

# PROPOSED RETAIL DEVELOPMENT FOR: SOUTHGATE MARKETPLACE OUTLOT, LLC MILWAUKEE, WISCONSIN

## LEGEND

• (000.00) RP	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)		EXISTING CONIFEROUS TREE
• (000.00) BR	PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)		EXISTING SHRUB
• (000.00) TC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)		EXISTING STUMP
• (000.00) TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)		SOIL BORING
• (000.00) BW	EXISTING WATER VALVE IN BOX		EXISTING WELL
•	PROPOSED WATER VALVE IN BOX		EXISTING LIGHT POLE
•	EXISTING WATER VALVE IN MANHOLE		EXISTING SIGN
•	EXISTING WATER SERVICE VALVE		CENTER LINE
•	EXISTING TELEPHONE MANHOLE		PROPOSED HANDICAP PARKING STALL
•	EXISTING ROUND CATCH BASIN		PROPOSED HANDICAP PARKING STALL
•	PROPOSED ROUND CATCH BASIN		EXISTING GAS VALVE
•	EXISTING SQUARE CATCH BASIN		EXISTING WOODED AREA
•	EXISTING CURB INLET		EXISTING HEDGE
•	PROPOSED CURB INLET		EXISTING CHAINLINK FENCE
•	EXISTING UTILITY POLE		EXISTING WOOD FENCE
•	EXISTING UTILITY POLE WITH GUY WIRE		EXISTING BARBED WIRE FENCE
•	EXISTING STREET LIGHT		PROPERTY LINE
•	EXISTING TELEPHONE PEDESTAL		EXISTING GUARD RAIL
•	EXISTING ELECTRIC PEDESTAL		EXISTING STORM SEWER AND MANHOLE
•	EXISTING ELECTRIC BOX		PROPOSED STORM SEWER AND MANHOLE
•	EXISTING CABLE TV PEDESTAL		EXISTING SANITARY SEWER AND MANHOLE
•	PROPOSED DRAINAGE FLOW		PROPOSED SANITARY SEWER AND MANHOLE
•	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING WATER LINE AND HYDRANT
•	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING OVERHEAD UTILITY LINE
•	1-1/4" REBAR FOUND		EXISTING UNDERGROUND ELECTRIC CABLE
•	3/4" REBAR FOUND		EXISTING UNDERGROUND TELEPHONE CABLE
•	2" IRON PIPE FOUND		EXISTING UNDERGROUND GAS LINE
•	1" IRON PIPE FOUND		PROPOSED CURB AND GUTTER
•	EXISTING FLOOD LIGHT		GRADING/SEEDING LIMITS
•	SECTION CORNER		RIGHT-OF-WAY LINE
•	PROPOSED APRON ENDWALL		PROPERTY LINE
•	PROPOSED MARSH AREA		RAILROAD TRACKS
•	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		EXISTING GROUND CONTOUR
•			PROPOSED GROUND CONTOUR

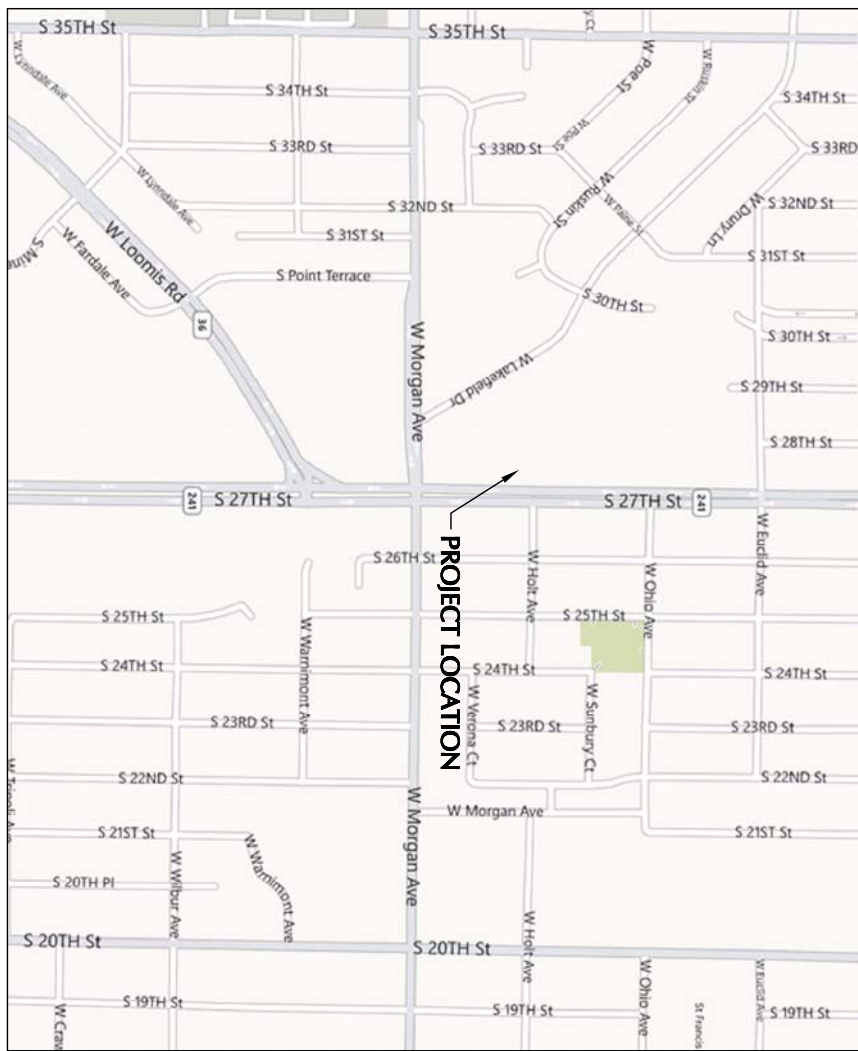
## CIVIL SHEET INDEX

SHEET	SHEET TITLE
C1.0	CIVIL COVER AND SPECIFICATION SHEET
C1.1	EXISTING SITE AND DEMOLITION PLAN
C1.2	SITE PLAN
C1.3	GRADING AND EROSION CONTROL PLAN
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C1.5	EROSION CONTROL/STORMWATER MANAGEMENT NOTES AND DETAILS
C1.6	LANDSCAPE PLAN

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES, RECONNOITER THE PROJECT LOCATION.

**CALL DIGGERS HOTLINE**  
1-800-242-8511

TELEFAX (414) 758-0947  
WISCONSIN STATUTE 182.075 (1974)  
REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



## PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

- DESIGNER'S DUTY WORK**
1. TO PROVIDE A COMPLETE SET OF PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE PROJECT.
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## CIVIL COVER AND SPECIFICATION SHEET

JOB NUMBER:  
1200960

SHEET

C1.0

SHEET ISSUE:  
JANUARY 27, 2012

SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

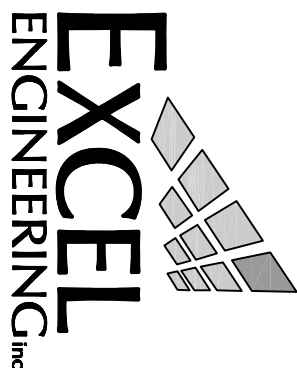
REVISIONS:

PROJECT:  
3355 RETAIL  
3355 27TH STREET  
MILWAUKEE, WI

OWNER:  
SOUTHGATE MARKETPLACE OUTLOT, LLC  
10345 N. PORT WASHINGTON ROAD  
SUITE 175  
MEQUON, WI 53092

Always a Better Plan

100 CAMBLOT DRIVE  
PO BOX 1000  
MILWAUKEE, WI 53202  
TEL: (414) 758-0947  
FAX: (920) 926-9901







**OWNER:**  
SOUTHGATE MARKETPLACE OUTLOT, LLC  
10345 N. PORT WASHINGTON ROAD  
SUITE 175  
MEQUON, WI 53092

PROJECT:  
3355 RETAIL  
3355 27TH STREET  
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**SHEET ISSUE:**  
JANUARY 27, 2012

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**SEE TITLE SHEET TO CONFIRM  
THAT THIS SHEET HAS BEEN  
ISSUED FOR CONSTRUCTION**

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**REVISIONS:**  
FEBRUARY 6, 2012



PARKING INFORMATION			
EXISTING WALK-MART PARKING:	877		
STANDARD SPACES:	20		
CART CORRAIS:	20		
TOTAL:	922		
PROPOSED WALK-MART PARKING:			
STANDARD SPACES:	846		
CART CORRAIS:	26		
TOTAL:	892		
EXISTING LOT/LOT PARKING:			
STANDARD SPACES:	49		
ACCESSIBLE SPACES:	0		
PROPOSED LOT/LOT PARKING:			
STANDARD SPACES:	1		
ACCESSIBLE SPACES:	18		

EXISTING SITE DATA			
PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.49	21,358	
PAVEMENT (ASP. & CONC.)	0	0	0%
TOTAL IMPERVIOUS	0.42	18,233	85.7%
LANDSCAPE/OPEN SPACE	0.42	18,233	85.7%
	0.07	3,165	14.3%

PROPOSED SITE DATA			
PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.49	21,358	22.5%
PAVEMENT (ASP. & CONC.)	0.10	4,933	61.2%
TOTAL IMPERVIOUS	0.30	12,931	61.2%
LANDSCAPE/OPEN SPACE	0.41	17,931	83.7%
	0.08	3,457	16.3%

**SITE INFORMATION:**

PROPERTY AREA:	AREA = 21,388 S.F. (0.49 ACRES).
EXISTING ZONING:	PD – PLANNED DEVELOPMENT
PROPOSED ZONING:	PD – PLANNED DEVELOPMENT
PROPOSED USE:	RETAIL
AREA OF SITE DISTURBANCE:	23,375 S.F. (0.54 ACRES)
PROPOSED BUILDING HEIGHT:	26'-8"
PARKING PROVIDED ON PROPERTY:	19 SPACES
HANDICAP STALLS REQUIRED:	1. HANDICAP STALLS PROVIDED: 1
BUILDING OCCUPANCY CLASSIFICATION:	A2 (ASSEMBLY)
CLASS OF BUILDING CONSTRUCTION:	= VB

## PROJECT NOTES

GENERAL NOTES:

1. CONSTRUCTION PROGRAM SHALL BE COMPLETED BY EXCEL, ENGINEERING CONTRACTOR TO STAINLESS STEEL RAY WILGERT, AT \$20.92-96.00 TO GET STAINING PRICE TO INCLUDE IN BID TO OWNER. STAINING SHALL BE EXCEL, ENGINEERING AT \$1.00 PER SQUARE FOOT AND MATERIAL RATES UP TO THE AGREED STAINING BY ALLOWANCE. PAYMENT AT STAINING COSTS BEYOND THE ALLOWANCE DUE TO RETAINING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAINING PURPOSES.
2. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS AND WORK IN ROW PERMITS.

PLAN NOTES:

1. 4" WIDE YELLOW STRIPING FOR PARKING STALLS, TRAFFIC LANE, AND NO PARKING AREAS. YELLOW PAINT MARKINGS FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGE.

