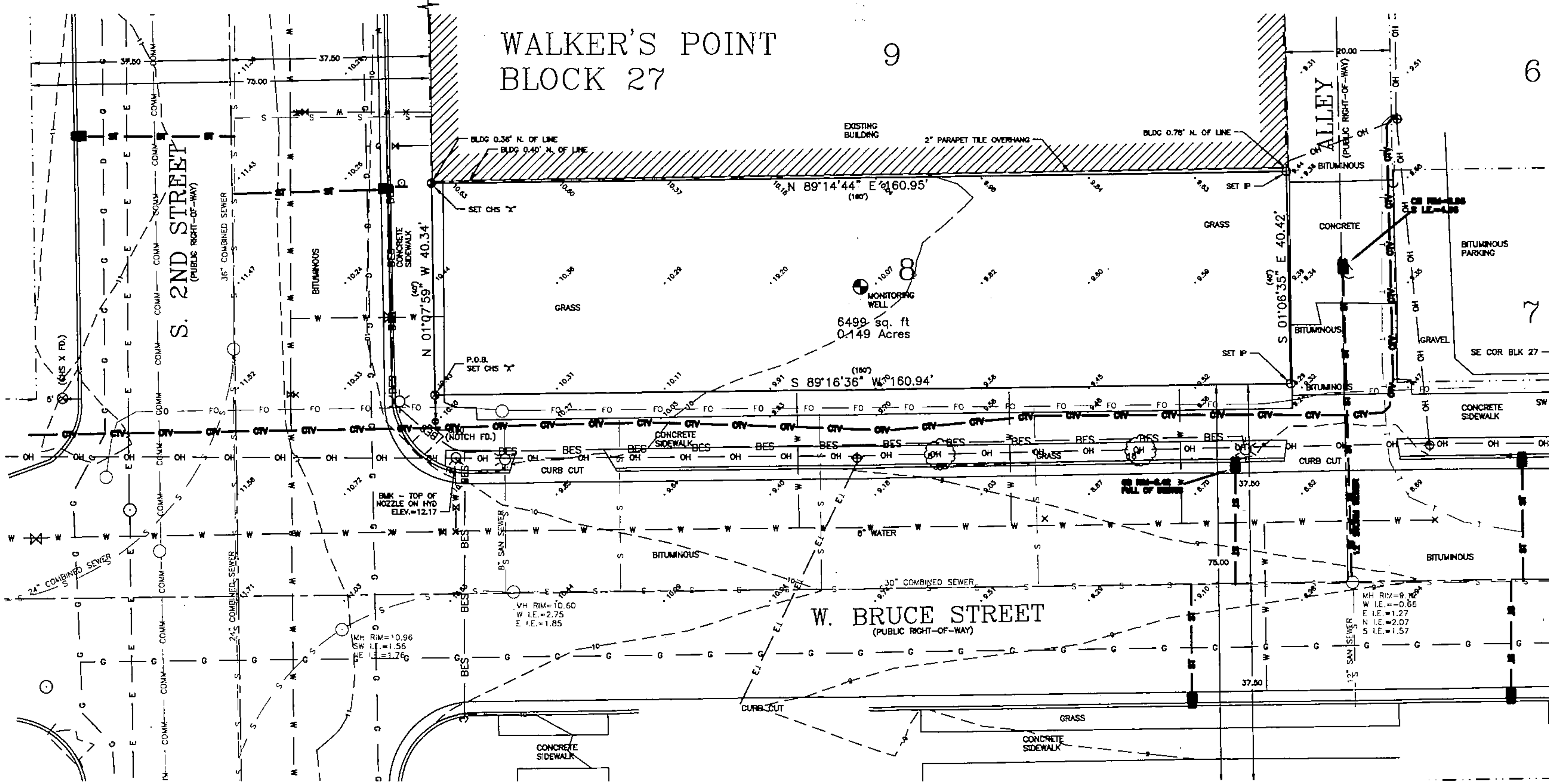
TO: KAUFMANN LeSAGE, LLC, CHICAGO TITLE INSURANCE COMPANY, ALL LENDERS, THE SUCCESSORS AND ASSIGNS OF ANY OF THE FOREGOING AND ANY OTHER PERSON WHO PURCHASES, MORTGAGES OR GUARANTEES THE TITLE THERETO WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

I HEREBY CERTIFY THAT THE SURVEY WAS PREPARED FROM AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY OF THE SUBJECT PREMISES; THAT THE SAME ACCURATELY SHOWS THE LOCATION OF THE BOUNDARIES OF THE PREMISES, ITEMS IN TABLE A: 1-5, 8-11a, 13-14, 16 AND THE LOCATION OF ALL STREETS, HIGHWAYS, ALLEYS AND PUBLIC WAYS CROSSING OR ABUTTING SAID PREMISES; THAT THE DIMENSIONS OR ANY IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE ACCURATELY SHOWN AS THE SAME WERE SITUATED ON NOVEMBER 22, 2006; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON THE SUBJECT PREMISES, NOR FROM THE SUBJECT PREMISES UNLESS SHOWN HEREON; THAT ALL EASEMENTS AND RIGHTS OF WAY WHICH ARE APPURTENANT TO OR BURDEN THE SUBJECT PREMISES AND (I) ARE REFERRED TO IN THE TITLE COMMITMENT FOR THE SUBJECT PREMISES DATED JULY 28, 2005 BY CHICAGO TITLE INSURANCE COMPANIES, COMMITMENT NO. 1203800 OR (II) ARE APPARENT FROM A VISUAL INSPECTION, ARE DELINEATED HEREON; THAT NO WETLANDS WERE DELINEATED, MARKED OR LOCATED ON THE SUBJECT PREMISES AND THAT, WITHOUT LIMITING THE FOREGOING, THIS SURVEY WAS 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 THE SURVEY MEASUREMENTS MEET THE MINIMUM REQUIREMENTS FOR A PROPERTY SURVEY IN WISCONSIN.

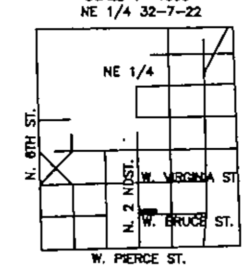
DATE:

ROBERT F. SCHMALZER
WIS. REGISTRATION NO. 1760

Due North Survey & Mapping LLC
634 Ravine Ridge Drive
Colgate, WI 53017
262-364-7042



LOCATION MAP
SCALE 1"=1000'
NE 1/4 32-7-22



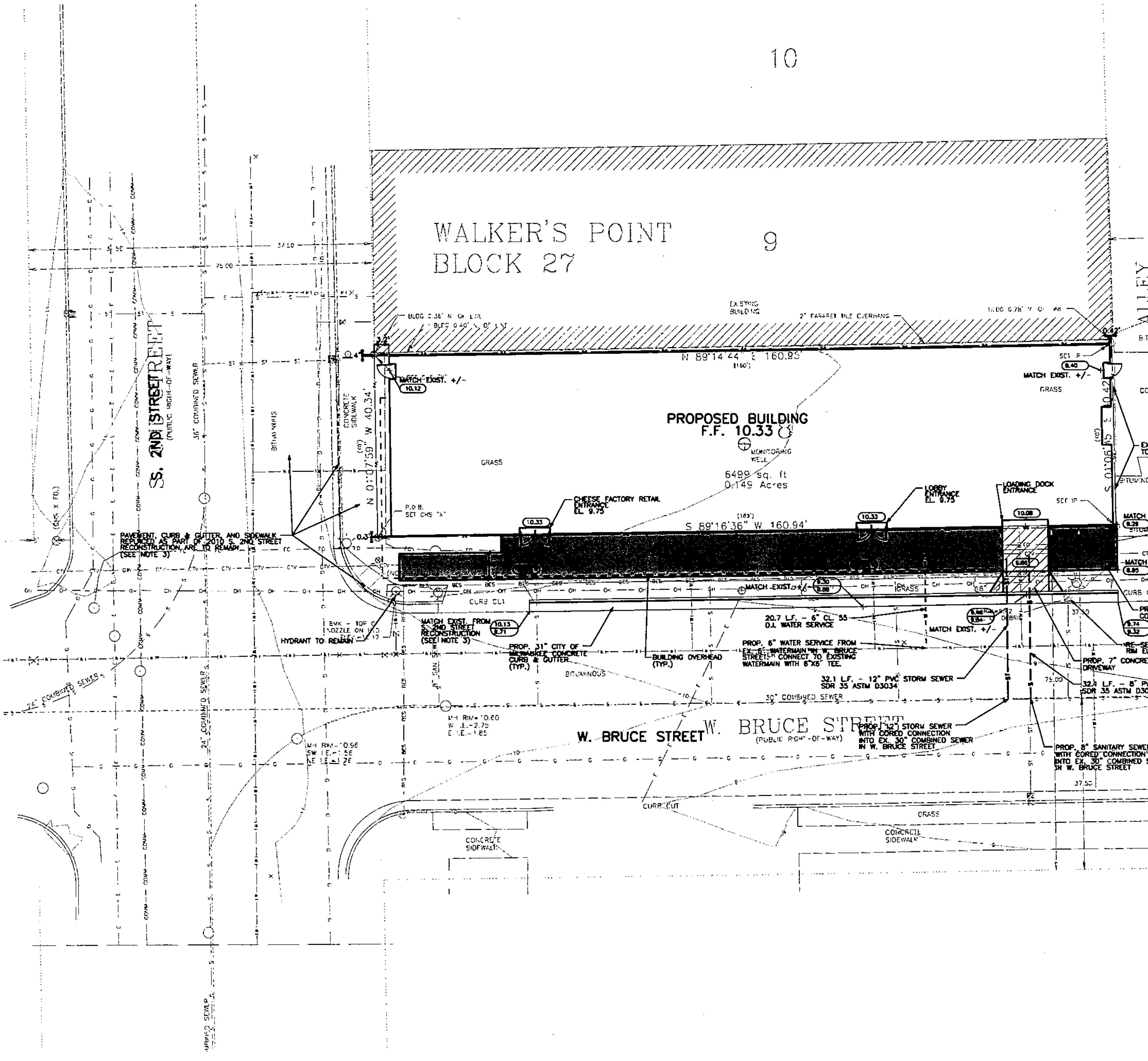
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD DATA OBTAINED DURING THIS SURVEY, INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

