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HISTORIC  
DOWNER  
AVENUE  
EASTSIDE  
EST. 1902

eyewear  
boutique

DOWNER

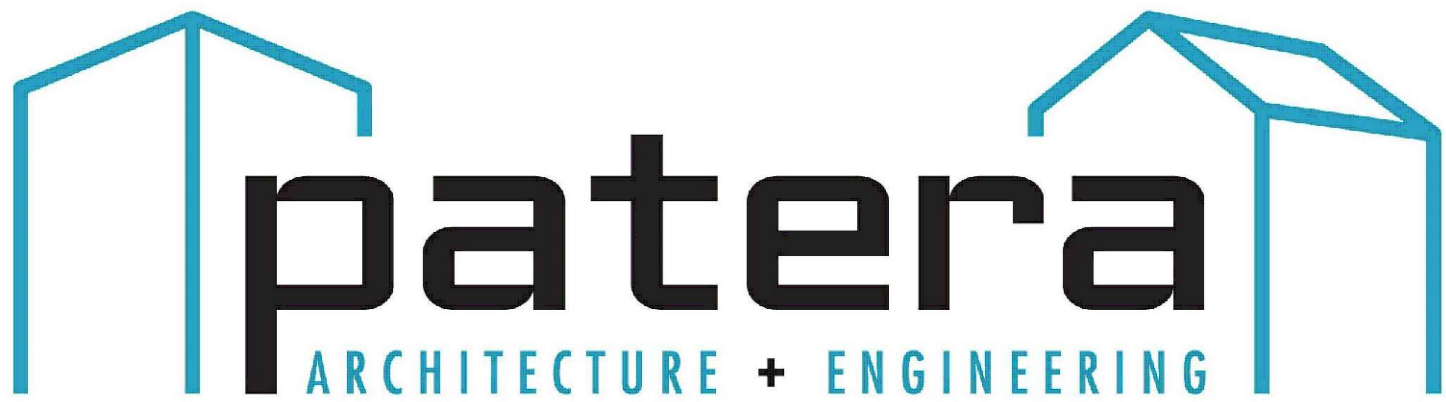
2579

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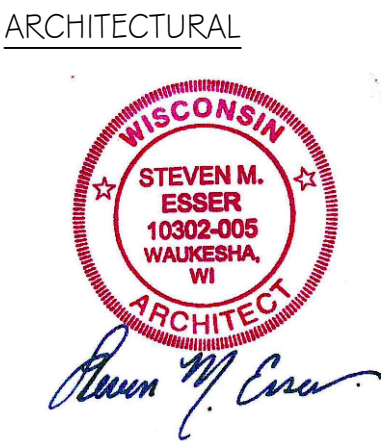
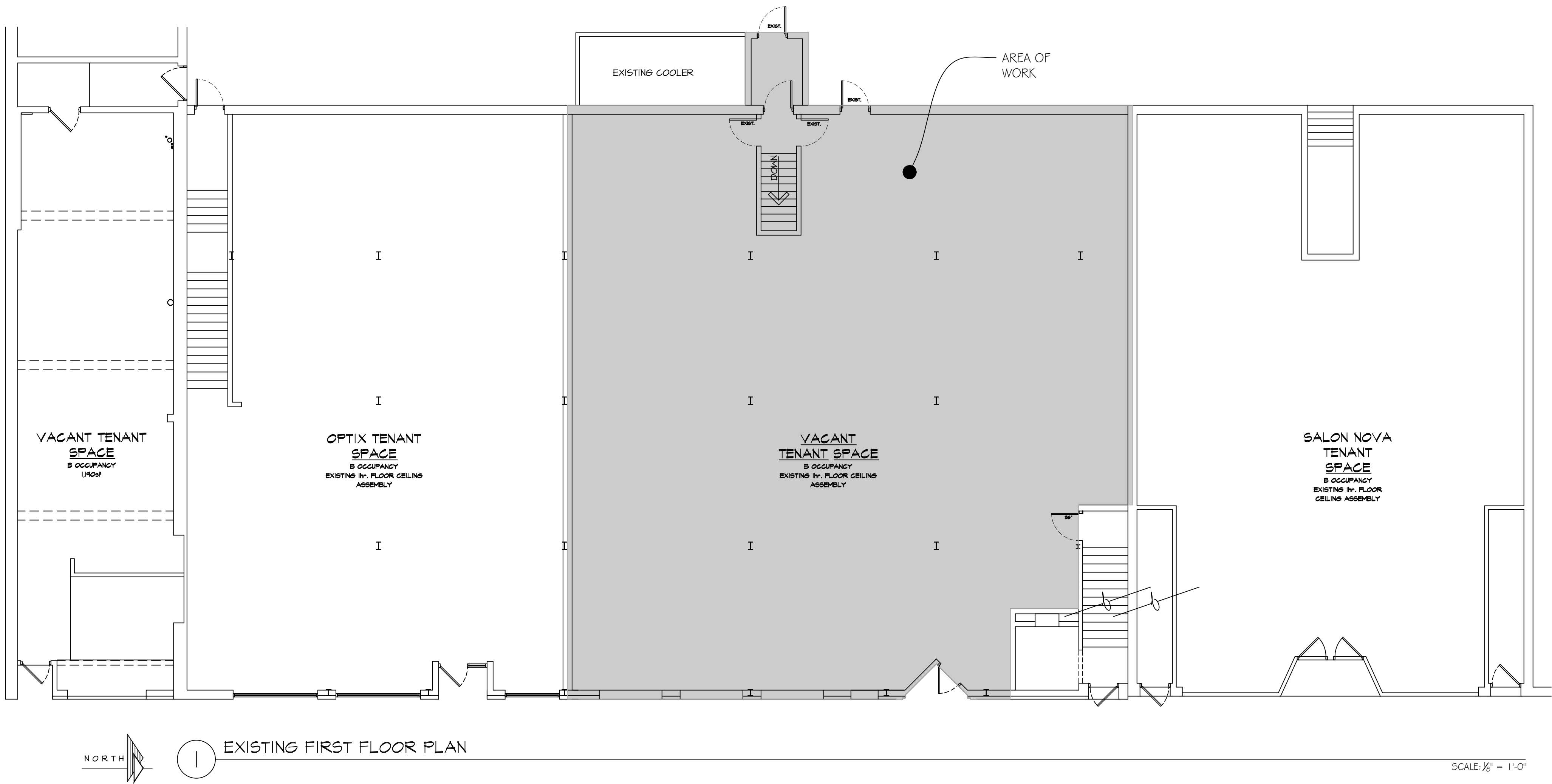
GENERAL NOTES:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE AND BECOME FAMILIAR WITH THE SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
3. REFER TO THE SOILS REPORT FOR SUBSURFACE CONDITIONS, BEARING CAPACITIES, ETC. NOTIFY THE ARCHITECT, ENGINEER AND OWNER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS, SPECIFICATIONS OR SITE CONDITIONS.
4. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST BUILDING CODES, ORDINANCES AND REGULATIONS OF THE CITY OR COUNTY WITH JURISDICTION.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING AS REQUIRED BY THE CONTRACT DOCUMENTS OR ANY GOVERNMENT AGENCY.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED TASKS NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS.
7. THE GENERAL CONTRACTOR IS TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS. COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKER AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOBSITE. WHERE DAMAGE OCCURS, REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
8. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL, PLUMBING, SPRINKLER OR ELECTRICAL EQUIPMENT.
9. THE GENERAL CONTRACTOR SHALL BRING ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES TO THE ATTENTION OF THE ARCHITECT AND OWNER BEFORE PROCEEDING.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S). BRING ALL UTILITY LINES (WATER, SEWER, GAS, STORM DRAIN, TELEPHONE AND ELECTRICAL, ETC.) INTO THE BUILDING AS INDICATED ON THE CONSTRUCTION DOCUMENTS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT, OWNER & CIVIL ENGINEER.
11. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
12. NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE TEMPORARY CERTIFICATE OF OCCUPANCY. APPROVAL FOR OCCUPANCY IS ONLY GRANTED AFTER ACCEPTANCE BY GOVERNING AGENCIES.
13. THE REMOVAL OF ALL HAZARDOUS CONTAINING MATERIALS IS THE SOLE RESPONSIBILITY OF THE OWNER. SHOULD ANY MATERIALS BE ENCOUNTERED DURING ANY PHASE OF CONSTRUCTION, OR SUSPECTED TO BE HAZARDOUS, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNER.