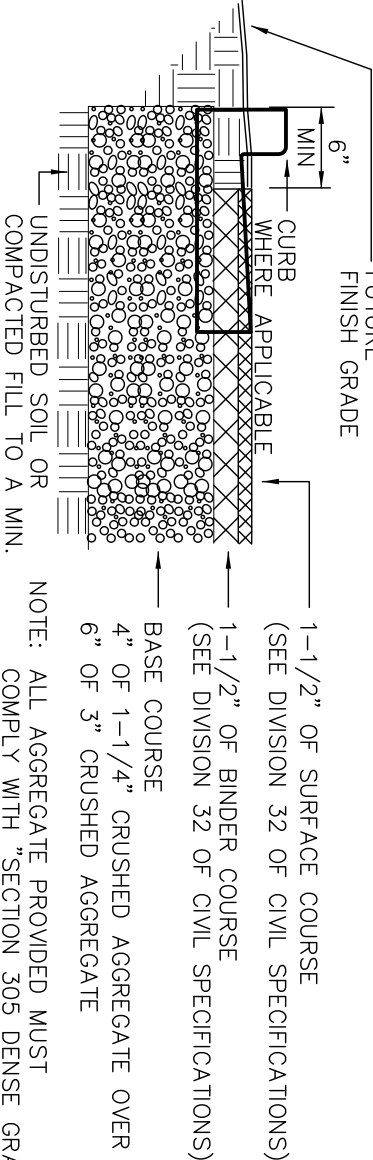
\* CONTRACTOR TO VERIFY PAYMENT SECTION WITH SOILS REPORT PRIOR TO CONSTRUCTION.

CONSTRUCTION.

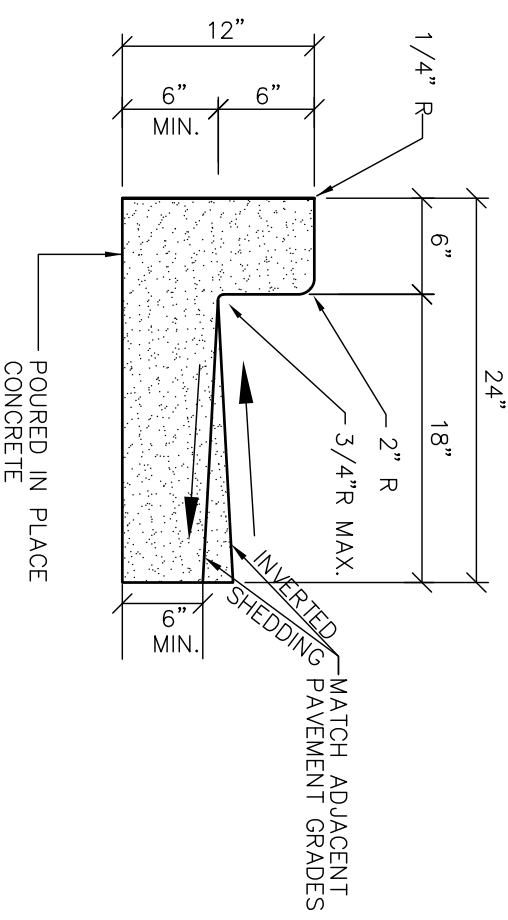
1-1/2" OF SURFACE COURSE  
(SEE DIVISION 32 OF CIVIL SPECIFICATIONS)

BASE COURSE  
4" OF 1-1/4" CRUSHED AGGREGATE  
6" OF 3" CRUSHED AGGREGATE

NOTE: ALL AGGREGATE PROVIDED MUST COMPLY WITH "SECTION 305 DENSE GRADED BASE" OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.



# STANDARD ASPHALT PAVING DETAIL



2	24 CONCRETE CURB & GULLIER DETAIL
CI.2	NO SCALE



# SITE PLAN

# NOIR

SCALE FEE

012 © EXCEL ENGINEERING, INC.



**OWNER:**  
SOUTHGATE MARKETPLACE OUTLOT, LLC  
10345 N. PORT WASHINGTON ROAD  
SUITE 175  
MEQUON, WI 53092

**PROJECT:**  
3355 RETAIL  
3355 27TH STREET  
MILWAUKEE, WI

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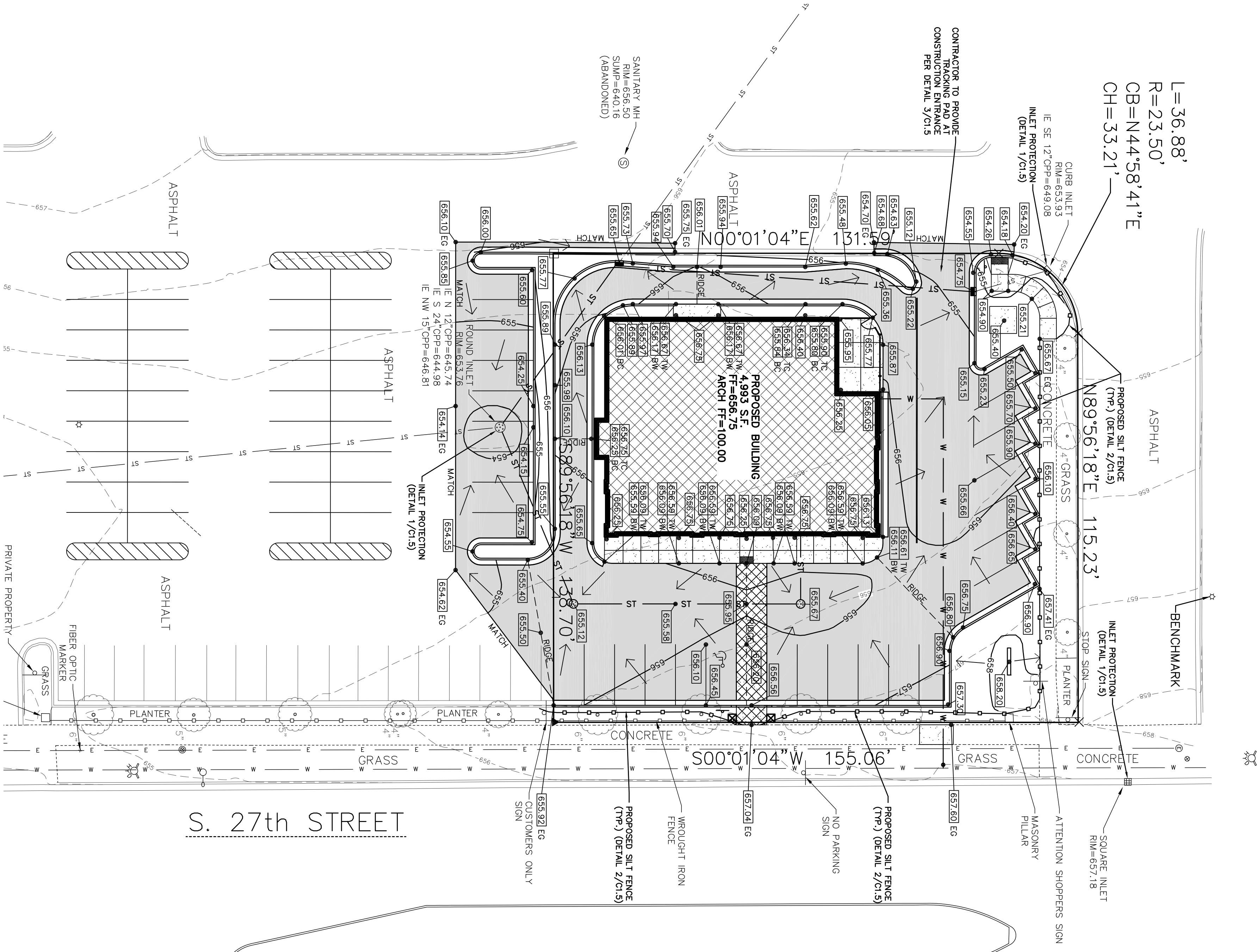
**REVISIONS:**

**JOB NUMBER:**  
1200960

**SHEET**

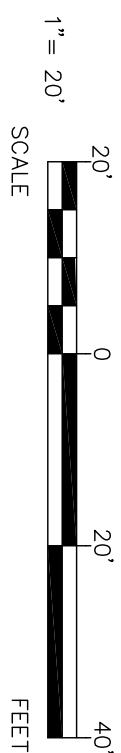
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EROSION CONTROL/SITE DEWATERING NOTES
EROSION CONTROL SHALL STRICTLY COMPLY WITH THE EROSION CONTROL GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 191, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL.
DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TRANSPORT OR DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION. WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TRANSPORT OR DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION. WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TRANSPORT OR DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION.
STONE TRACKING PADS SHALL BE PLACED ON SITE AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC BEING PLACED ON THE SITE. TRACKING PADS SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG.
STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL CATCH BASINS, AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.
ALL SILT FENCE SHALL BE PLACED ON SITE AND SHALL BE IN CONFORMANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.
THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. EROSION CONTROL DEVICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO MEET WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.
TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE WITHIN A PERIOD OF ONE YEAR AND/OR LAND-DISTURBING ACTIVITIES THAT WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS.
PERMANENT RESTORATION APPLIES TO AREAS WHERE PERMANENT VEGETATIVE COVER IS NEEDED TO PREVENT EROSION. PERMANENT RESTORATION SHALL BE COMPLETED WITHIN 7 DAYS OF THE END OF CONSTRUCTION. PERMANENT RESTORATION SHALL BE COMPLETED WITHIN 7 DAYS OF THE END OF CONSTRUCTION. PERMANENT RESTORATION SHALL BE COMPLETED WITHIN 7 DAYS OF THE END OF CONSTRUCTION.
ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH ALL-OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLOSHING SHALL NOT BE ALLOWED.
MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
DEWATERING - IF SITE DEWATERING IS REQUIRED ON SITE THE FOLLOWING PROCEDURES SHALL BE USED.
1. FOLLOW WORK CODE NO. 1061 FOR DEWATERING.
2. VERIFY IF DIFFERENT.
3. TYPE I (GEOTEXTILE BAGS) TO BE USED PRO THE DEWATERING WITH SANDY LOAM SOIL.
4. GEOTEXTILE BAGS SHALL BE SIZED ACCORDING TO THE PARTICLE SIZE BEING TRAPPED. EXPECTED FOOTPRINT OF THE BAG SHALL BE NO SMALLER THAN 100 SQUARE FEET.
5. WORK APPROVED POLYMERS CAN BE USED TO ENHANCE THE EFFICIENCY OF THE BAGS.
6. SEDIMENT SHALL BE REMOVED FROM DEVICES TO MAINTAIN EFFECTIVENESS. ALL SEDIMENT SHALL BE REMOVED FROM DEVICES TO MAINTAIN EFFECTIVENESS. ALL SEDIMENT SHALL BE REMOVED FROM DEVICES TO MAINTAIN EFFECTIVENESS.
7. THE FOLLOWING MONITORING SHALL BE CONDUCTED. TEST RESULTS SHALL BE RECORDED ON A DAILY BASIS.
- DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
- OBSERVED WATER TABLE AT TIME OF DEWATERING.
- IF USED, TYPE AND AMOUNT OF CHEMICAL USED FOR pH ADJUSTMENT.
- IF USED, TYPE AND AMOUNT OF POLYMER USED FOR TREATMENT.
- MAINTENANCE ACTIVITIES.