SURVEY FOR:
KAUFMANN LeSAGE, LLC
358 S. 2ND STREET
MILWAUKEE, WI
TAX KEY NO. 428-0417-000-0

ALTA/ACSM LAND TITLE SURVEY

DATE 11-29-06 | SCALE 1"=10' | DRAWN RFS | JOB # 538 2ND | FILE 538 2ND

SHEET NO. 1 OF 1



GENERAL NOTES

1. UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY BASED ON FIELD SURVEY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AND STRUCTURES AND TO AVOID DAMAGE THERETO.
2. VERTICAL DATUM BASED ON CITY OF MILWAUKEE DATUM. ELEVATIONS CAN BE CONVERTED TO USGS DATUM BY ADDING 580.60.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING PAVEMENTS, SIDEWALKS, AND CURBING SCHEDULED TO REMAIN.

PRELIMINARY

NOT FOR CONSTRUCTION

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

CONTINUUM ARCHITECTS + PLANNERS, S.C.

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

GRAEF
One Honey Creek Corporate Center
125 South 84th Street,
Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0031 fax

Issue:	Date:	Remarks:

Issue:	Date:	Remarks:

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

SITE PLAN

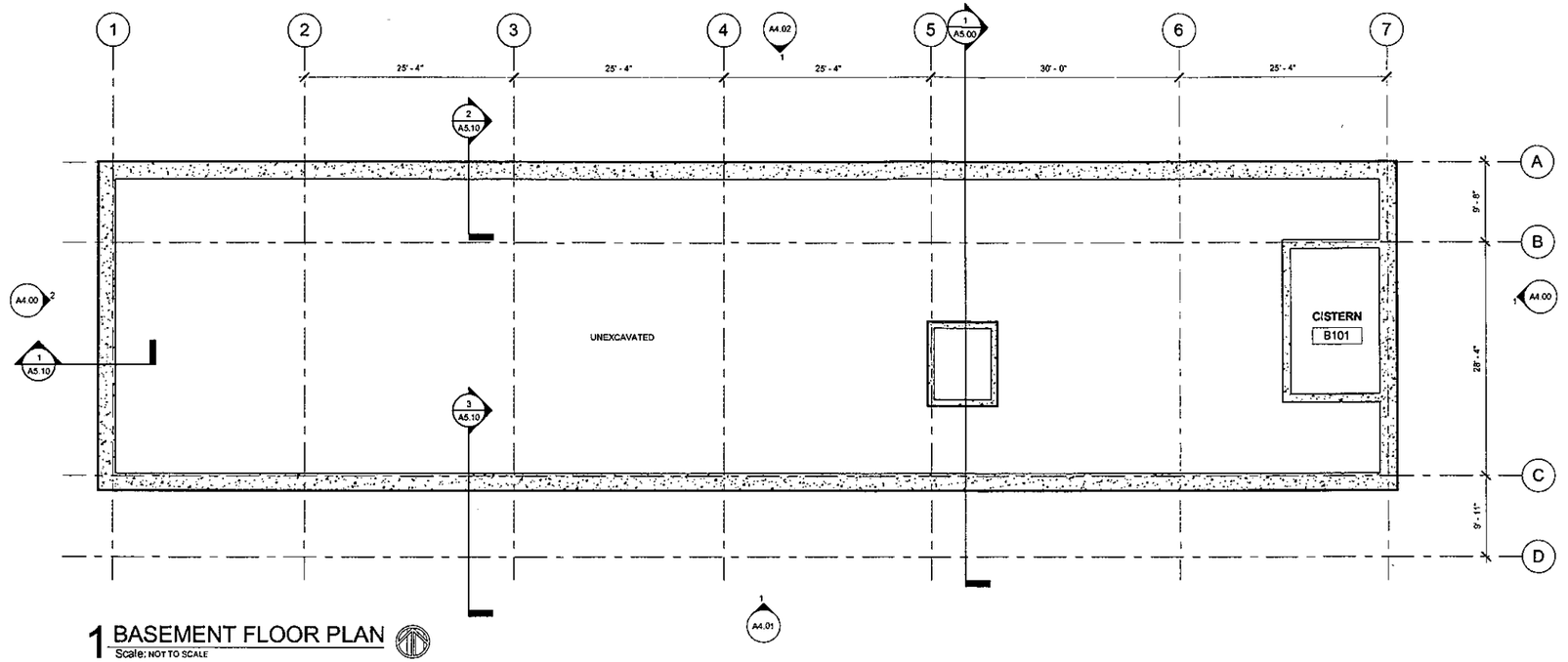
PROJECT#: 090203
DATE: SEPT 17, 2010
ISSUE: DD