2577 Downer Ave.

Milwaukee, WI



PROJECT TEAM:

OWNER:	ARCHITECT:
Bridge33 Capital	PATERA, LLC
O: (206) 538-0083	4040 N. CALHOUN RD. SUITE 200
C: (503) 559-1341	BROOKFIELD, WI 53005
email elizabeth.jackson@bridge33capital.com	TEL: (262) 786-6776
ATTN: Elizabeth Jackson	email steve@paterallc.com
	ATTN: Mr. Steven M. Esser

PROJECT INFORMATION:

GOVERNING CODE:	WISCONSIN ADOPTED 2015 IBC
SCOPE OF WORK: TENANT ALTERATION	
LEVEL OF ALTERATION	LEVEL 2 (NOT A CHANGE OF USE)
AREA OF WORK	3,917 sf
TOTAL BUILDING AREA	9,620sf
CONSTRUCTION TYPE:	5B
OCCUPANCY CLASSIFICATION: EXISTING	A-2
OCCUPANCY CLASSIFICATION: NEW	WHITE BOX
SPRINKLER SYSTEM:	NFPA 1-3
FIRE EXTINGUISHERS:	PROVIDE PER IFC
ACCESSIBLE ROUTE:	EXISTING
ACCESSIBLE RESTROOMS & FIXTURES:	NEW

SCOPE OF WORK

1. RENOVATION OF THE FACADE IN THE NOTED TENANT SPACE. COA ISSUED 2/21/2022 - PTS ID 41877
2. DIVIDE EXISTING VACANT TENANT SPACE INTO TWO TENANT SPACES. WHITE BOX FINISH ONLY.
3. PROVIDE ONE NEW ACCESSIBLE RESTROOM IN EACH TENANT SPACE.

SHEET INDEX:

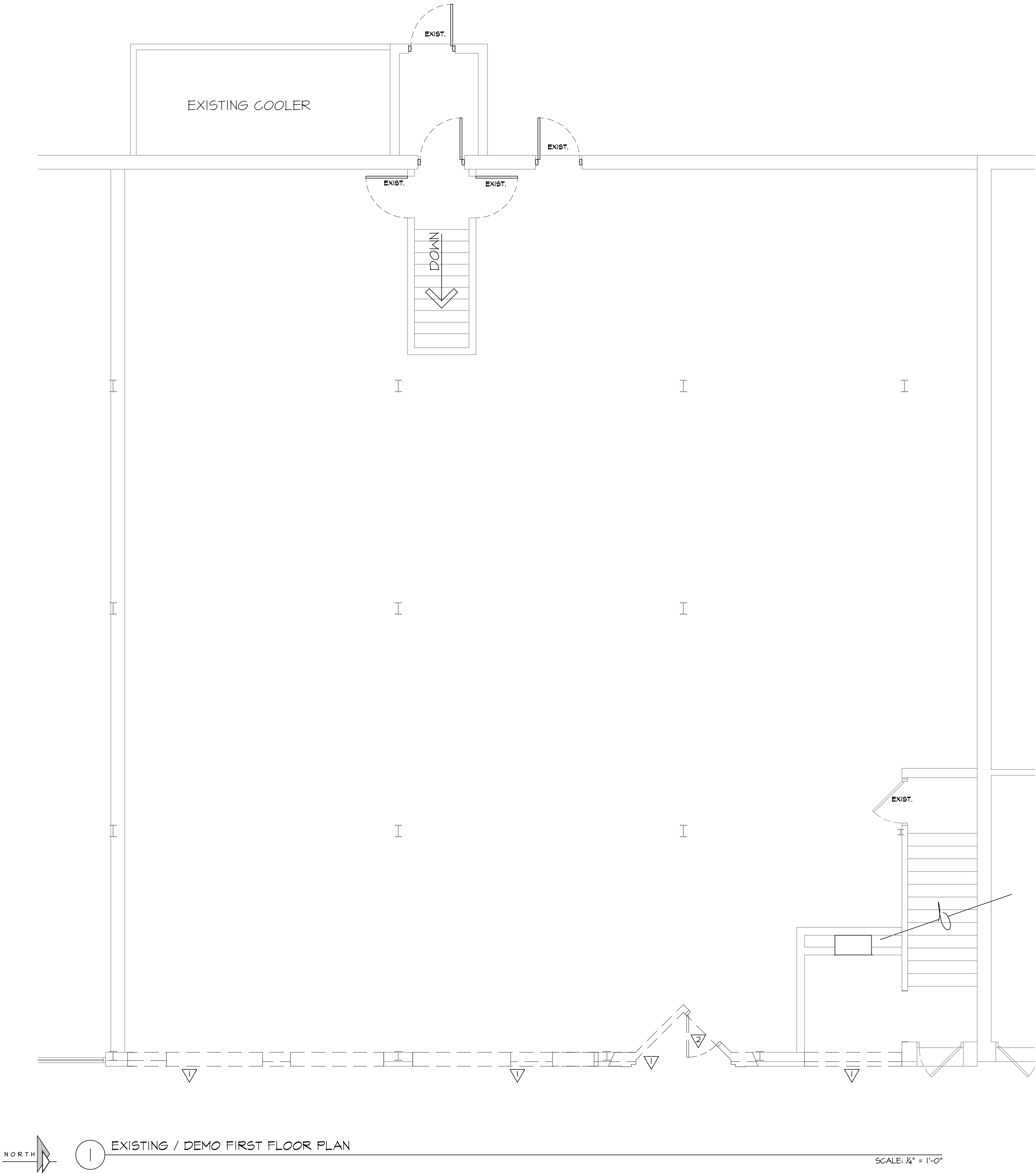
A1.1	EXISTING / DEMO FLOOR PLAN
A1.2	FLOOR PLAN / DETAILS
A1.3	EXISTING / PROPOSED ELEVATIONS
M-1	HVAC PLANS
E-1	LIGHTING AND POWER PLAN
E-2	PANEL DIRECTORIES

DEMOLITION GENERAL NOTES:

1. DEMO SECTION OF EXISTING PARTITION FROM FLOOR TO STRUCTURE ABOVE. REMOVE EXISTING ELECTRICAL, OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE; PATCH FLOOR LEVEL WITH FLOOR SURFACE. TAPE AND FINISH EXPOSED PARTITION SURFACES PLUMB AND SMOOTH.
2. REMOVE EXISTING FLOOR COVERING AS REQUIRED AND PREPARE FLOOR SURFACE FOR INSTALLATION OF NEW FLOOR FINISH UNLESS NOTED OTHERWISE. REFER TO FINISH SCHEDULE.
3. ASBESTOS DETECTION/REMOVAL (IF APPLICABLE) TO BE CONDUCTED BY BUILDING OWNER PRIOR TO START OF GENERAL DEMOLITION. GENERAL CONTRACTOR TO COORDINATE SCHEDULE WITH BUILDING OWNER.
4. GENERAL CONTRACTOR TO COORDINATE ALL DEMOLITION WORK (NOTED OR OTHERWISE REQUIRED) WITH NEW CONSTRUCTION. GENERAL CONTRACTOR TO COORDINATE ANY INTERRUPTIONS (ELECTRICAL, MECHANICAL, PLUMBING, ETC.) WITH BUILDING OWNER 72 HOURS IN ADVANCE.
5. DEMOLITION AREAS SHALL BE TERMINATED IN A NEAT & ORDERLY FASHION, CLEANED & PATCHED TO ALIGN WITH NEW AND EXISTING CONSTRUCTION, AND PREPARED TO RECEIVE NEW FINISHES.
6. REMOVE ALL EXISTING INCIDENTAL CONDITIONS AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION WHETHER SHOWN ON PLAN, OR NOT, INCLUDING BUT NOT LIMITED TO FASTENERS CLIPS, MOLDINGS AND OTHER SYSTEMS AS REQUIRED.
7. PATCH ALL WALLS, FLOORS, AND CEILINGS WHERE PARTITIONS, CABINETS, PLATFORMS AND MOUNTED FURNITURE ARE TO BE REMOVED. ALL FINISHES TO EITHER MATCH EXISTING OR REFER TO ROOM FINISH SCHEDULE.
8. SEE PLUMBING, MECHANICAL, & ELECTRICAL DRAWINGS FOR ADDITIONAL COORDINATION ITEMS. COORDINATE ALL MEP ITEMS WITH SUB-CONTRACTORS.
9. REMOVE EXISTING PARTITIONS AS INDICATED; FROM FLOOR TO STRUCTURE ABOVE. DISPOSE OF DEMOLITION MATERIALS.
10. REMOVE AND RELOCATE EXISTING FIRE ALARMS AS REQUIRED. SEE ELECTRICAL DRAWINGS FOR COORDINATION.
11. PATCH ANY OPENINGS IN EXISTING FLOOR WALLS & STRUCTURE ABOVE, TO MAINTAIN FIRE AND/OR SMOKE RATINGS. UTILIZE "UL" DESIGN CONSTRUCTION, OR MATCH EXISTING RATED CONSTRUCTION.
12. LIFE SAFETY FEATURES ARE TO REMAIN IN OPERATION THROUGH ALL PHASES OF CONSTRUCTION INCLUDING SMOKE DETECTION, AND OTHERS SYSTEMS. VERIFY WITH OWNER A LIFE SAFETY PLAN FOR THE PROJECT.
13. PROVIDE A MIN. OF 1 SMOKE DETECTOR / 500 SQ FT TO COVER FIRE WATCH COVER DETECTORS DURING TIMES OF CONSTRUCTION, UNCOVER AT NIGHT
14. REFER TO MECHANICAL DRAWINGS FOR REMOVAL OF PLUMBING PIPING / MECHANICAL EQUIPMENT.