**GRADING AND  
EROSION CONTROL PLAN**

SCALE: 1"=20'-0"






**OWNER:**  
SOUTHGATE MARKETPLACE OUTLOT, LLC  
10345 N. PORT WASHINGTON ROAD  
SUITE 175  
MEQUON, WI 53092

PROJECT:  
3355 RETAIL  
3355 27TH STREET  
MILWAUKEE, WI

**SHEET ISSUE:**  
**JANUARY 27, 2012**  
**SEE TITLE SHEET TO CONFIRM**  
**THAT THIS SHEET HAS BEEN**  
**ISSUED FOR CONSTRUCTION**  
**REVISIONS:**

**SITE LIGHTING NOTE:**  
ALL SITE LIGHTING DESIGN AND APPROVAL BY  
SITE ELECTRICAL CONTRACTOR.

**NOTE:**  
DESIGN, SIZE, AND LOCATION OF ALL EXTERIOR  
UTILITY SERVICES SHOULD BE VERIFIED BY THE  
PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION.



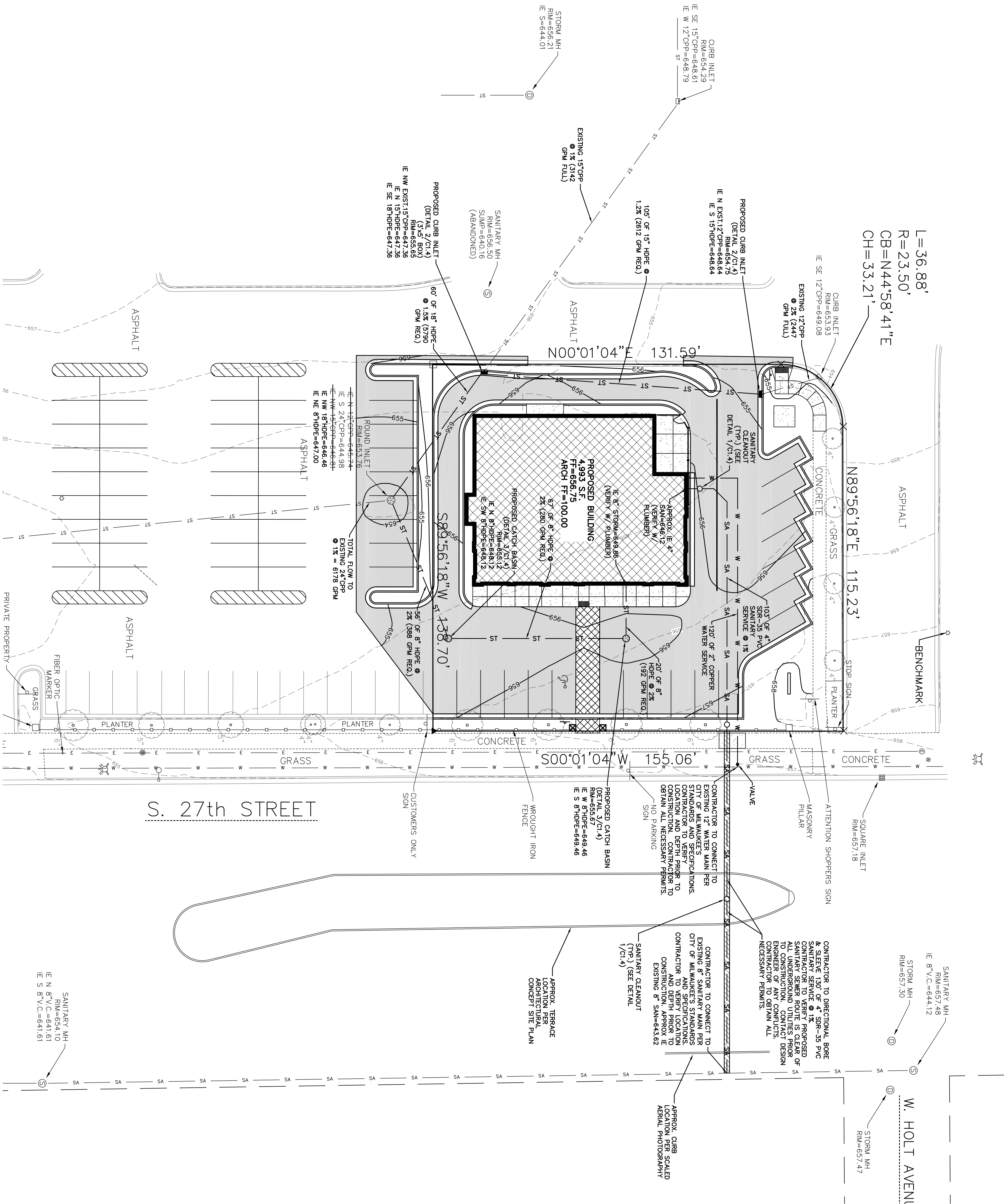
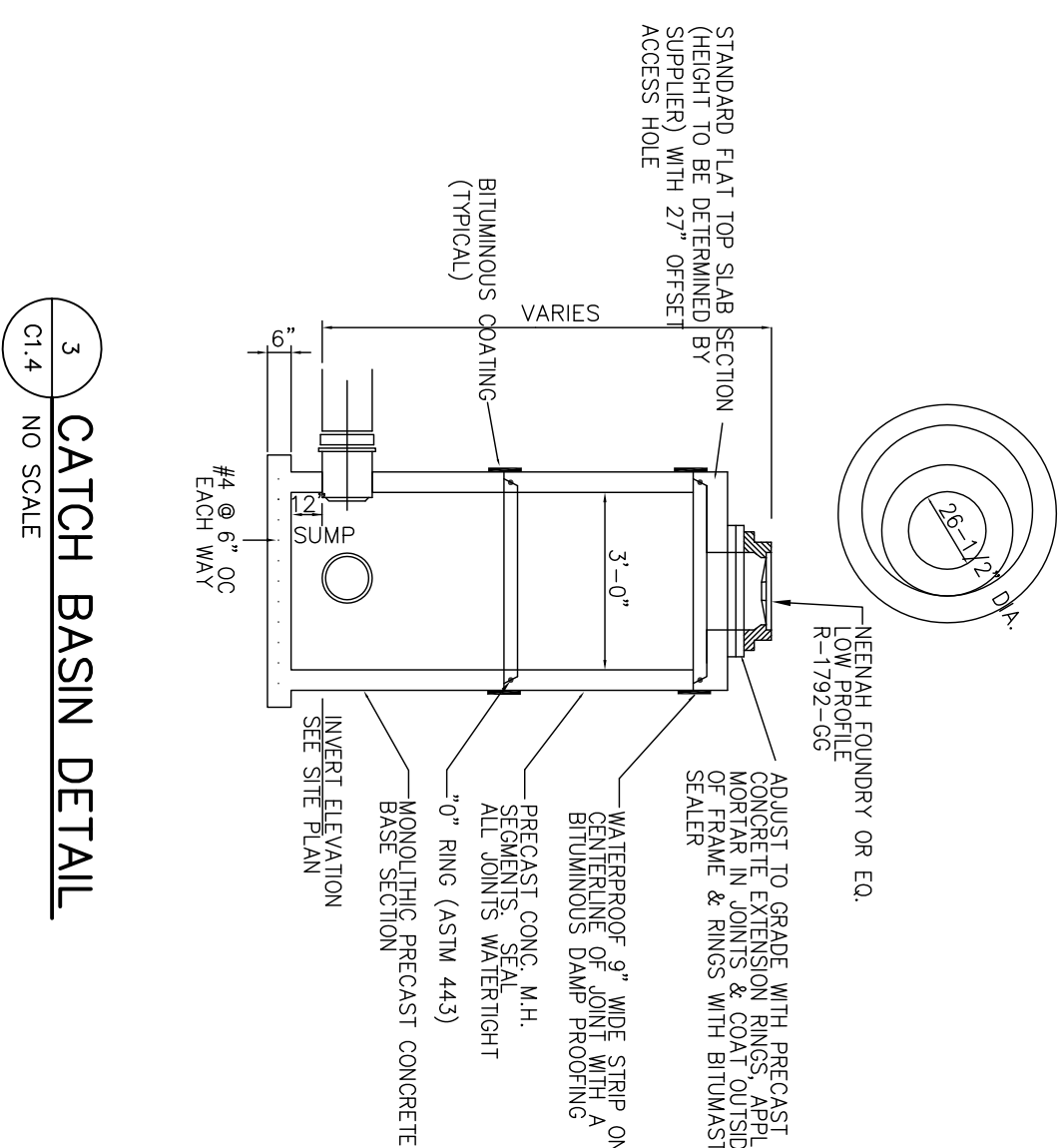
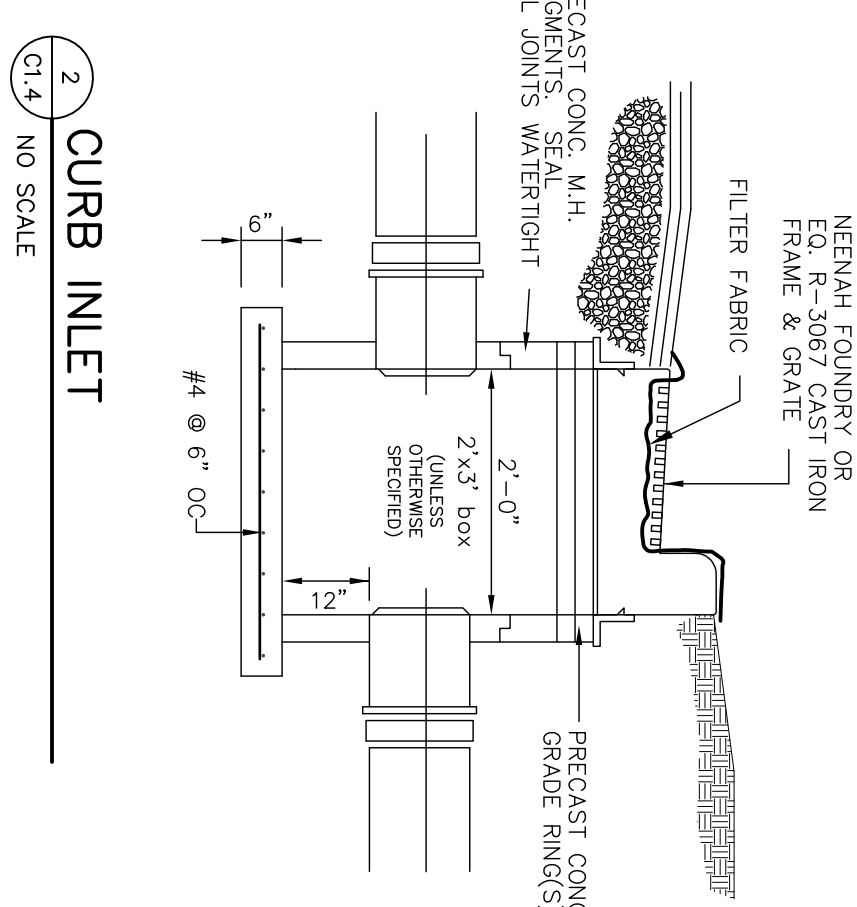
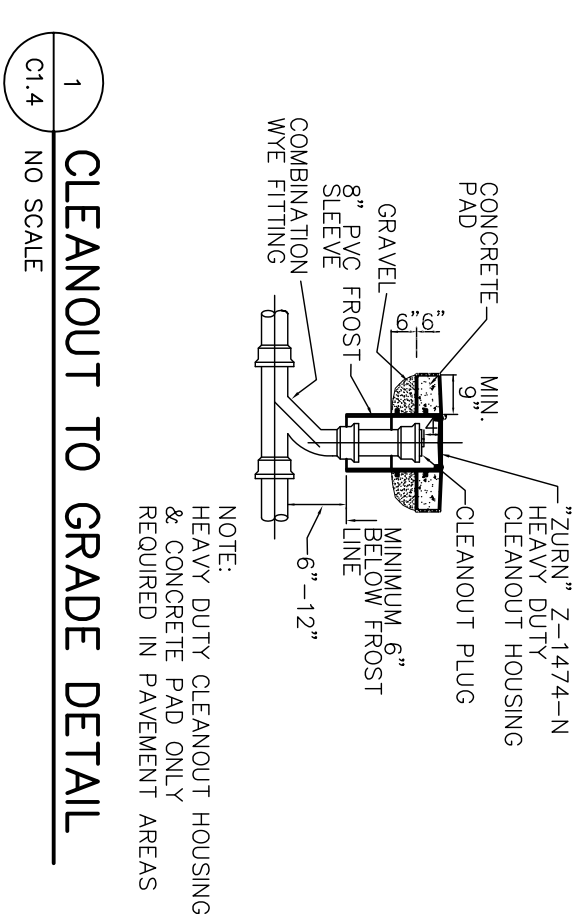
**NORTH**