C1.00

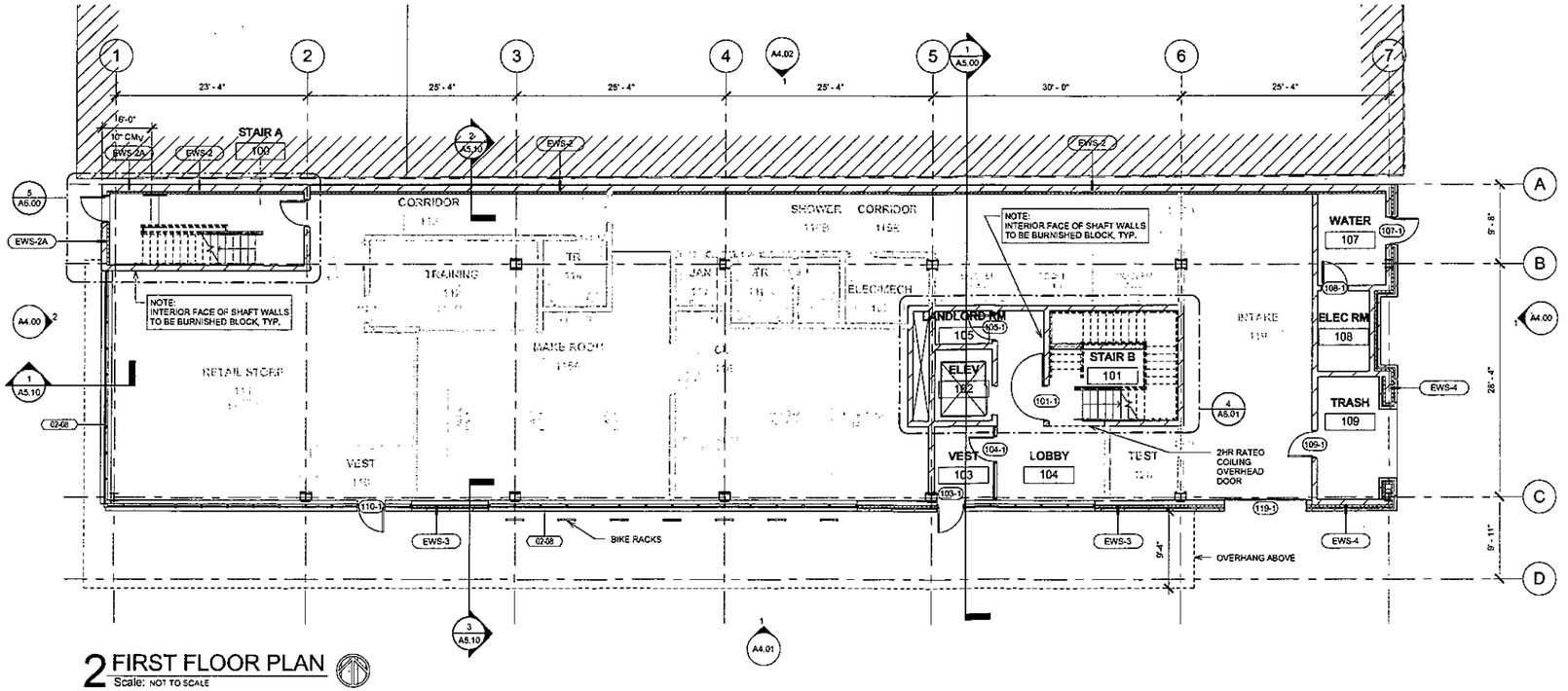
BUILDING ENVELOPE SYSTEMS

NOTE:
SEE SHEET A5.00 FOR BUILDING ENVELOPE SYSTEMS

KEYNOTES	
NUMBER	DESCRIPTION
02-08	HIGH PERFORMANCE ALUMINUM STOREFRONT WINDOW SYSTEM



1 BASEMENT FLOOR PLAN
Scale: NOT TO SCALE



2 FIRST FLOOR PLAN
Scale: NOT TO SCALE

CONTINUUM
ARCHITECTS + PLANNERS LLC

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

Issue	Date	Remarks
Issue	Date	Remarks

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

NEW WORK FLOOR PLANS

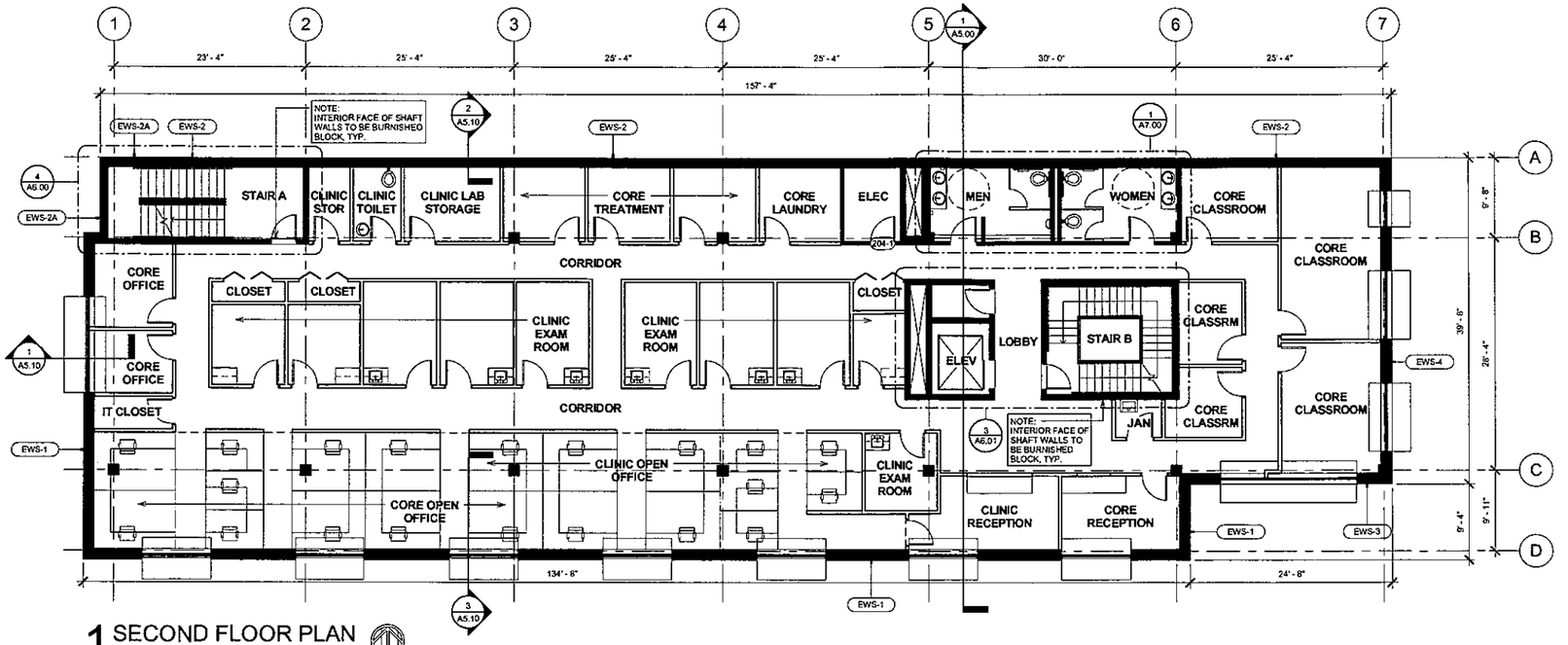
PROJECT#: 090203
DATE: SEPT 17, 2010
ISSUE: DD

A2.00

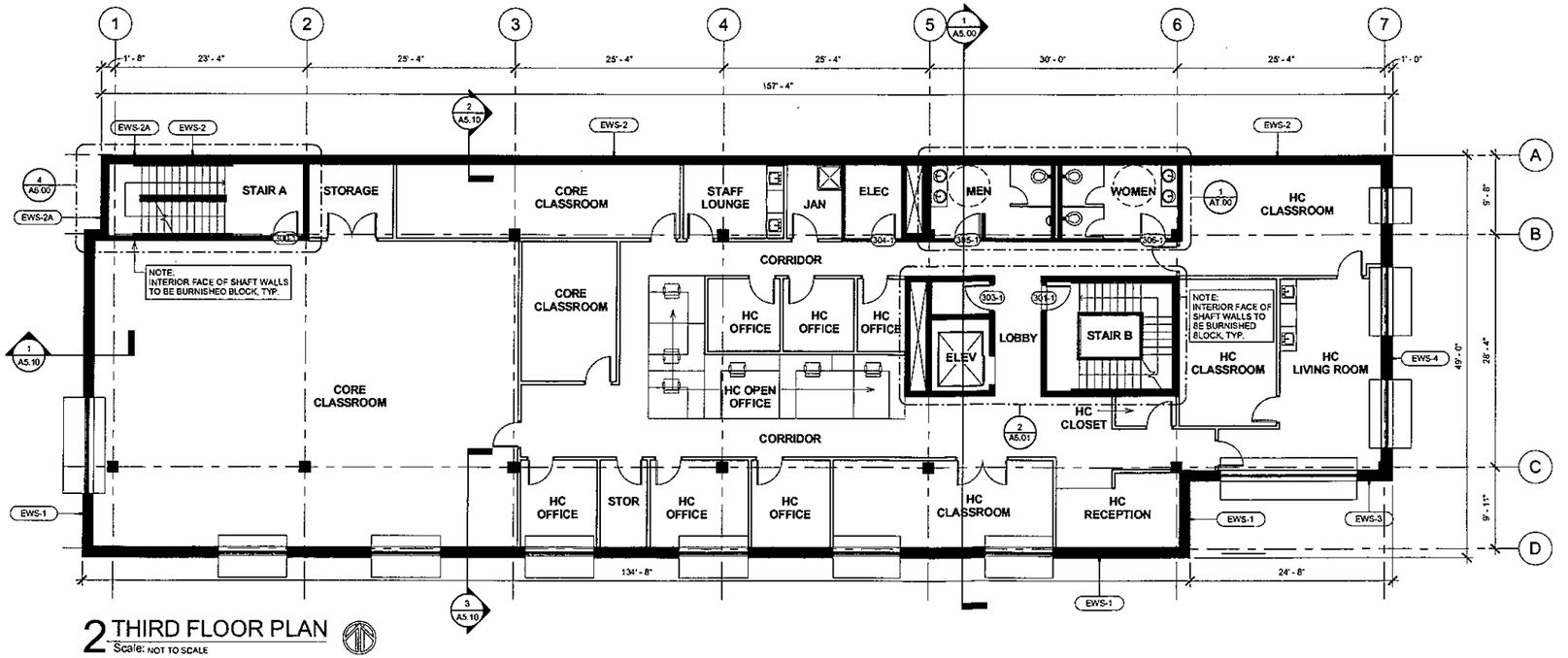
BUILDING ENVELOPE SYSTEMS

NOTE:
SEE SHEET A5.00 FOR BUILDING ENVELOPE SYSTEMS

KEYNOTES	
NUMBER	DESCRIPTION



1 SECOND FLOOR PLAN
Scale: NOT TO SCALE



2 THIRD FLOOR PLAN
Scale: NOT TO SCALE

CONTINUUM
ARCHITECTS + PLANNERS SC

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

Number	Date	Revisions
Number	Date	Revisions

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

NEW WORK FLOOR PLANS

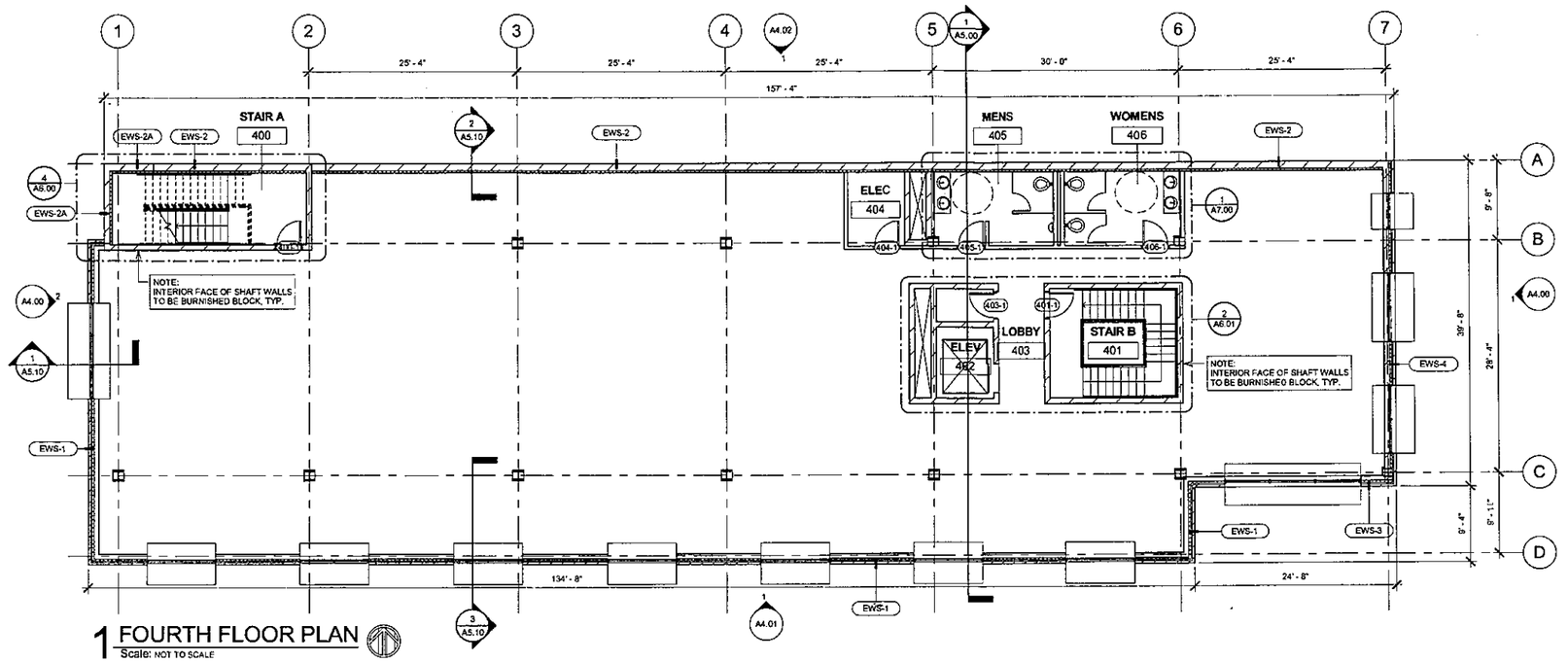
PROJECT# 090203
DATE OCT 20, 2010
ISSUE DD