DEMOLITION CODED NOTES:

- ▽ DEMO SECTION OF EXISTING PARTITION WALL FROM FLOOR TO STRUCTURE ABOVE (SEE SECTION). REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE; PATCH FLOOR LEVEL WITH FLOOR SURFACE. TAPE AND FINISH EXPOSED PARTITION SURFACES PLUMB AND SMOOTH.
- ▽ REMOVE EXISTING DOOR AND FRAME (INCLUDING SIDE LIGHT IF APPLICABLE) IN ITS ENTIRETY.



XX DRAWING - NOT FOR CONSTRUCTION

DOWNER AVE. TENANT REMODEL

2577 N. DOWNER AVE.  
MILWAUKEE, WI  
SHEET TITLE:  
EXISTING / DEMO FLOOR PLANS

A1.1

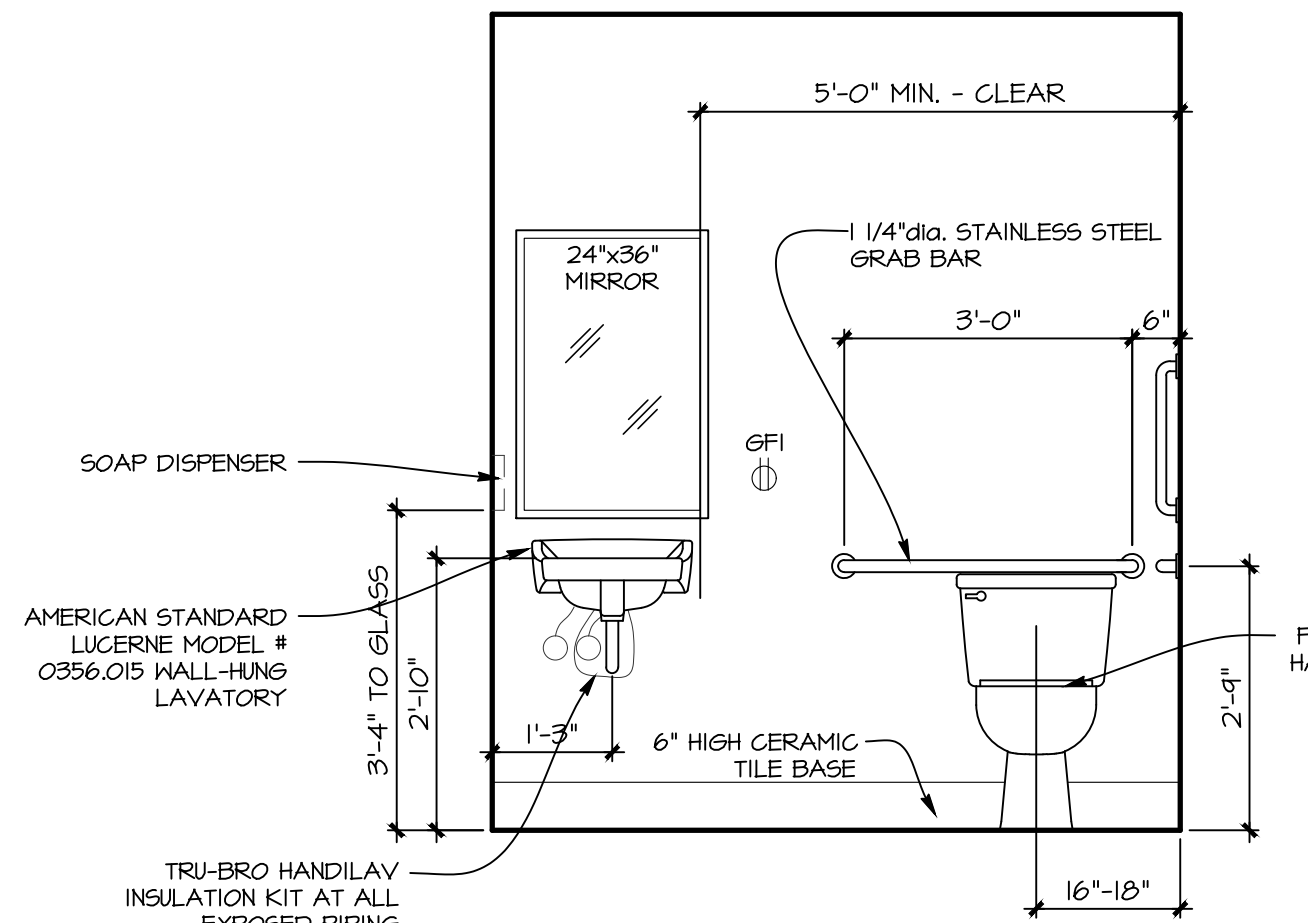
DATE: 4/13/2023

PROJECT NUMBER: 23-185

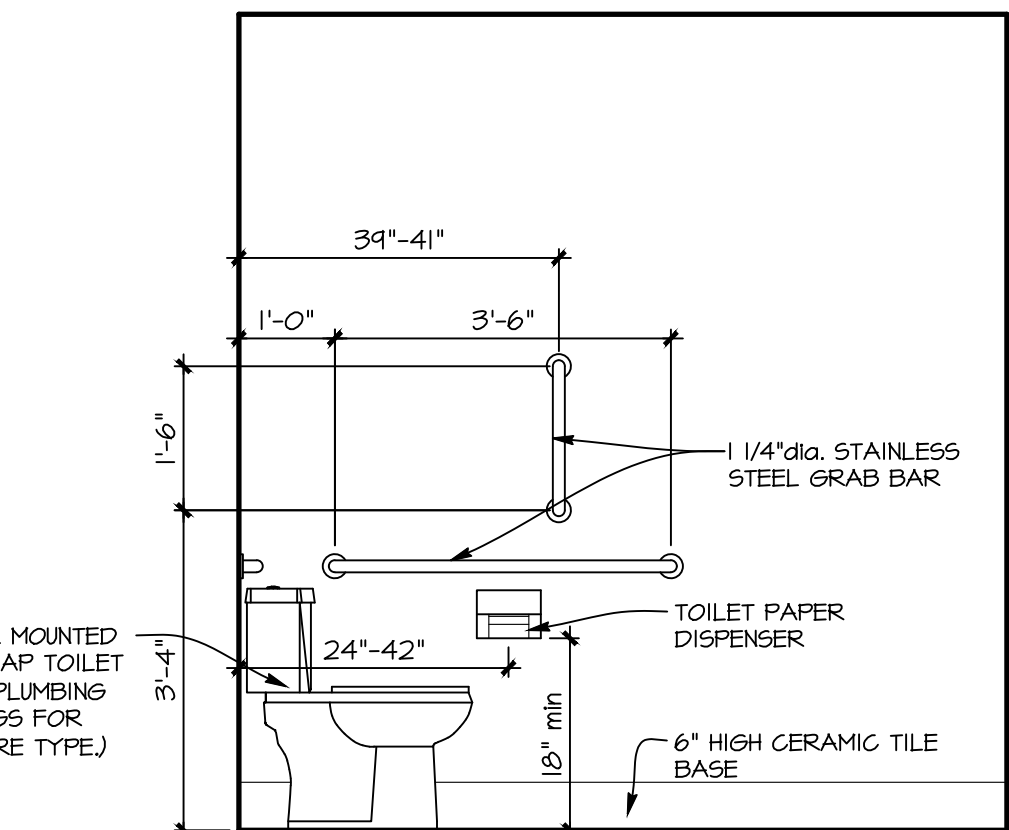
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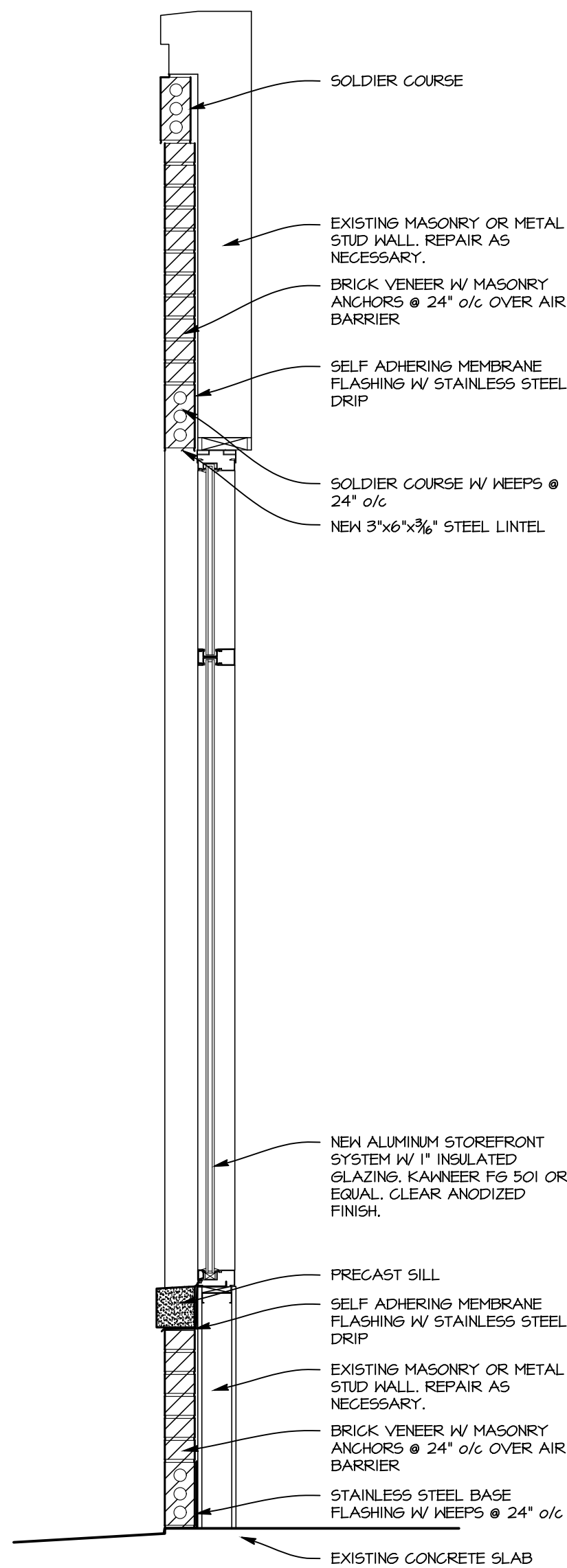