UTILITIES PLAN

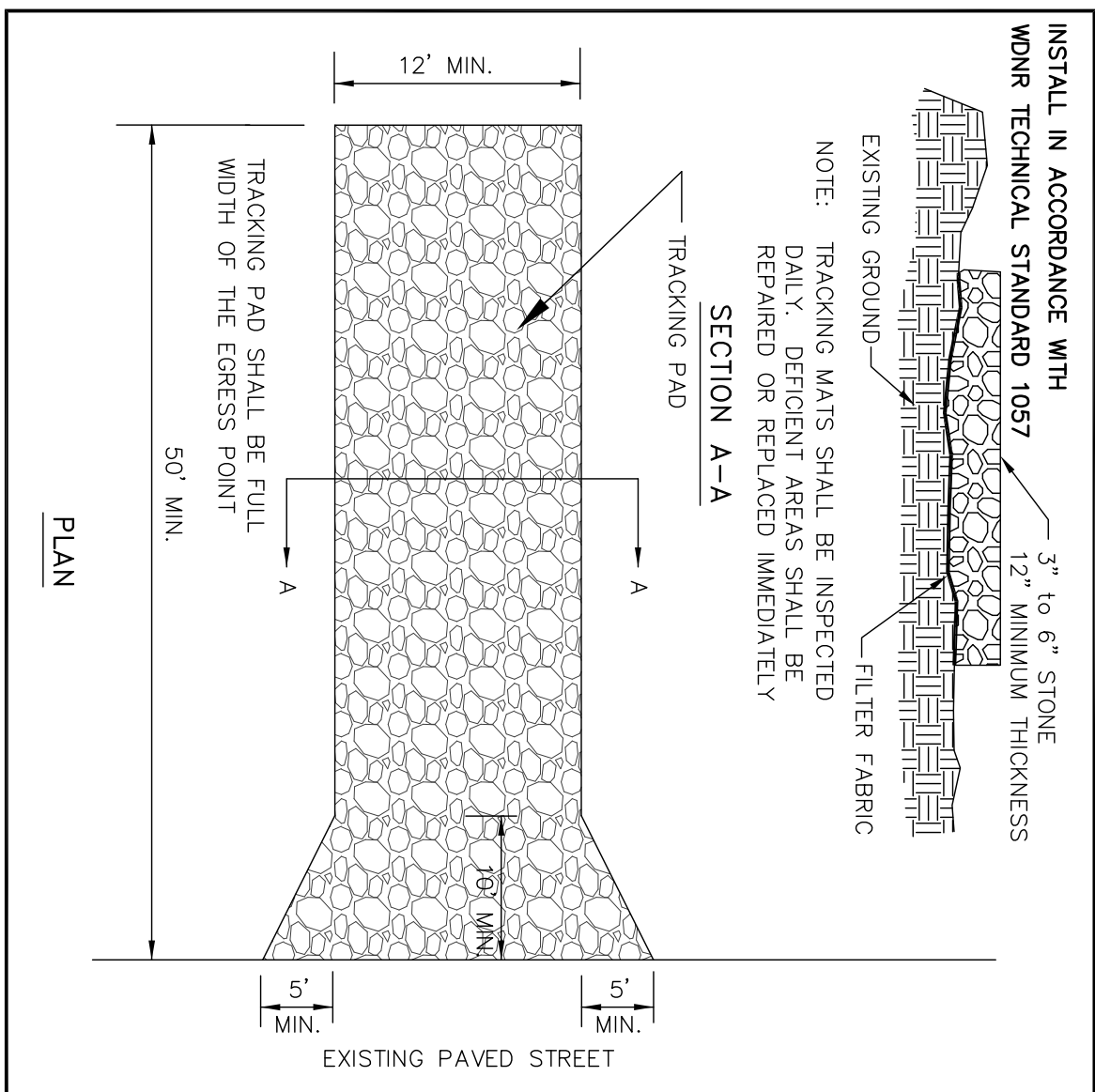
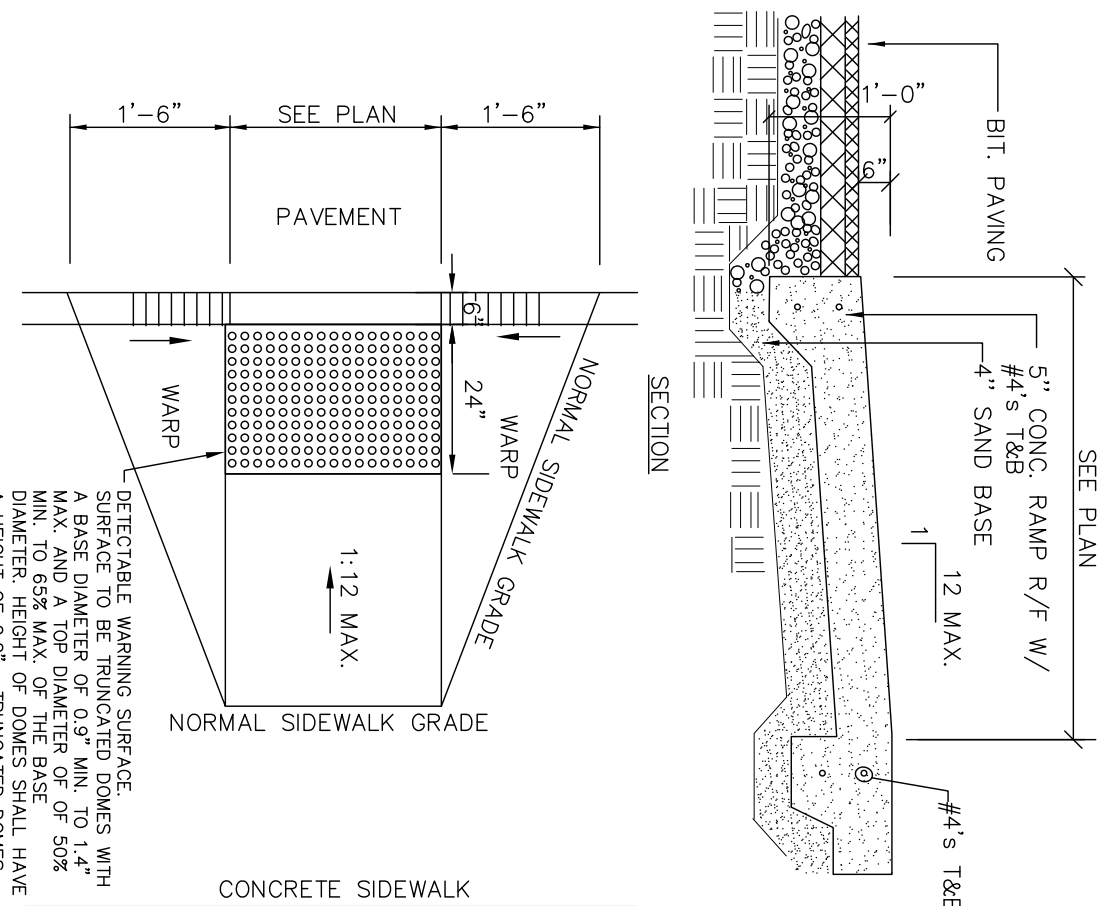
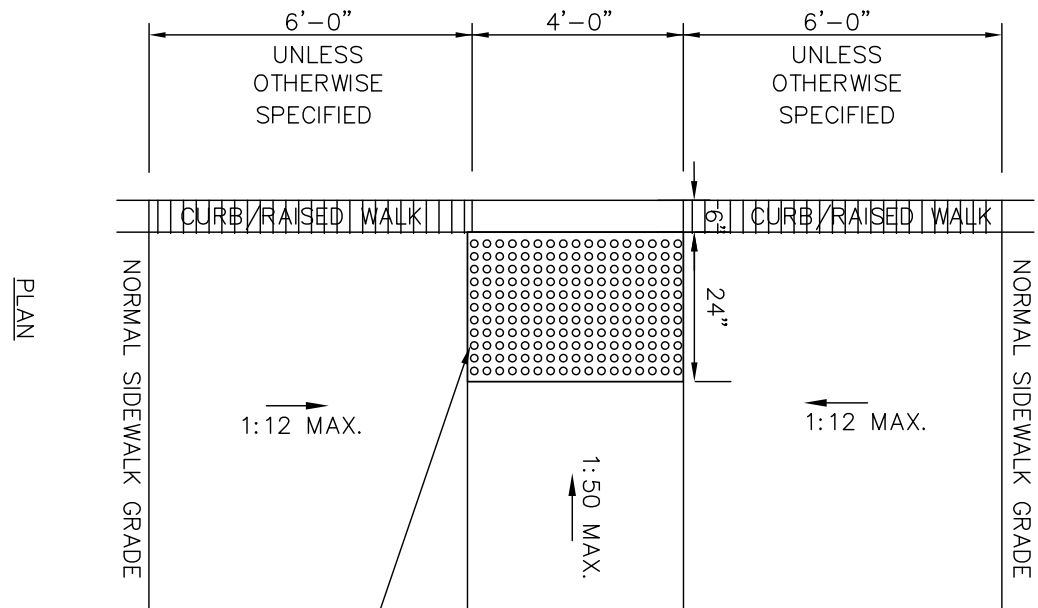
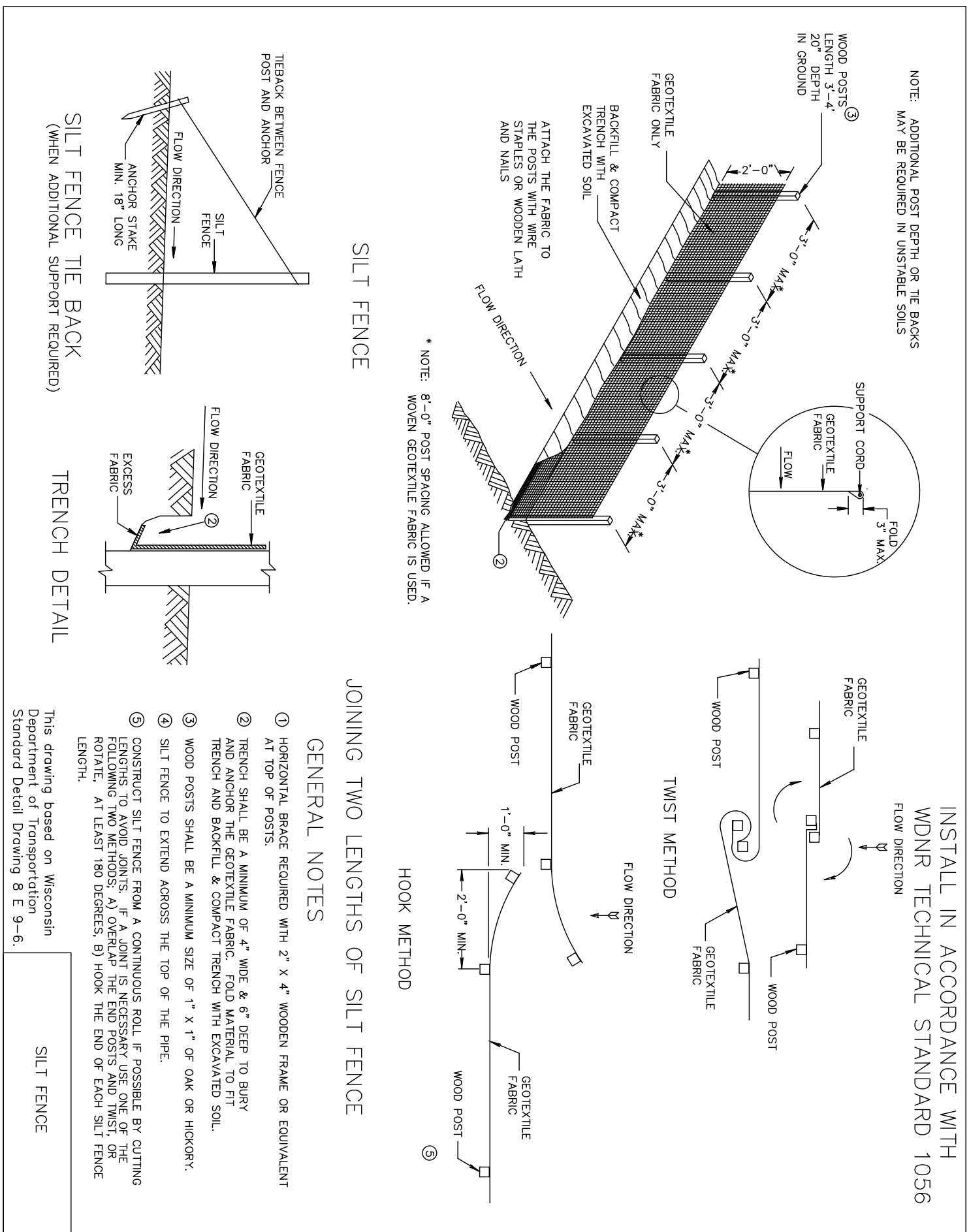
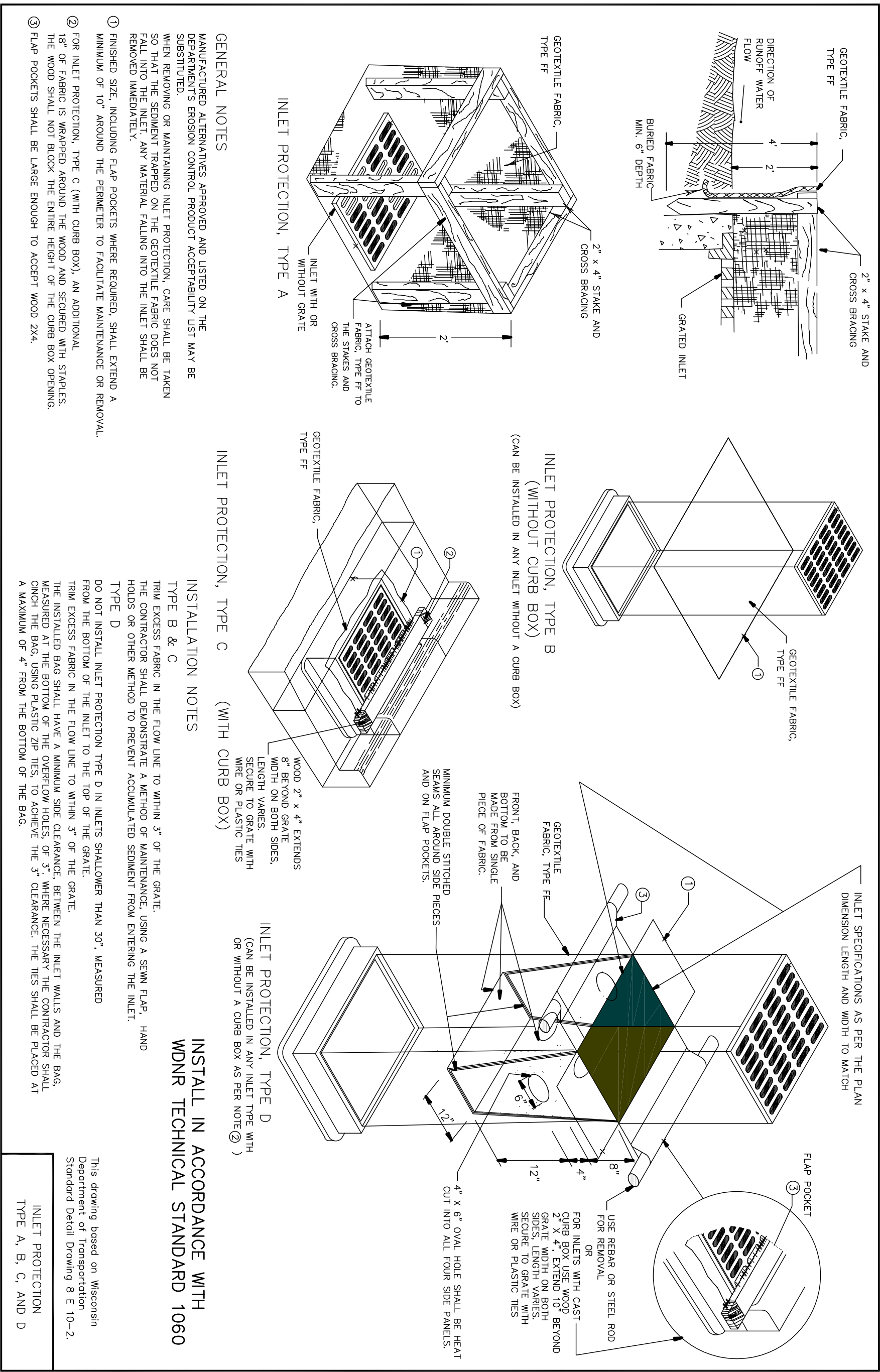
1" = 20'