A2.01B

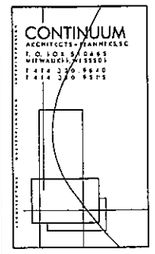
BUILDING ENVELOPE SYSTEMS

NOTE:
SEE SHEET A5.00 FOR BUILDING ENVELOPE SYSTEMS

KEYNOTES	
NUMBER	DESCRIPTION



1 FOURTH FLOOR PLAN
Scale: NOT TO SCALE



FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

Issue:	Date:	Remarks:

Issue:	Date:	Remarks:

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

NEW WORK FLOOR PLANS

PROJECT: 090203
DATE: SEPT 17, 2010
ISSUE: DD

A2.02

BUILDING ENVELOPE SYSTEMS

NOTE:
SEE SHEET A5.90 FOR BUILDING ENVELOPE SYSTEMS

KEYNOTES	
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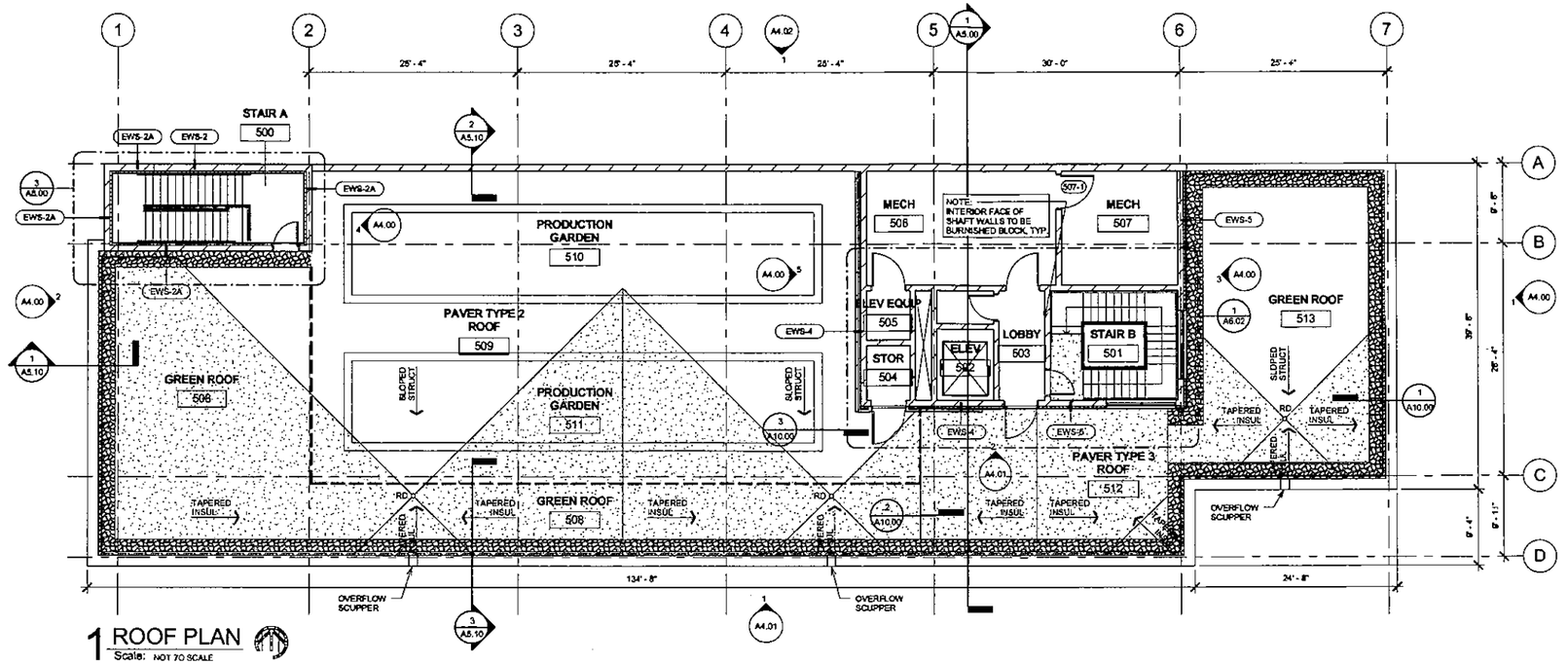
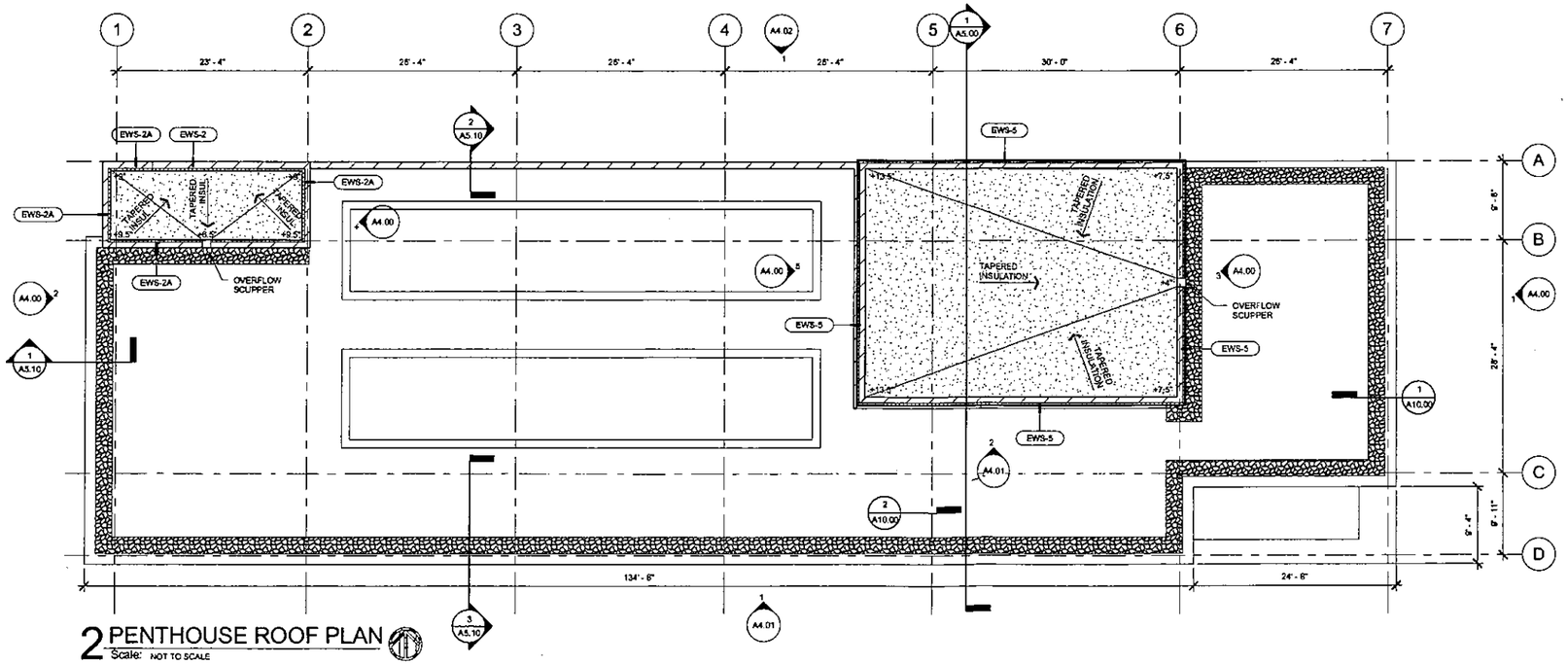