3 TOILET ROOM ELEVATION  
USE MOISTURE RESISTANT GYPSUM BOARD ON KET WALL.  
USE CEMENT BOARD ON CERAMIC TILE WALLS (IF APPLICABLE).  
PROVIDE BLOCKING AS NECESSARY FOR ALL ACCESSORIES.  
SCALE: 1/2" = 1'-0"



4 TOILET ROOM ELEVATION  
USE MOISTURE RESISTANT GYPSUM BOARD ON KET WALL.  
USE CEMENT BOARD ON CERAMIC TILE WALLS (IF APPLICABLE).  
PROVIDE BLOCKING AS NECESSARY FOR ALL ACCESSORIES.  
SCALE: 1/2" = 1'-0"



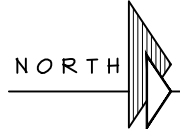
2 STOREFRONT SECTION  
SCALE: 3/4" = 1'-0"

#### FLOOR PLAN CODED NOTES

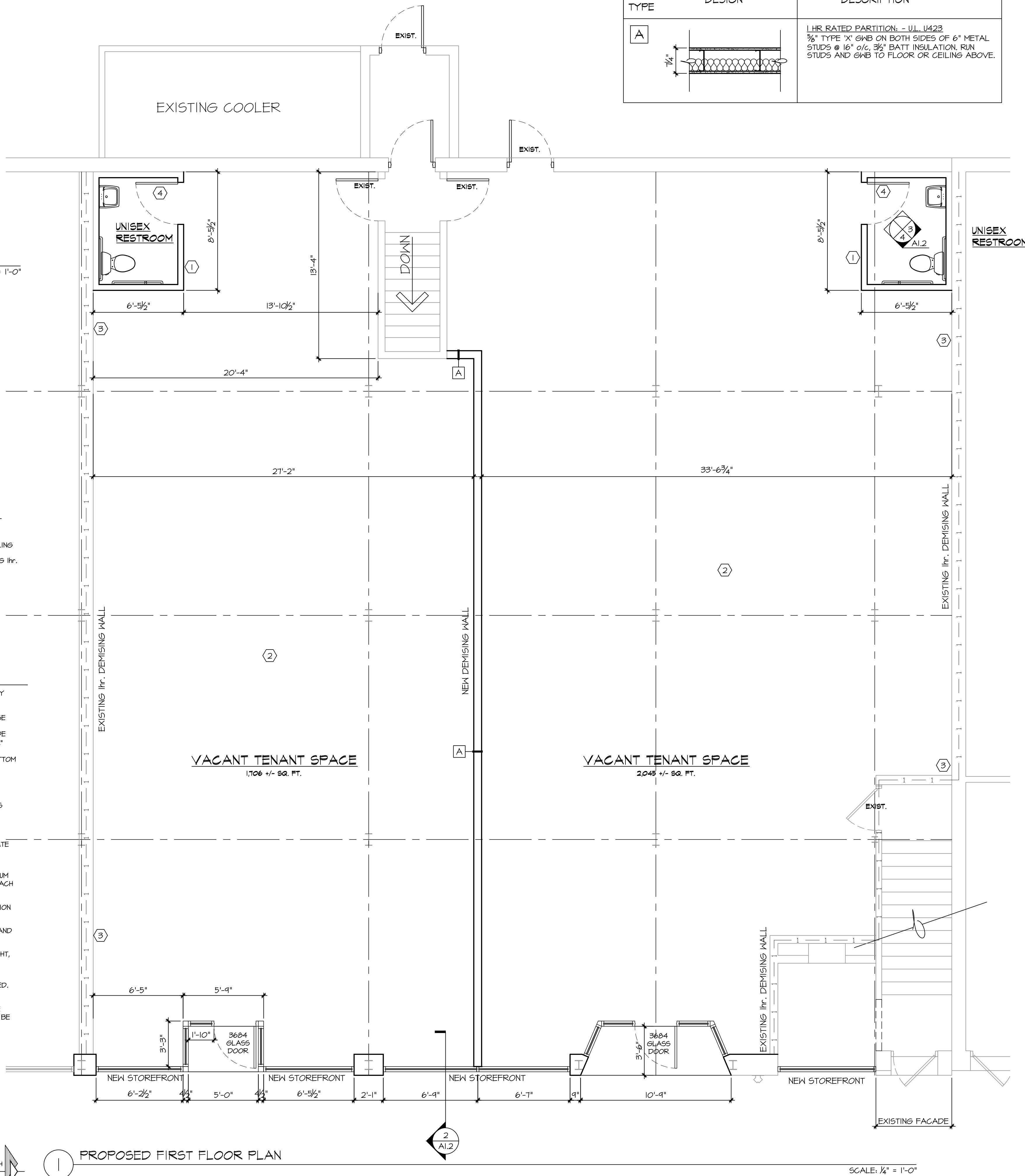
- 1 PROVIDE TEMPORARY FIRE EXTINGUISHER MOUNTED TO WALL.
- 2 PATCH AND REPAIR ANY HOLES IN THE CEILING TO MAINTAIN EXISTING 1hr. FLOOR CEILING RATING.
- 3 PATCH AND REPAIR ANY HOLES IN THE EXISTING DEMISING WALL TO MAINTAIN EXISTING 1hr. WALL RATING.
- 4 3604 DOOR WITH LEVER HANDLE & PRIVACY LOCK.