20' 0 20' 40'

SCALE FEET







## 1 INLET PROTECTION DETAILS

5 CURB RAMP DETAIL

C1.5	NO SCALE
------	----------

4 CURB RAMP DETAIL

C1.5	NO SCALING
------	------------



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ISSUED FOR CONSTRUCTION

REVISIONS:

FEBRUARY 6, 2012

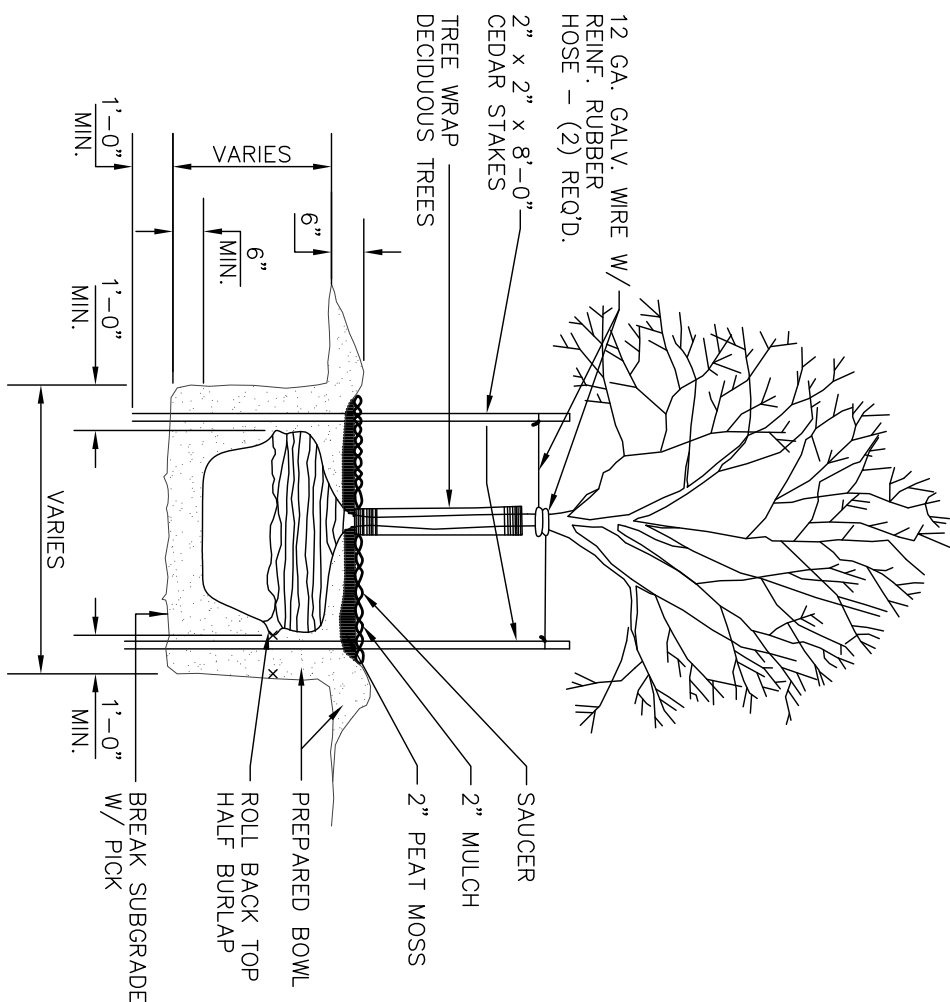
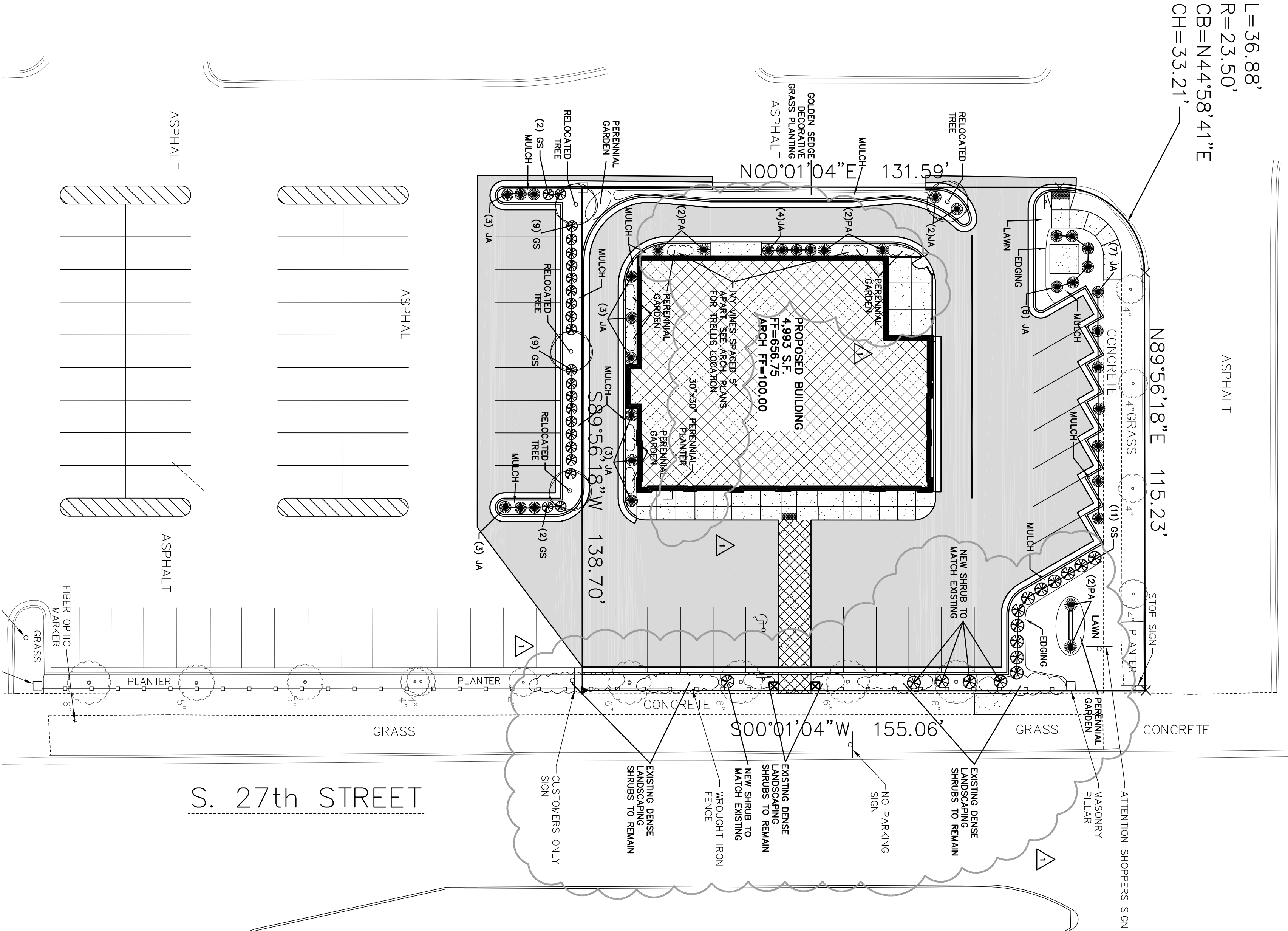
JOB NUMBER:

1200960

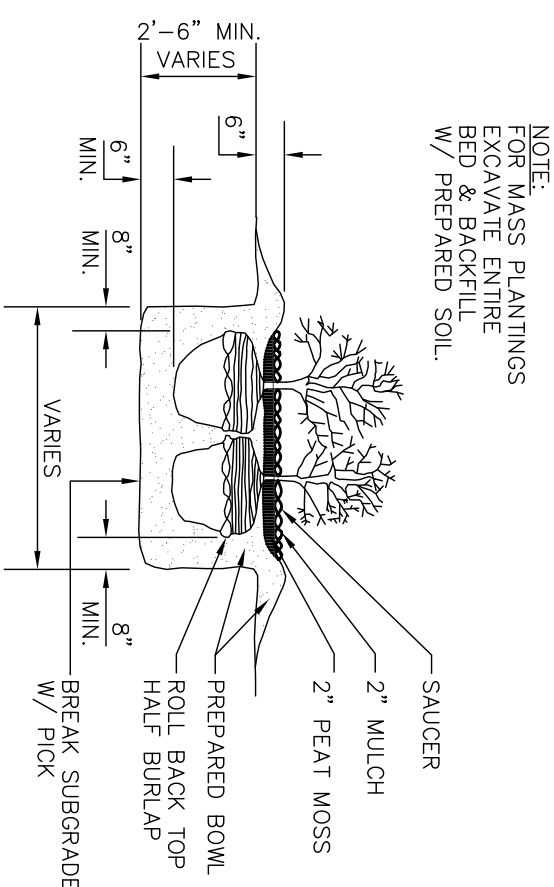
SHEET

C1.6

LANDSCAPING NOTES				
MARK	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	NO. PROVIDED
SMALL SHRUBS				
JA	Arctost. Juniper	Juniperus sabina 'Arctost'	24"	31
GS	Goldmound Spirea	Spirea 'Goldmound'	24"	33
EVERGREEN TREES				
PA	Pyramidal Arctostiche	Thuja occidentalis fastigiata	5'	6
NOTE: MULCH AT ALL PLANTING AREAS (VERIFY TYPE WITH OWNER)				



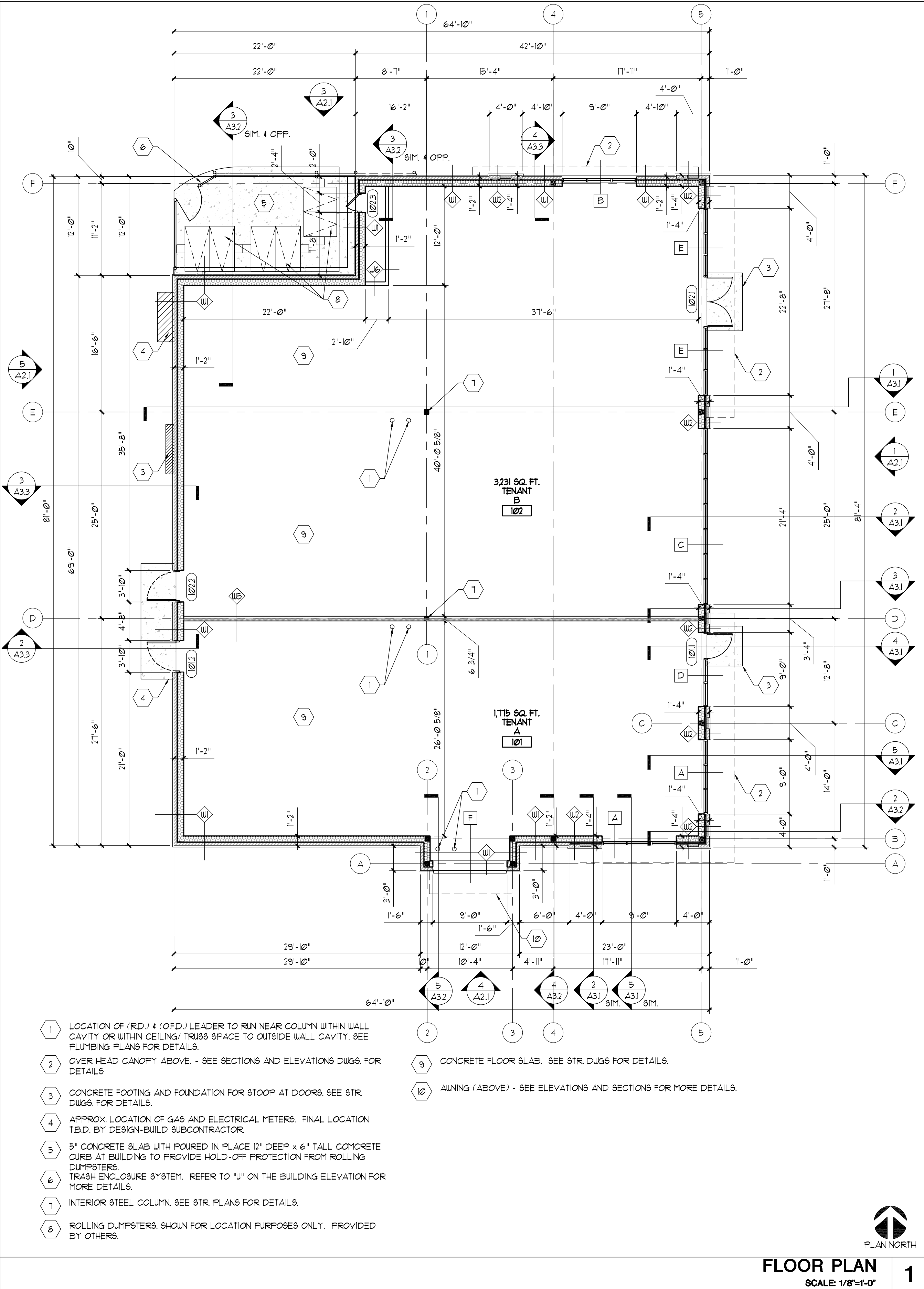
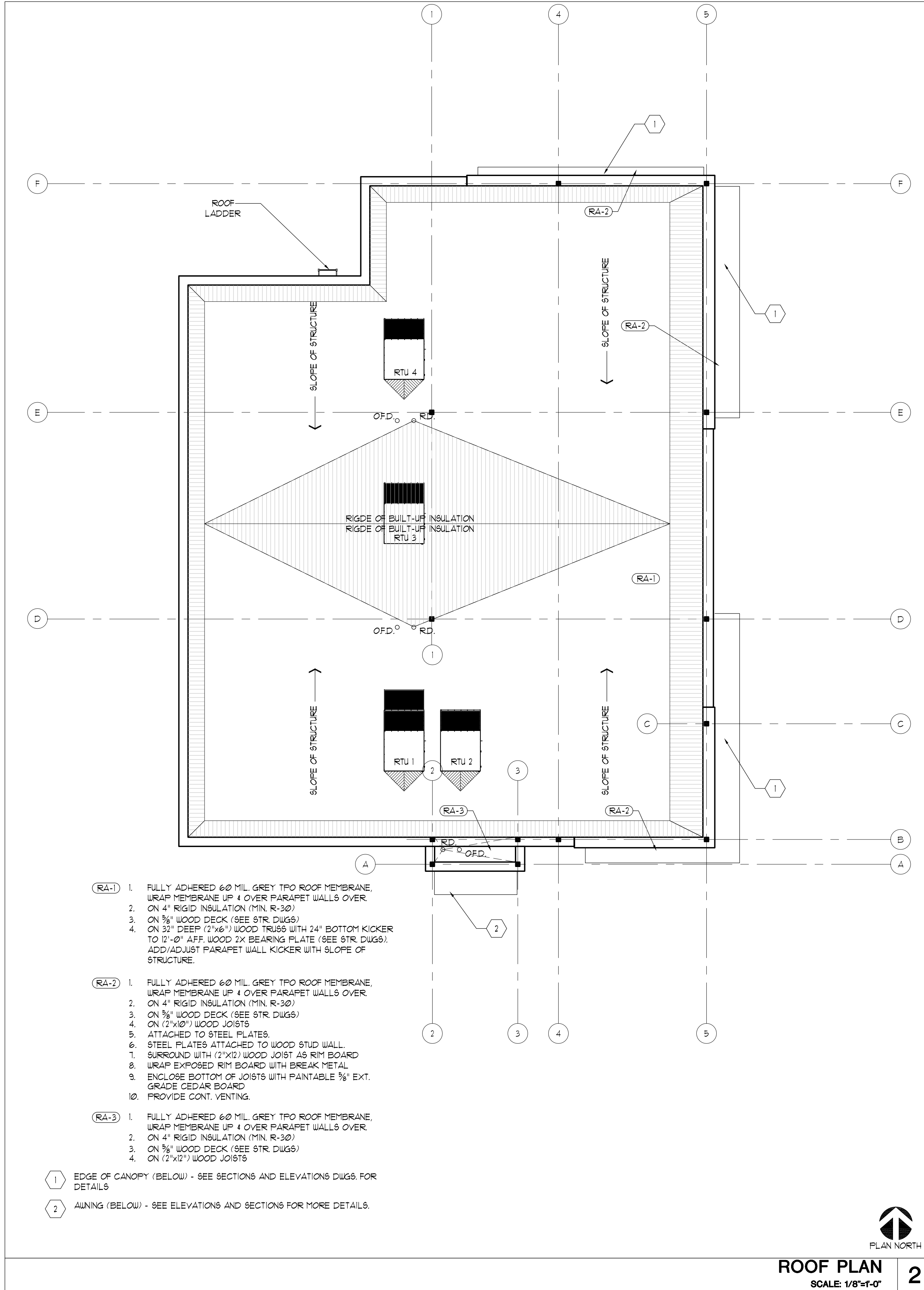
1 TREE PLANTING DETAIL  
NO SCALE



2 SHRUB PLANTING DETAIL  
NO SCALE







FULL SIZE PRINT = 24" x 36" SHEET

DO NOT SCALE THIS SHEET

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Project:

Shoppes at Southgate

3355 27TH STREET

MILWAUKEE, WI

PERSPECTIVE DESIGN, INC.