1 ROOF PLAN
Scale: NOT TO SCALE



2 PENTHOUSE ROOF PLAN
Scale: NOT TO SCALE

CONTINUUM
ARCHITECTS + PLANNERS LLC
P.O. BOX 340243
MILWAUKEE, WISCONSIN 53203
T 414 . 225 . 1245
F 414 . 225 . 1215

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

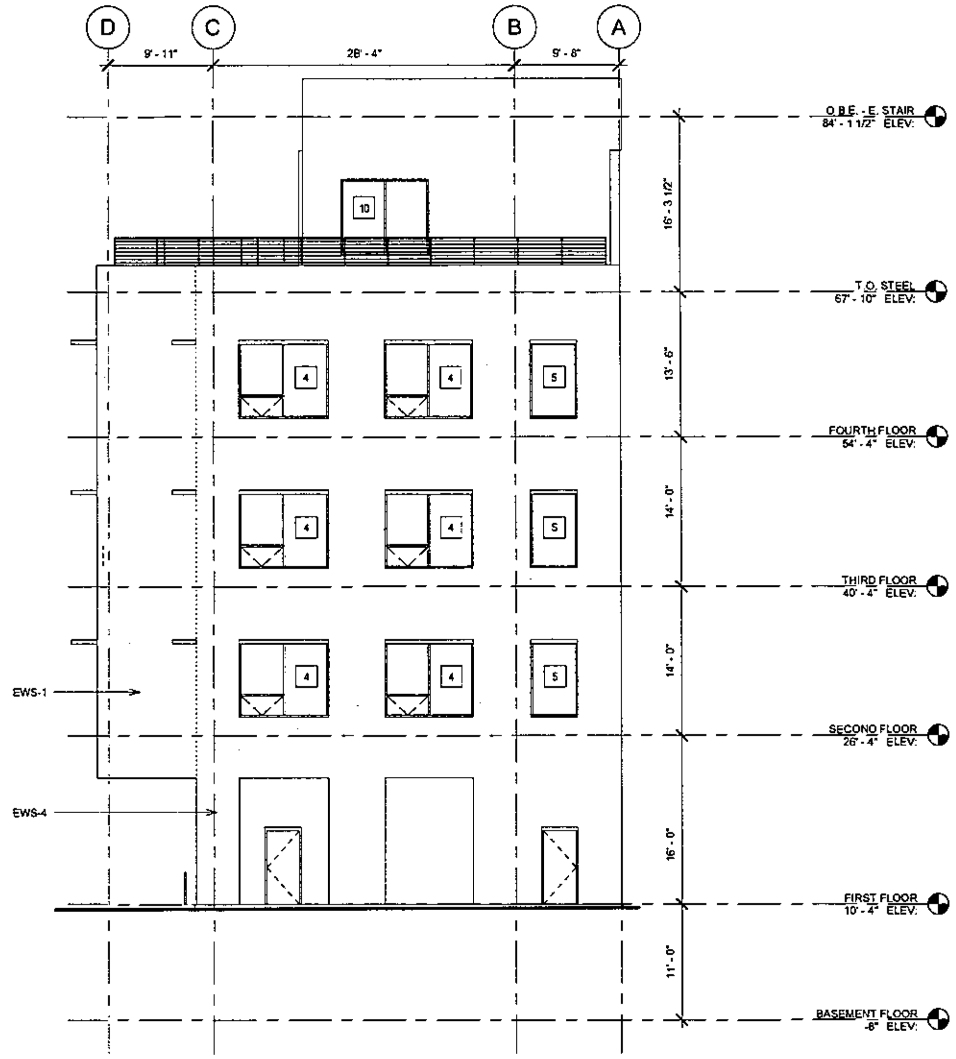
Issue	Date	Remarks

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

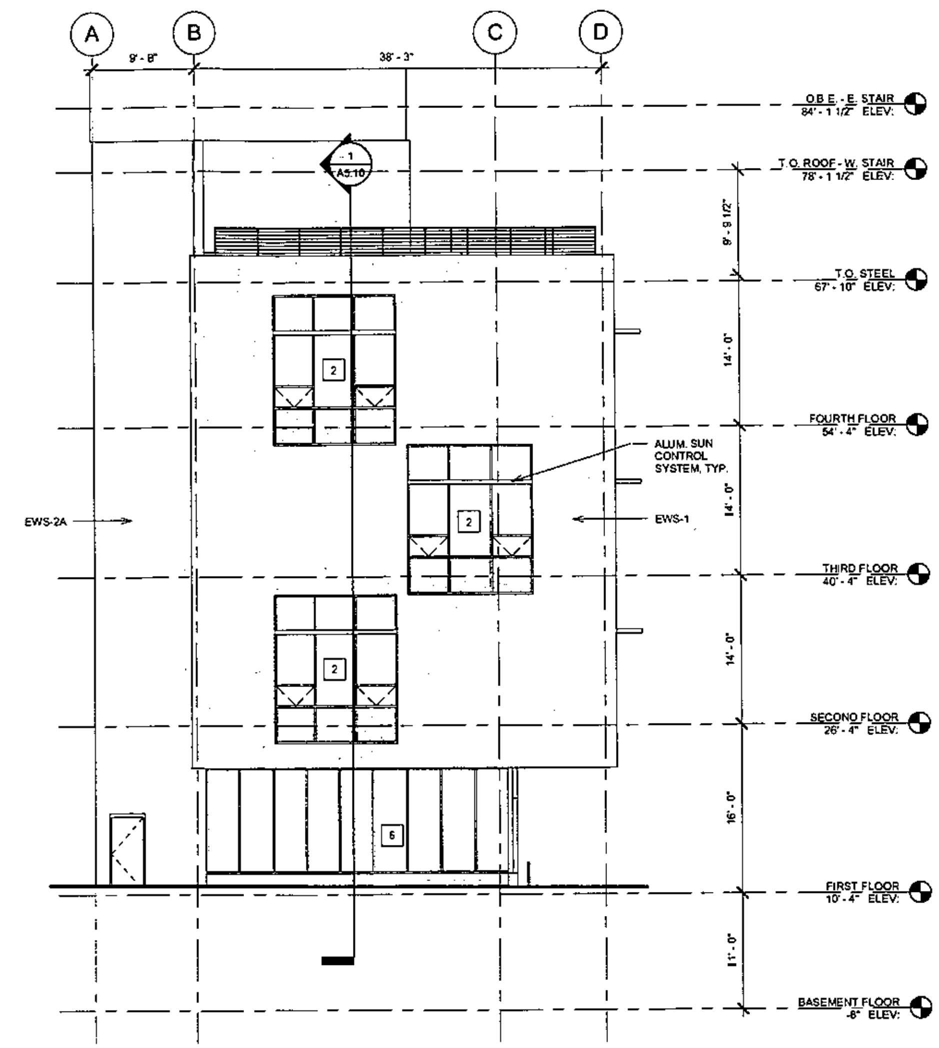
NEW WORK FLOOR PLANS

PROJECT #: 090203
DATE: SEPT 17, 2010
ISSUE: DD

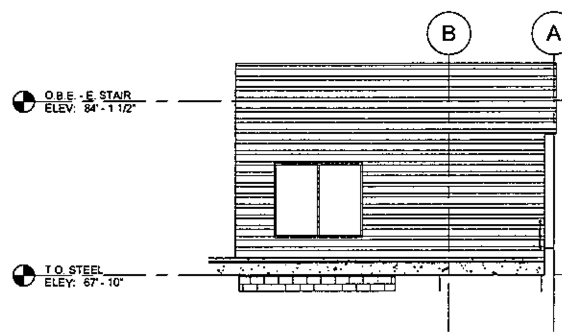
A2.03



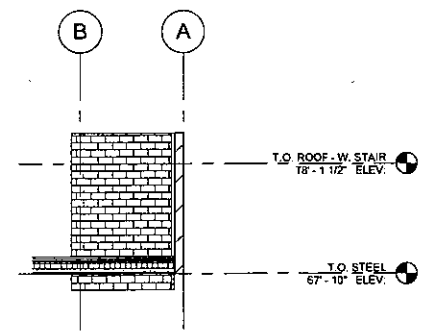
1 EAST ELEVATION
Scale: NOT TO SCALE



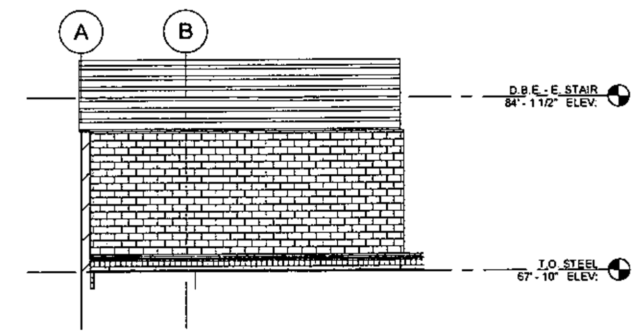
2 WEST ELEVATION
Scale: NOT TO SCALE



3 PARTIAL EAST ELEV - EAST STAIR
Scale: NOT TO SCALE



4 PARTIAL EAST ELEV - WEST STAIR
Scale: NOT TO SCALE



5 PARTIAL WEST ELEV - EAST STAIR
Scale: NOT TO SCALE

BUILDING ENVELOPE SYSTEMS

NOTE:
- ASSEMBLIES AND COMPOHENTS OESCRIBED FROM EXTERIOR TO INTERIOR
- REFER TO STRUCTURAL ORAWINGS FOR ADDITIONAL INFORMATION AT LOAD BEARING WALLS

FLOOR SYSTEM #1: FS-1
- FLOOR FINISH (SEE ROOM FINISH SCHEOULE)
- CONCRETE SLAB, SUB BASE, & VAPOR BARRIER (SEE STRUCTURAL DOCUMENTS) (VAPOR BARRIER TO BE 15 MIL CLASS "A" MATERIAL)
- 1" RIGID INSULATION BELOW ENTIRE FLOOR SLAB. (R-5 MIN)

FLOOR SYSTEM #2: FS-2
- FLOOR FINISH (SEE ROOM FINISH SCHEDULE)
- COMPOSITE STEEL DECKING WITH CONCRETE TOPPING (SEE STRUCTURAL DOCUMENTS)
- STEEL STRUCTURE (SEE STRUCUTRAL OOCUMENTS)
- SEE RCP & ROOM FINISH SCHEDULE FOR FINSHED CEILING REO.