#### FLOOR PLAN GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO START OF FABRICATION / CONSTRUCTION.
2. A) PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL WALL LOCATIONS UNLESS OTHERWISE NOTED. B) PROVIDE 5/8" TYPE "X" MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES C) PROVIDE CEMENT BOARD AS BACK-UP AT ALL CERAMIC WALL TILE LOCATIONS. D) PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL CEILING LOCATIONS.
3. HOLD 3/4" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MOISTURE RESISTANT MASTIC CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC CAULKING FROM PARTITION AND FLOOR.
4. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.
5. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
6. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
7. PROVIDE 16 GAUGE SHEET METAL BANDING OR SOLID 2x BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILDING EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
8. NOTIFY THE ARCHITECT IF ELECTRICAL / COMMUNICATION / HVAC / PLUMBING / ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION. NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES.
9. DURING CONSTRUCTION, AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
10. LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
11. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
12. FOR OUTLETS ADDED TO EXTERIOR WALLS, REPAIR VAPOR BARRIER & MAKE AIR TIGHT. REPAIR INSULATION AND PATCH GYPSUM BOARD TO MATCH ADJACENT FINISHED SURFACES.
13. PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.
14. SALVAGED MATERIAL SHALL BE CLEANED AND RETURNED TO THE OWNER AS DIRECTED.
15. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
16. ALL DOOR HARDWARE TO BE ADA-APPROVED LEVER SETS.
17. PROVIDE CONTINUOUS 6 mil VAPOR BARRIER (ON WARM SIDE OF WALL) ALONG ENTIRE PERIMETER OF EXTERIOR WALL FROM FLOOR TO ROOF DECK. ALL PENETRATIONS TO BE MADE AIR TIGHT.
18. PATCH NEW FINISHES TO MATCH EXISTING. THE CONTRACTOR SHALL FIELD VERIFY EXISTING FINISH TYPES AND COLORS PRIOR TO ORDERING.



1 PROPOSED FIRST FLOOR PLAN



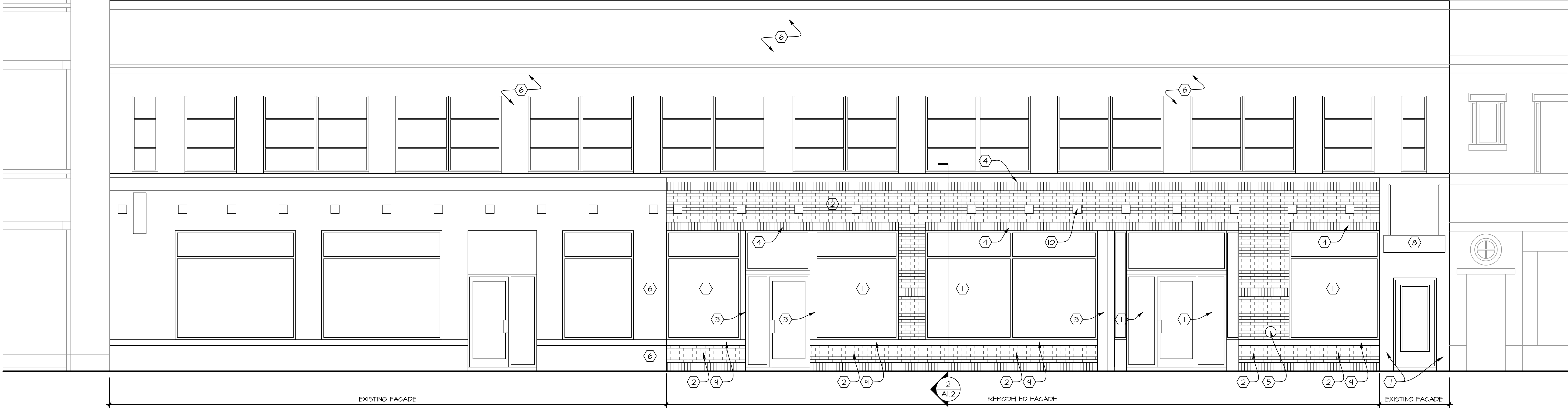
WALL TYPE	DESIGN	DESCRIPTION
A		1 HR RATED PARTITION. - ULL U423 5/8" TYPE "X" GMB ON BOTH SIDES OF 6" METAL STUDS @ 16" O.C. 3/4" BATT INSULATION, R11 STUDS AND GMB TO FLOOR OR CEILING ABOVE.

#### REVISIONS:

-	X

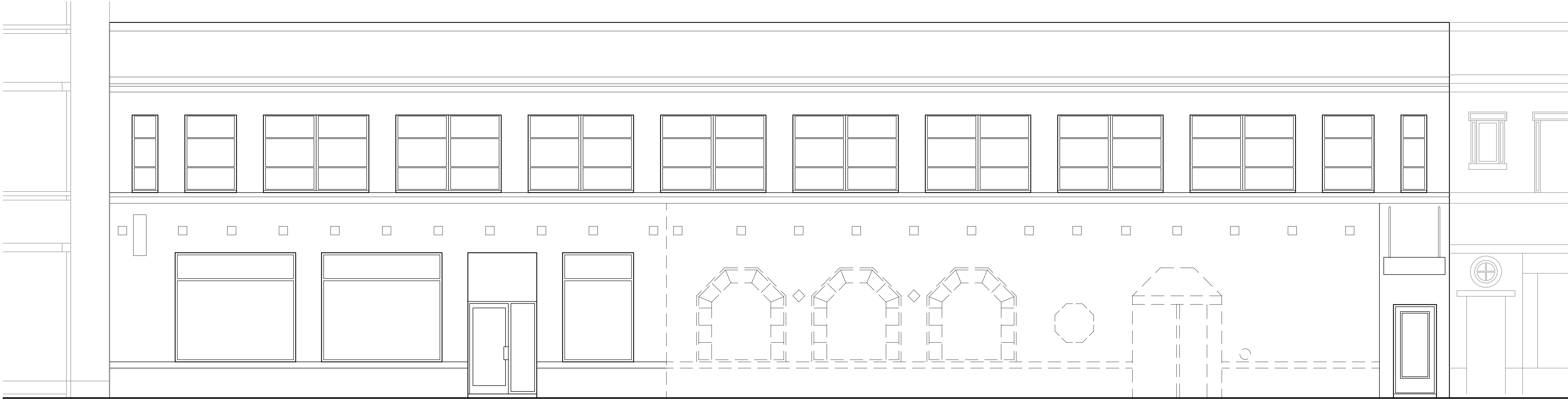
ELEVATION CODED NOTES:

- 1 NEW ALUMINUM STOREFRONT
- 2 BRICK VENEER - MATCH EXISTING
- 3 NEW ALUMINUM COLUMN COVER
- 4 BRICK SOLDIER COURSE - MATCH EXISTING
- 5 EXISTING FIRE DEPARTMENT CONNECTION
- 6 EXISTING BRICK VENEER
- 7 EXISTING GRANITE VENEER
- 8 EXISTING CANOPY
- 9 PRECAST SILL
- 10 REUSE STONE DECOS



1 PROPOSED DOWNER ELEVATION

SCALE: 1/4" = 1'-0"



1 EXISTING DOWNER ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

- X

CONSTRUCTION SET

# DOWNER AVE. TENANT REMODEL

2577 N. DOWNER AVE.  
MILWAUKEE, WI

SHEET TITLE:  
EXISTING / PROPOSED ELEVATION

## A1.3

DATE: 4/13/2023

PROJECT NUMBER: 23-185



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

**Property** 2577 N. DOWNER AV. Downer Avenue Commercial Historic District  
**Description of work** Applicant to remodel storefronts at north end of building to bring them closer to the originals.  
Bulkheads to be either Vitrolite or granite or tile.  
**Date issued** 2/21/2022 PTS ID 41877 Remodel Storefront

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

**Applicant to retain existing brick above the new storefronts and at the bulkhead area if possible. Applicant to work with HP staff on alternative materials if the brick at the bulkheads is not usable.**

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: [carlen.hatala@milwaukee.gov](mailto:carlen.hatala@milwaukee.gov).

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Patera LLC







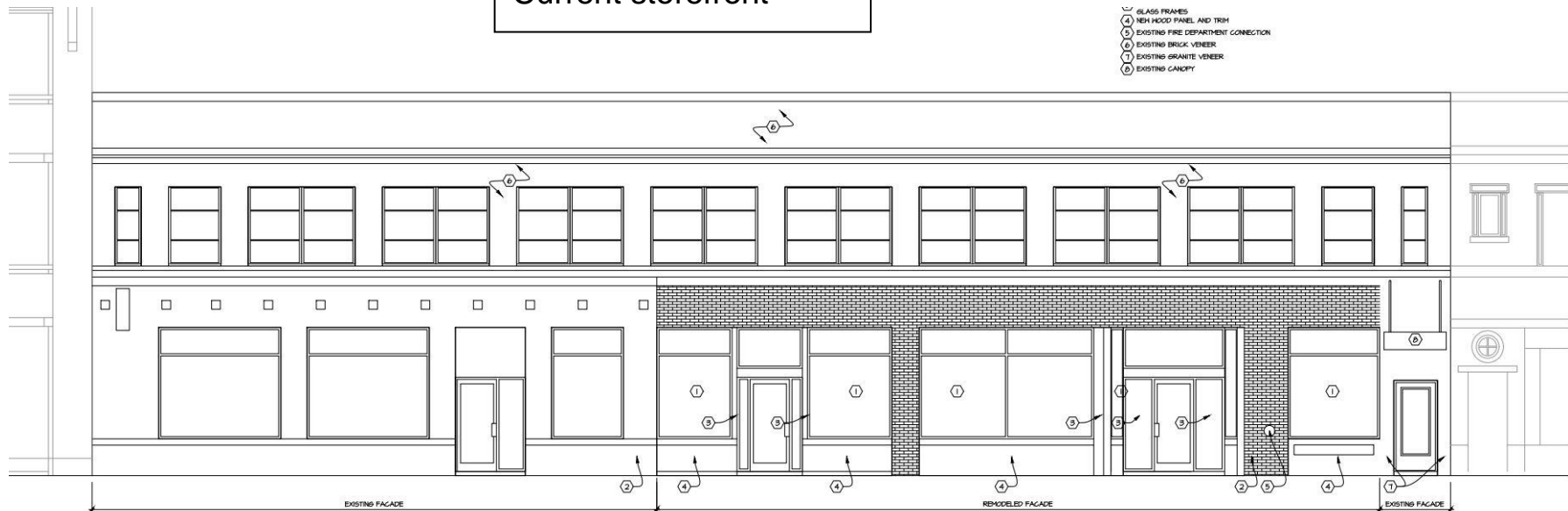


① EXISTING DOWNER ELEVATION

SCALE: 1/4" = 1'-0"

## Current storefront

- ✓ GLASS FRAMES
- ② NEW MOOD PANEL AND TRIM
- ③ EXISTING FIRE DEPARTMENT CONNECTION
- ④ EXISTING BRICK VENEER
- ⑤ EXISTING GRANITE VENEER
- ⑥ EXISTING CANOPY



## Proposed Storefront