11525 W. North Avenue

Wauwatosa, WI 53226

Tel (414) 302-1780 Fax (414) 302-1781

Rev. #

Rev. Date

Rev. By:

02/03/12

TENANT APPROVAL SET

WHC

Drawing Title:

FLOOR PLAN

Date: 02/03/12

Scale: A.N.

Drawn: WHC

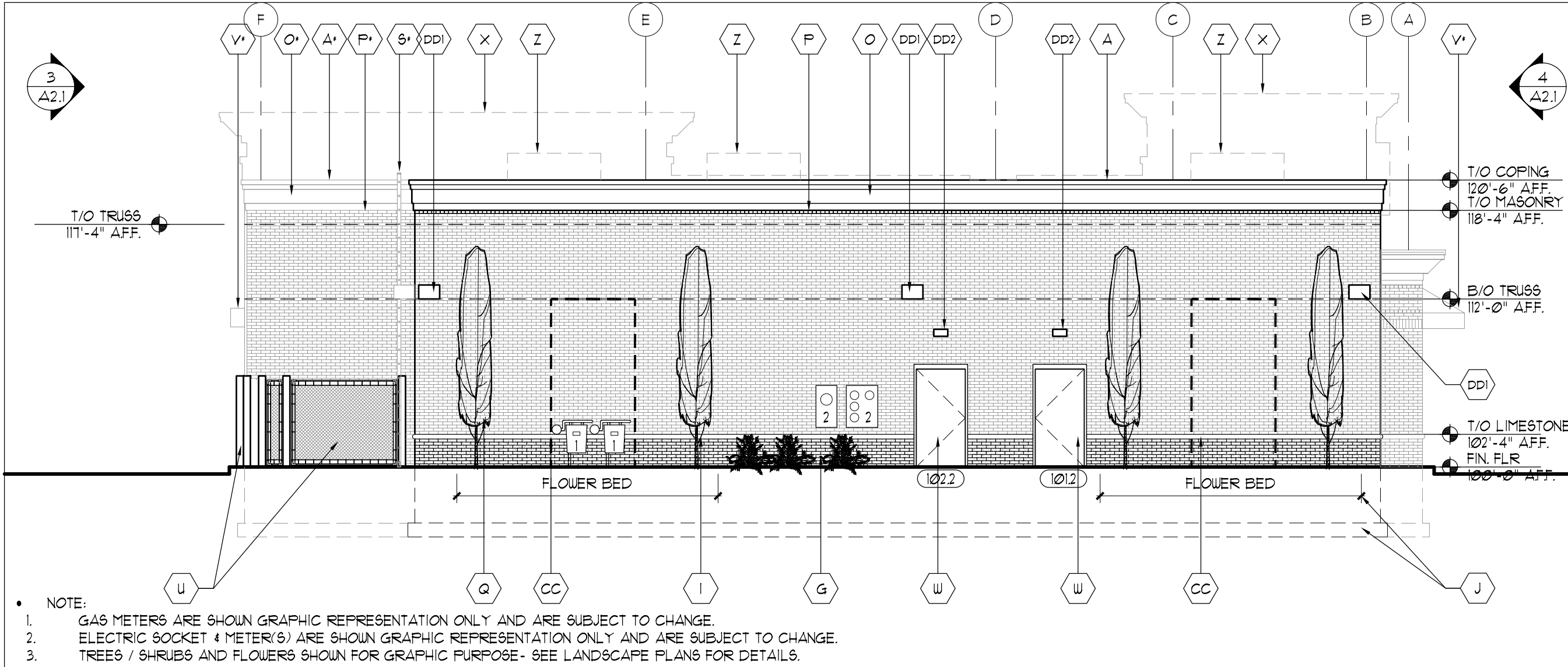
Job: 10-006

Sheet: A1.1

THIS BOX IS 1/2" x 1/2"

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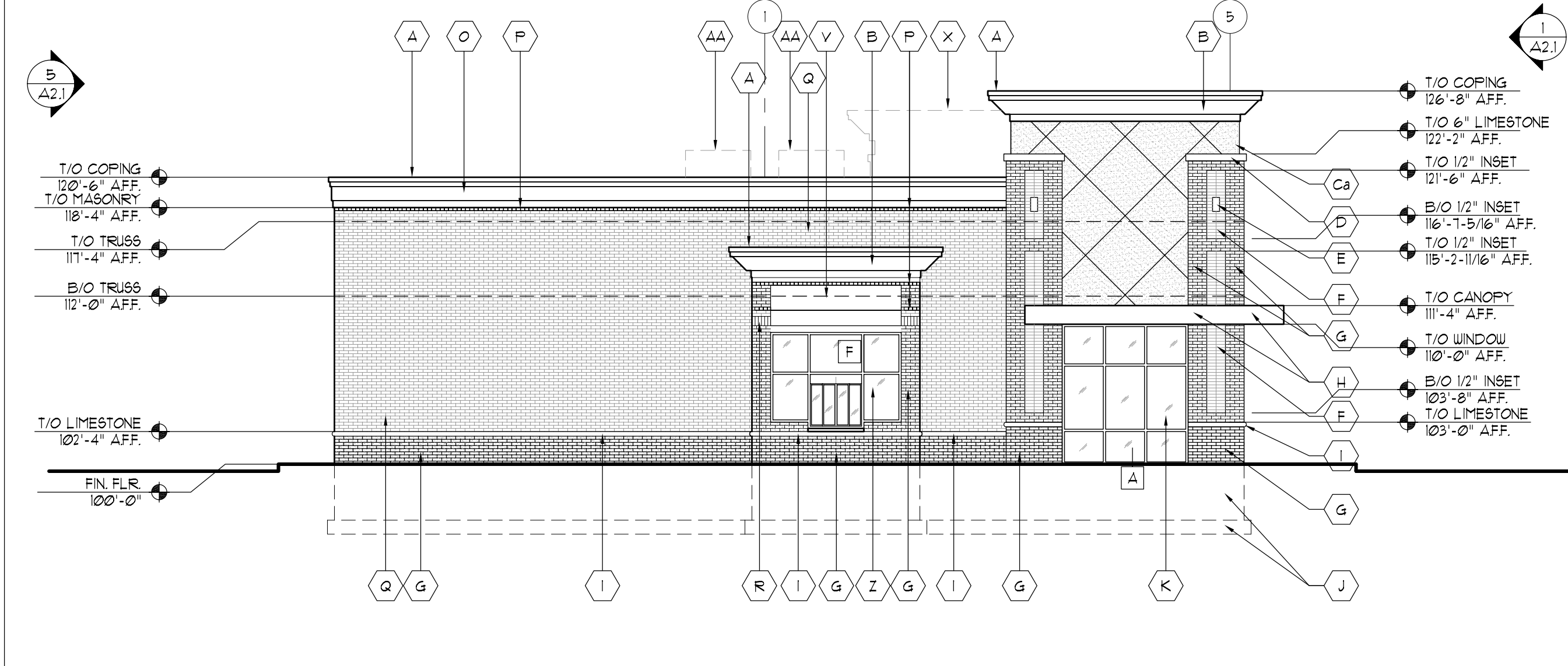




WEST (REAR) ELEVATION

SCALE: 1/8" = 1'-0"

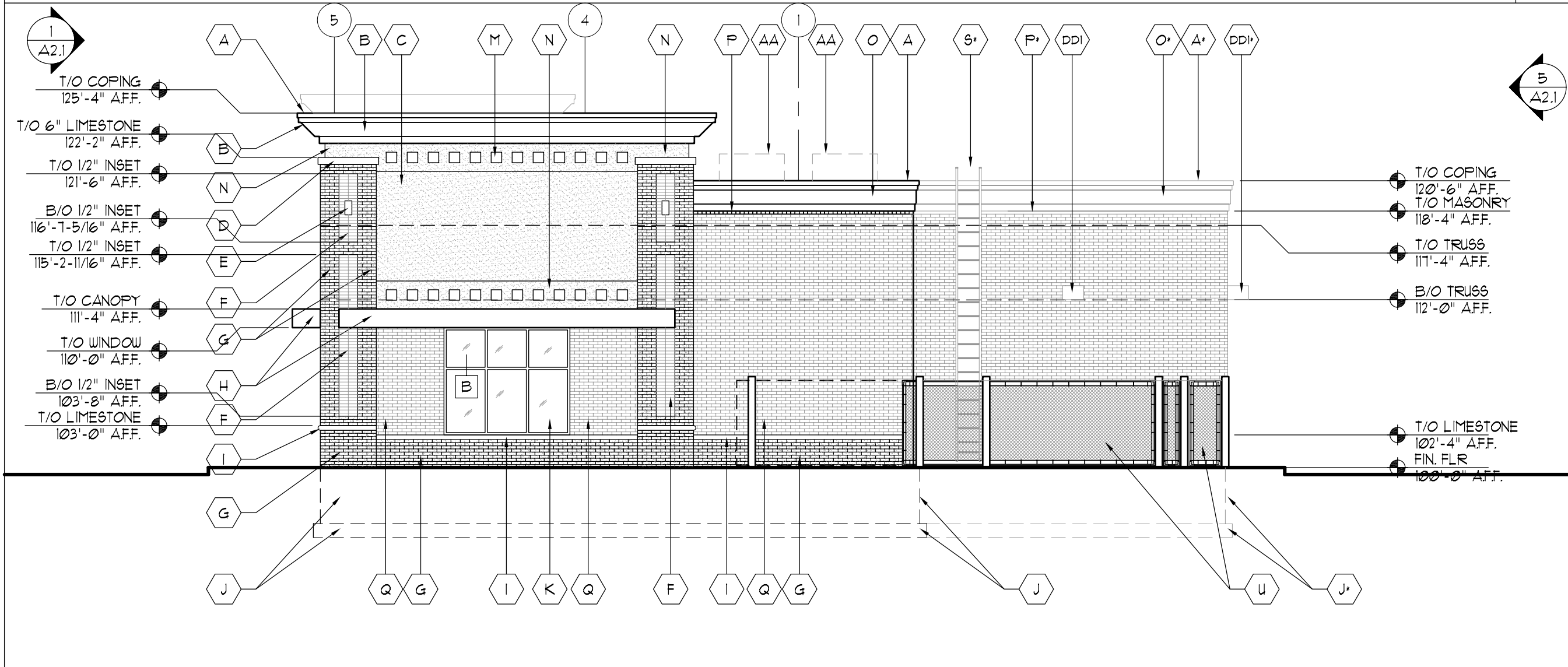
5



SOUTH (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"