FLOOR SYSTEM #3: FS-3
- FLOOR FINISH (SEE ROOM FINISH SCNEOULE(
- COMPOSITE STEEL DECKING WITH CONCRETE TOPPING (SEE STRUCTURAL DOCUMENTS)
- STEEL STRUCTURE (SEE STRUCUTRAL DOCUMENTS)
- 3" OF SPRAY APPLIED INSULATION (CLOSEO CELL)
- SEE RCP & ROOM FINISH SCHEDULE FOR FINSHEO CEILING REQ

FOUNDATION WALL SYSTEM #1: FWS-1
- OEEP FOUNDATION SYSTEM (SEE STRUCTURAL DOCUMENTS)
- 3" EXTRUOEO POLYSTYRENE INSULATION (R-15 MIN.) AT EXTERIOR PERIMETER OF BUILOING.

EXTERIOR WALL SYSTEM #1: EWS-1 (OPTION 1)
SALYAGED MASONRY ON RAIN SCREEN STUD WALL (R-YALUE = 20)
- 4" BRICK VENEER (SALVAGEO OR NEW MASONRY LAID UP WITH MORTAR)
- 2" AIR SPACE
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIEO AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIQUID)
- 1/2" GLASS MATT SHEATHING (DENSGLASS)
- 6" DEEP COLD FORMEO METAL FRAMING
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #1: EWS-1 (OPTION 2)
SALYAGED MASONRY ON RAIN SCREEN STUD WALL (R-YALUE = 20)
- 4" MASONRY VENEER DRY STACK MASONRY IN 3"X3" STAINLESS STEEL CAGE. CAGE TO BE MADE OF 11 GAGE WIRE AND BE 10'-4" WIDE X 3'-6" TALL X 6" DEEP
- 2" AIR SPACE
- UV BARRIER/WEATHER BARRIER (DESIGN BASIS IS VAPRO SHIELD PRODUCT)
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIOUID)
- 1/2" GLASS MATT SHEATHING (DENSGLASS)
- 6" DEEP COLD FORMEO METAL FRAMING
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #2: EWS-2
PAINTED CMU WALL (R-YALUE = 20)
- 10" CMU WALL (SEE STRUCUTRAL DRAWINGS FOR REINFORCING) W/ COUNTY MATERIALS BLOK FLASN DRAINAGE SYSTEM
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (VERTICAL)
- 10 MIL VAPOR RETARDER
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #2A: EWS-2A
BURNISHEO BLOCK WALL (R-YALUE = 20)
- 8" BURNISHEO CMU (SEE STRUCUTRAL ORAWINGS FOR REINFORCING(W/ COUNTY MATERIALS BLOK FLASN DRAINAGE SYSTEM
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (VERTICAL)
- 10 MIL YAPOR RETARDER
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #3: EWS-3
BURNISHED CMU ON RAIN SCREEN STUD WALL (TYPE 2) (R-YALUE = 20)
- 4" BURNISHEO CMU
- 2" AIR SPACE
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIOUID)
- 1/2" GLASS MATT SHEATHING (DENSGLASS)
- 6" OEEP COLO FORMEO METAL FRAMING (ADD FURRING ANO INSULATION AT BLOCK)
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #4: EWS-4
BURNISHED CMU ON CMU WALL(R-YALUE = 20)
- 4" BURNISNED CMU
- 2" AIR SPACE
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAV APPLIEO AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIOUID(
- 8" CMU (SEE STRUCUTRAL DOCUMENTS)

EXTERIOR WALL SYSTEM #5: EWS-5
METAL PANEL ON CMU WALL (R-YALUE = 20)
- 3/4" CORRUGATEO METAL PANEL, PAINTED
- 3/4" METAL FURRING 24" O.C. (VERTICAL)
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIOUID(
- 8" CMU (SEE STRUCUTRAL DOCUMENT6)

ROOF SYSTEM #1: RS-1
INTENSIVE GREEN ROOF (R-YALUE = 36-40(
- 18" DEEP SOIL
- GREEN ROOFING SYSTEM BY HYDROTECH OR EOUAL
- 8" POLYISOCYANURATE INSULATION
- NOT APPLIEO RUBBERIZEO ASPHALT ROOFING SYSTEM
- SLOPED ROOF STRUCTURE W/ TAPEREO INSULATION FOR DRAINAGE (SEE STRUCTURAL DOCUMENTS)

ROOF SYSTEM #2: RS-2
EXTENSIVE GREEN ROOF (R-YALUE = 36-40)
- 6" DEEP SOIL
- GREEN ROOFING SYSTEM BY HYDROTECN OR EOUAL
- 8" POLYISOCYANURATE INSULATION
- HOT APPLIEO RUBBERIZED ASPNALT ROOFING SYSTEM
- SLOPEO ROOF STRUCTURE W/ TAPERED INSULATION FOR DRAINAGE (SEE STRUCUTRAL DOCUMENTS)

ROOF SYSTEM #3: RS-3
PAVER ROOF SYSTEM (R-YALUE = 36-40)
- PAYER ROOF SYSTEM
- 8" POLYISOCYANURATE INSULATION
- HOT APPLIED RUBBERIZEO ASPHALT ROOFING SYSTEM
- SLOPED ROOF STRUCTURE W/ TAPERED INSULATION FOR DRAINAGE (SEE STRUCUTRAL DOCUMENTS)

ROOF SYSTEM #4: RS-4
BALLASTED ROOF SYSTEM (R-VALUE = 36-40(
- BALLASTEO ROOF MEMBRAINE SYSTEM (45 MIL - WHITE EPDM OR TPO MEMBRANE)
- 8" POLYISOCYANURATE INSULATION
- ROOF STRUCTURE W/ TAPEREO INSULATION FOR DRAINAGE (SEE STRUCUTRAL DOCUMENTS)

CONTINUUM
ARCHITECTS + PLANNERS, SC

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

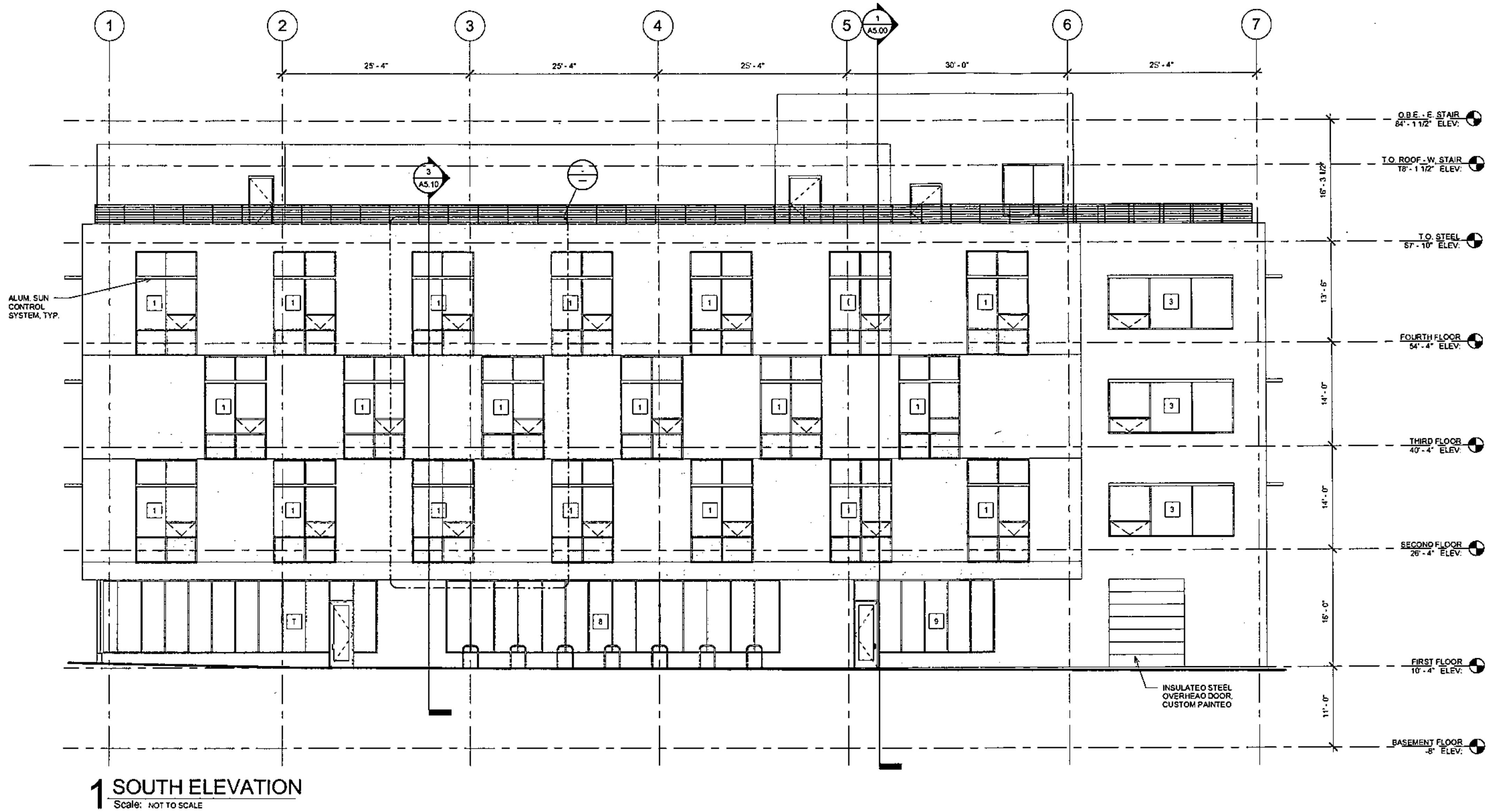
Issue:	Date:	Remarks:

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

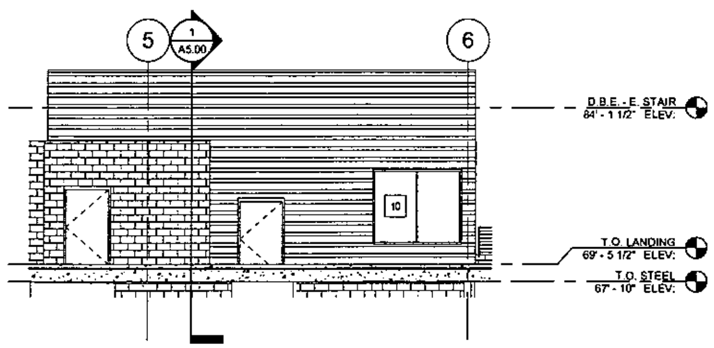
EXTERIOR ELEVATIONS

PROJECT #:	090203
DATE:	SEPT 17, 2010
ISSUE:	DD

A4.00



1 SOUTH ELEVATION
Scale: NOT TO SCALE



2 PARTIAL SOUTH ELEV - EAST STAIR
Scale: NOT TO SCALE

BUILDING ENVELOPE SYSTEMS

NOTE:
- ASSEMBLIES AND COMPONENTS DESCRIBED FROM EXTERIOR TO INTERIOR
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AT LOAD BEARING WALLS

FLOOR SYSTEM #1: FS-1
- FLOOR FINISH (SEE ROOM FINISH SCHEDULE)
- CONCRETE SLAB, SUB BASE, & VAPOR BARRIER (SEE STRUCTURAL DOCUMENTS) (VAPOR BARRIER TO BE 15 MIL CLASS "A" MATERIAL)
- 1" RIGID INSULATION BELOW ENTIRE FLOOR SLAB. (R-5 MIN)

FLOOR SYSTEM #2: FS-2
- FLOOR FINISH (SEE ROOM FINISH SCHEDULE(
- COMPOSITE STEEL DECKING WITH CONCRETE TOPPING (SEE STRUCTURAL DOCUMENTS)
- STEEL STRUCTURE (SEE STRUCUTRAL DOCUMENTS)
- SEE RCP & ROOM FINISH SCHEDULE FOR FINSHED CEILING REQ.

FLOOR SYSTEM #3: FS-3
- FLOOR FINISH (SEE ROOM FINISH SCHEDULE)
- COMPOSITE STEEL DECKING WITH CONCRETE TOPPING (SEE STRUCTURAL DOCUMENTS)
- STEEL STRUCTURE (SEE STRUCUTRAL DOCUMENTS)
- 3" OF SPRAY APPLIED INSULATION (CLOSED CELL)
- SEE RCP & ROOM FINISH SCHEDULE FOR FINSHED CEILING REQ.

FOUNDATION WALL SYSTEM #1: FWS-1
- DEEP FOUNDATION SYSTEM (SEE STRUCTURAL DOCUMENTS)
- 3" EXTRUDED POLYSTYRENE INSULATION (R-15 MIN.) AT EXTERIOR PERIMETER OF BUILDING.

EXTERIOR WALL SYSTEM #1: EWS-1 (OPTION 1]
SALVAGED MASONRY ON RAIN SCREEN STUD WALL (R-VALUE = 20)
- 4" BRICK VENEER (SALVAGED OR NEW MASONRY LAID UP WITH MORTAR)
- 2" AIR SPACE
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIQUID)
- 1/2" GLASS MATT SHEATHING (DENSGLASS)
- 6" DEEP COLD FORMED METAL FRAMING
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #1: EWS-1 (OPTION 2)
SALVAGED MASONRY ON RAIN SCREEN STUD WALL (R-VALUE = 20)
- 4" MASONRY VENEER DRY STACK MASONRY IN 3"X3" STAINLESS STEEL CAGE. CAGE TO BE MADE OF 11 GAGE WIRE AND BE 10'-4" WIDE X 3'-6" TALL X 6" DEEP
- 2" AIR SPACE
- UV BARRIER/WEATHER BARRIER (DESIGN BASIS IS VAPRO SHIELD PRODUCT)
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIQUID)
- 1/2" GLASS MATT SHEATHING (DENSGLASS)
- 6" DEEP COLD FORMED METAL FRAMING
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #2: EWS-2
PAINTED CMU WALL (R-VALUE = 20(
- 10" CMU WALL (SEE STRUCUTRAL DRAWINGS FOR REINFORCING) W/ COUNTY MATERIALS BLOK FLASH DRAINAGE SYSTEM
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (VERTICAL)
- 10 MIL VAPOR RETARDER
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #2A: EWS-2A
BURNISHED BLOCK WALL (R-VALUE = 20)
- 6" BURNISHED CMU (SEE STRUCUTRAL DRAWINGS FOR REINFORCING) W/ COUNTY MATERIALS BLOK FLASH DRAINAGE SYSTEM
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (VERTICAL)
- 10 MIL VAPOR RETARDER
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #3: EWS-3
BURNISHED CMU ON RAIN SCREEN STUD WALL (TYPE 2) (R-VALUE = 20)
- 4" BURNISHED CMU
- 2" AIR SPACE
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIQUID)
- 1/2" GLASS MATT SHEATHING (DENSGLASS)
- 6" DEEP COLD FORMED METAL FRAMING (ADD FURRING AND INSULATION AT BLOCK)
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #4: EWS-4
BURNISHED CMU ON CMU WALL(R-VALUE = 20)
- 4" BURNISHED CMU
- 2" AIR SPACE
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIQUID)
- 8" CMU (SEE STRUCUTRAL DOCUMENTS)

EXTERIOR WALL SYSTEM #5: EWS-5
METAL PANEL ON CMU WALL (R-VALUE = 20)
- 3/4" CORRUGATED METAL PANEL, PAINTED
- 3/4" METAL FURRING 24" O.C. (VERTICAL)
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIQUID)
- 8" CMU (SEE STRUCUTRAL DOCUMENTS)

ROOF SYSTEM #1: RS-1
INTENSIVE GREEN ROOF (R-VALUE = 36-40)
- 18" DEEP SOIL
- GREEN ROOFING SYSTEM BY HYDROTECH OR EQUAL
- 8" POLYISOCYANURATE INSULATION
- HOT APPLIED RUBBERIZED ASPHALT ROOFING SYSTEM
- SLOPED ROOF STRUCTURE W/ TAPERED INSULATION FOR DRAINAGE (SEE STRUCTURAL DOCUMENTS)

ROOF SYSTEM #2: RS-2
EXTENSIVE GREEN ROOF (R-VALUE = 36-40)
- 6" DEEP SOIL
- GREEN ROOFING SYSTEM BY HYDROTECH OR EQUAL
- 8" POLYISOCYANURATE INSULATION
- HOT APPLIED RUBBERIZED ASPHALT ROOFING SYSTEM
- SLOPED ROOF STRUCTURE W/ TAPERED INSULATION FOR DRAINAGE (SEE STRUCUTRAL DOCUMENTS)

ROOF SYSTEM #3: RS-3
PAVER ROOF SYSTEM (R-VALUE = 36-40)
- PAVER ROOF SYSTEM
- 8" POLYISOCYANURATE INSULATION
- HOT APPLIED RUBBERIZED ASPHALT ROOFING SYSTEM
- SLOPED ROOF STRUCTURE W/ TAPERED INSULATION FOR DRAINAGE (SEE STRUCUTRAL DOCUMENTS|

ROOF SYSTEM #4: RS-4
BALLASTED ROOF SYSTEM (R-VALUE = 36-40)
- BALLASTED ROOF MEMBRAINE SYSTEM (45 MIL - WHITE EPDM OR TPO MEMBRANE)
- 8" POLYISOCYANURATE INSULATION
- ROOF STRUCTURE W/ TAPERED INSULATION FOR DRAINAGE (SEE STRUCUTRAL DOCUMENTS(

CONTINUUM
ARCHITECTS + PLANNERS SC

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

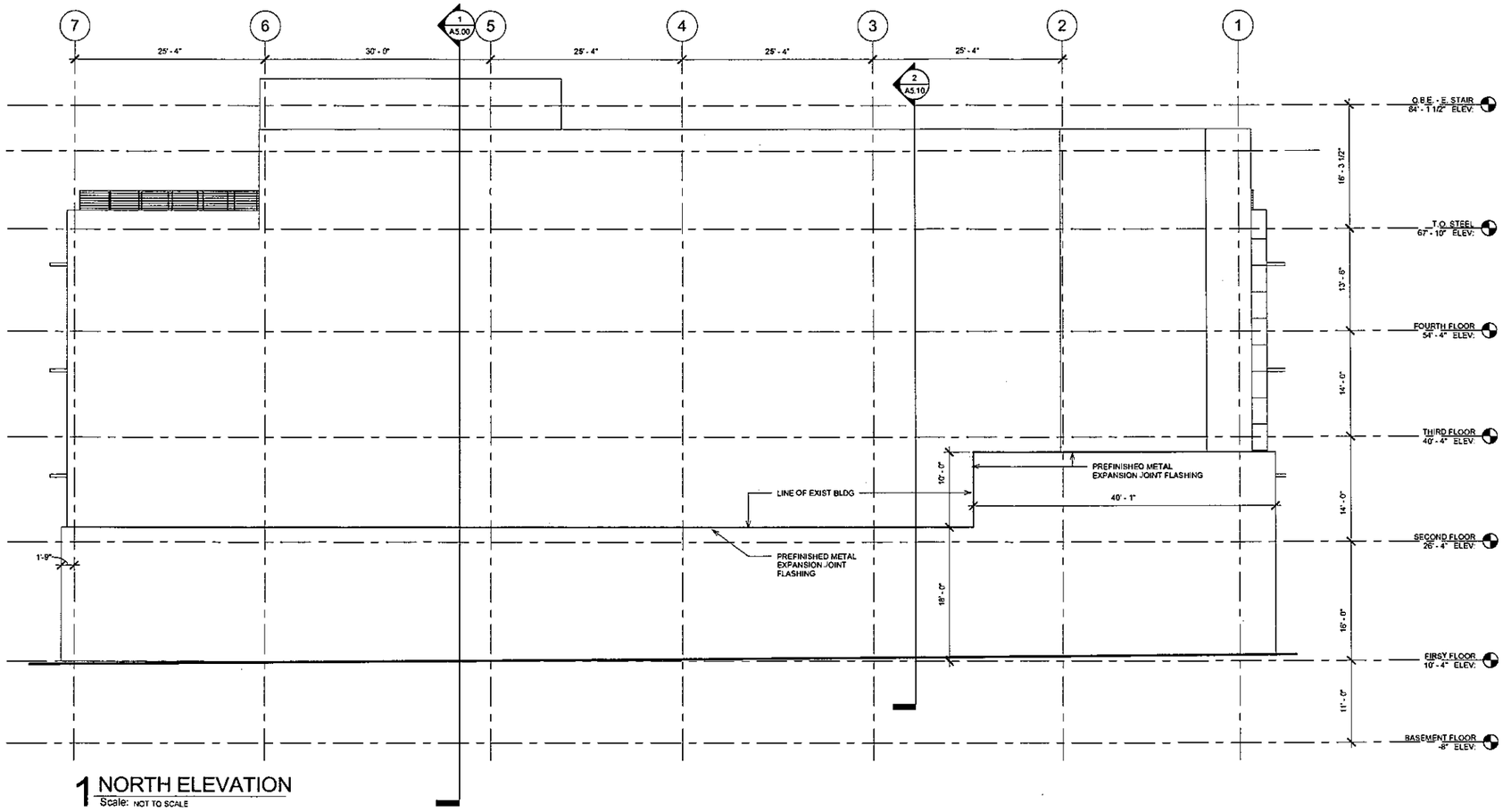
Issue:	Date:	Remarks:

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

EXTERIOR ELEVATIONS

PROJECT #: 090203
DATE: SEPT 17, 2010
ISSUE: DD

A4.01



1 NORTH ELEVATION
Scale: NOT TO SCALE

BUILDING ENVELOPE SYSTEMS

NOTE:
- ASSEMBLIES AND COMPONENTS DESCRIBED FROM EXTERIOR TO INTERIOR.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AT LOAD BEARING WALLS

FLOOR SYSTEM #1: FS-1
- FLOOR FINISH (SEE ROOM FINISH SCHEDULE)
- CONCRETE SLAB, SUB BASE, & VAPOR BARRIER (SEE STRUCTURAL DOCUMENTS) (VAPOR BARRIER TO BE 15 MIL CLASS "A" MATERIAL)
- 1" RIGID INSULATION BELOW ENTIRE FLOOR SLAB. (R-5 MIN)

FLOOR SYSTEM #2: FS-2
- FLOOR FINISH (SEE ROOM FINISH SCHEDULE)
- COMPOSITE STEEL DECKING WITH CONCRETE TOPPING (SEE STRUCTURAL DOCUMENTS)
- STEEL STRUCTURE (SEE STRUCUTRAL DOCUMENTS)
- SEE RCP & ROOM FINISH SCHEDULE FOR FINISHED CEILING REQ.

FLOOR SYSTEM #3: FS-3
- FLOOR FINISH (SEE ROOM FINISH SCHEDULE)
- COMPOSITE STEEL DECKING WITH CONCRETE TOPPING (SEE STRUCTURAL DOCUMENTS)
- STEEL STRUCTURE (SEE STRUCUTRAL DOCUMENTS)
- 2" OF SPRAY APPLIED INSULATION (CLOSED CELL)
- SEE RCP & ROOM FINISH SCHEDULE FOR FINISHED CEILING REQ.

FOUNDATION WALL SYSTEM #1: FWS-1
- DEEP FOUNDATION SYSTEM (SEE STRUCTURAL DOCUMENTS)
- 2" EXTRUDED POLYSTYRENE INSULATION (R-15 MIN.) AT EXTERIOR PERIMETER OF BUILDING.

EXTERIOR WALL SYSTEM #1: EWS-1 (OPTION 1)
SALVAGED MASONRY ON RAIN SCREEN STUD WALL (R-VALUE = 20)
- 4" BRICK VENEER (SALVAGED OR NEW MASONRY LAID UP WITH MORTAR)
- 2" AIR SPACE
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIQUID)
- 1/2" GLASS MATT SHEATHING (DENSGLASS)
- 6" DEEP COLD FORMED METAL FRAMING
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #1: EWS-1 (OPTION 2)
SALVAGED MASONRY ON RAIN SCREEN STUD WALL (R-VALUE = 20)
- 4" MASONRY VENEER DRY STACK MASONRY IN 3'X3' STAINLESS STEEL CAGE. CAGE TO BE MADE OF 11 GAGE WIRE AND BE 10'-4" WIDE X 3'-6" TALL X 6" DEEP
- 2" AIR SPACE
- UV BARRIER/WEATHER BARRIER (DESIGN BASIS IS VAPRO SHIELD PRODUCT)
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIQUID)
- 1/2" GLASS MATT SHEATHING (DENSGLASS)
- 6" DEEP COLD FORMED METAL FRAMING
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #3: EWS-2
PAINTED CMU WALL (R-VALUE = 20)
- 10" CMU WALL (SEE STRUCUTRAL DRAWINGS FOR REINFORCING) W/ COUNTY MATERIALS BLOK FLASH DRAINAGE SYSTEM
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (VERTICAL)
- 10 MIL VAPOR RETARDER
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #2A: EWS-2A
BURNISHED BLOCK WALL (R-VALUE = 20)
- 8" BURNISHED CMU (SEE STRUCUTRAL DRAWINGS FOR REINFORCING) W/ COUNTY MATERIALS BLOK FLASH DRAINAGE SYSTEM
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (VERTICAL)
- 10 MIL VAPOR RETARDER
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #3: EWS-3
BURNISHED CMU ON RAIN SCREEN STUD WALL (TYPE 2) (R-VALUE = 20)
- 4" BURNISHED CMU
- 2" AIR SPACE
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIQUID)
- 1/2" GLASS MATT SHEATHING (DENSGLASS)
- 6" DEEP COLD FORMED METAL FRAMING (ADD FURRING AND INSULATION AT BLOCK)
- 5/8" GYPSUM BOARD

EXTERIOR WALL SYSTEM #4: EWS-4
BURNISHED CMU ON CMU WALL(R-VALUE = 20)
- 4" BURNISHED CMU
- 2" AIR SPACE
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIQUID)
- 8" CMU (SEE STRUCUTRAL DOCUMENTS)

EXTERIOR WALL SYSTEM #5: EWS-5
METAL PANEL ON CMU WALL (R-VALUE = 20)
- 3/4" CORRUGATED METAL PANEL, PAINTED
- 3/4" METAL FURRING 24" O.C. (VERTICAL)
- 3" POLYISOCYANURATE INSULATION
- "Z" STRIP FURRING 16" TO 24" O.C. (HORIZONTAL)
- SPRAY APPLIED AIR/WATER/VAPOR BARRIER (DESIGN BASIS IS GRACE PRODUCTS - PERM-A-BARRIER LIQUID)
- 8" CMU (SEE STRUCUTRAL DOCUMENTS)

ROOF SYSTEM #1: RS-1
INTENSIVE GREEN ROOF (R-VALUE = 36-40)
- 18" DEEP SOIL
- GREEN ROOFING SYSTEM BY HYDROTECH OR EQUAL
- 8" POLYISOCYANURATE INSULATION
- HOT APPLIED RUBBERIZED ASPHALT ROOFING SYSTEM
- SLOPED ROOF STRUCTURE W/ TAPERED INSULATION FOR DRAINAGE (SEE STRUCTURAL DOCUMENTS)

ROOF SYSTEM #2: RS-2
EXTENSIVE GREEN ROOF (R-VALUE = 36-40)
- 6" DEEP SOIL
- GREEN ROOFING SYSTEM BY HYDROTECH OR EQUAL
- 8" POLYISOCYANURATE INSULATION
- HOT APPLIED RUBBERIZED ASPHALT ROOFING SYSTEM
- SLOPED ROOF STRUCTURE W/ TAPERED INSULATION FOR DRAINAGE (SEE STRUCUTRAL DOCUMENTS)

ROOF SYSTEM #3: RS-3
PAVER ROOF SYSTEM (R-VALUE = 36-40)
- PAVER ROOF SYSTEM
- 8" POLYISOCYANURATE INSULATION
- HOT APPLIED RUBBERIZED ASPHALT ROOFING SYSTEM
- SLOPED ROOF STRUCTURE W/ TAPERED INSULATION FOR DRAINAGE (SEE STRUCUTRAL DOCUMENTS)

ROOF SYSTEM #4: RS-4
BALLASTED ROOF SYSTEM (R-VALUE = 36-40)
- BALLASTED ROOF MEMBRANE SYSTEM (45 MIL - WHITE EPDM OR TPO MEMBRANE)
- 8" POLYISOCYANURATE INSULATION
- ROOF STRUCTURE W/ TAPERED INSULATION FOR DRAINAGE (SEE STRUCUTRAL DOCUMENTS)

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FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

Issues:	Date:	Remarks:
Issues:	Date:	Remarks:

FIX OFFICE BUILDING
538 S. SECOND STREET
MILWAUKEE, WISCONSIN

EXTERIOR ELEVATIONS

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