4



NORTH (SIDE) ELEVATION

SCALE: 1/8" = 1'-0"

3

- KEYED NOTES: - NOTES WITH A (\*) DENOTES MATERIAL (ABOVE) / BEYOND
- A PREFINISHED METAL COPING SYSTEM (PERMASNAP PLUS) BY HICKMAN. SLOPE T/O CAP TOWARDS ROOF. PROVIDE BLOCKING AS REQUIRED BY MANUFACTURER.
    - COLOR: MATCH TO ALUM. STOREFRONT FRAMING COLOR
  - B EIFS COPING FASCIA.
    - COLOR: MATCH TO LIGHT TONED BRICK
    - TEXTURE: FINE
  - C EIFS WALL (FIELD).
    - COLOR: MATCH TO LIGHT TONED BRICK
    - TEXTURE: MEDIUM

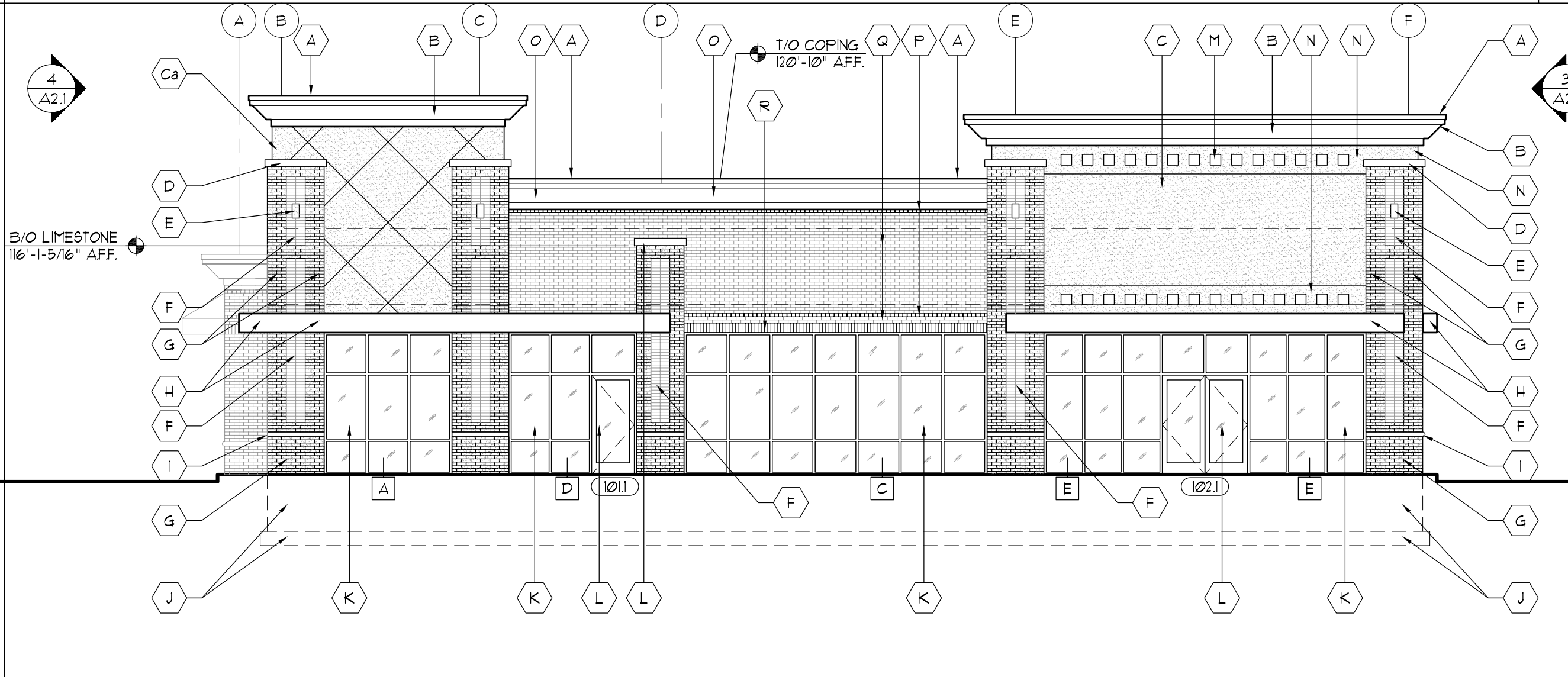
(a) PROVIDE 1/2" WIDE X 1/2" DEEP V-GROOVE SCORE MARKS AT 48" ON 48" O.C. CENTERED ON LOGO
  - D 6" LIMSTONE PILASTER CAP.
    - COLOR: BEIGE / SAND
    - PROVIDE TOP WITH SLOPE AWAY FROM BLDG.
    - PROVIDE DRIP CUT
  - E LIGHT FIXTURE - WITH DOWNWARD THROW.
    - COLOR: MATCH TO ALUM. STOREFRONT FRAMING COLOR
  - F CLAY FACE BRICK (LIGHT TONE) WITH MANUF. RECOMMENDED SEAL.
    - MANUF: BELDEN BRICK CO.
    - SIZE: MODULAR (3-5/8" x 2-1/4" x 1-5/8")
    - TEXTURE: VELOUR
    - COLOR: TUMBLEWEED
    - COURSE: STACK BOND
    - RECESS: 1/2"
    - MORTAR: MATCH TO MASONRY
  - G CLAY FACE BRICK (DARK TONE) WITH MANUF. RECOMMENDED SEAL.
    - MANUF: BELDEN BRICK CO.
    - SIZE: MODULAR (3-5/8" x 2-1/4" x 1-5/8")
    - TEXTURE: BARK
    - COLOR: CHOCOLATE BROWN
    - COURSE: RUNNING BOND
    - MORTAR: MATCH TO MASONRY
  - H WOOD FRAMED (OVERHEAD) CANOPY WITH PREFINISHED ARCHITCTURAL BREAK METAL COPING & METAL FASCIA SYSTEM. PROVIDE BLOCKING AS REQUIRED PER MANUFACTURER REQUIREMENTS.
    - COLOR: MATCH TO ALUM. STOREFRONT FRAMING COLOR
    - SEE PLUMBING DRAWINGS FOR RD CONNECTIONS.
  - I 4" LIMSTONE BULLNOSED WATERMARK.
    - COLOR: BEIGE / SAND
  - J CONCRETE FOOTING & FOUNDATION WALL - SEE STRUC. DUGS. PROVIDE AT EXTERIOR SIDE OF PERIMETER WALLS WITH SPRAY ON WATERPROOFING, R14.4 / 2" RIGID INSUL. (EXPANDED POLYSTYRENE) INSTALL PER MANUF. RECOMMENDATIONS
  - K PREFINISHED ALUMINUM STORE FRONT SYSTEM. INSTALL PER MANUFACTURER'S WRITTEN GUIDELINES.
    - PROVIDE WITH PREFINISHED ALUMINUM SLIP HEAD TO MATCH ALUMINUM STOREFRONT SYSTEM. (TYP.)
    - PROVIDE PREFINISHED EXTRUDED ALUMINUM - THERMALLY BROKEN SILL FLASHING WITH END DAYS ON SHIM ON PREFINISHED ALUMINUM SILL FLASHING WITH END DAYS WITH HEIMED EDGE. INSTALLED WITH A POSITIVE SLOPE AWAY FROM THE INTERIOR AND SET IN SEALANT AND INSTALLED PER MANUFACTURER'S WRITTEN RECOMMENDATIONS. MATCH TO ALUMINUM STORE FRONT SYSTEM. (TYP.)
    - PROVIDE SHIM, SEALANT & BACKER ROD, PER MANUFACTURER'S WRITTEN RECOMMENDATIONS. REFER TO LISTED DETAILS FOR COMPOSITE ASSEMBLIES / ATTACHMENTS.
    - PROVIDE LAMINATED GLAZING AS REQUIRED. (1)
    - COLOR: ANOD. DARK BRONZE FRAMES
    - COLOR: LOU E - CLEAR GLAZING
    - SEE ComCheck FOR PERFORMANCE REQUIREMENTS.
  - L PREFINISHED ALUMINUM STORE FRONT ENTRY SYSTEM.
    - PROVIDE SHIM, SEALANT & BACKER ROD, PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
    - PROVIDE DRIP EDGE AND FLASHING PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
    - PROVIDE ADA COMPLIANT THRESHOLD & HARDWARE.
    - PROVIDE LAMINATED GLAZING AS REQUIRED. (1)
    - MATCH COLOR AND GLAZING TO STOREFRONT SYSTEM.
    - SEE ComCheck FOR PERFORMANCE REQUIREMENTS.
  - M EIFS RECESSED MEDILLION.
    - COLOR: MATCH TO EIFS. (FIELD)
    - TEXTURE: MEDIUM
    - SIZE: 9" x 9"
    - DEPTH: 3/4"
  - N EIFS RAISED BAND.
    - COLOR: MATCH TO EIFS. (FIELD)
    - TEXTURE: MEDIUM
    - SIZE: 24" TALL
    - DEPTH: 3/4"

- O AZTEK TRIM BOARD / BUILT-UP MOLDING.
  - COLOR: PAINT TO MATCH TO EIFS. (FIELD)
  - TEXTURE: SMOOTH
  - SIZE: 5-1/2" LAID OVER (REVEAL + 5")
  - SIZE: 15-1/4" LAID OVER (REVEAL + 9")
  - SIZE: 9-1/4" (REVEAL + 8")
  - THICKNESS: 5/8"
- P CLAY FACE BRICK (DARK TONE) WITH MANUF. RECOMMENDED SEAL.
  - MANUF: BELDEN BRICK CO.
  - SIZE: MODULAR (3-5/8" x 2-1/4" x 1-5/8")
  - TEXTURE: BARK
  - COLOR: CHOCOLATE BROWN
  - COURSE: HEADER
  - MORTAR: MATCH TO MASONRY
- Q CLAY FACE BRICK (LIGHT TONE) WITH MANUF. RECOMMENDED SEAL.
  - MANUF: BELDEN BRICK CO.
  - SIZE: MODULAR (3-5/8" x 2-1/4" x 1-5/8")
  - TEXTURE: VELOUR
  - COLOR: TUMBLEWEED
  - COURSE: RUNNING BOND
  - MORTAR: MATCH TO MASONRY
- R CLAY FACE BRICK (DARK TONE) WITH MANUF. RECOMMENDED SEAL.
  - MANUF: BELDEN BRICK CO.
  - SIZE: MODULAR (3-5/8" x 2-1/4" x 1-5/8")
  - TEXTURE: BARK
  - COLOR: CHOCOLATE BROWN
  - COURSE: SOLIDER
  - MORTAR: MATCH TO MASONRY
- S EXTERIOR WALL MOUNTED ROOF ACCESS LADDER.
  - MANUF: 91M TO OKEEFFES INC. - CAGED WALL LADDER 1502
  - COLOR: BLACK - POWDER COAT
- T NOT USED
- U TRASH ENCLOSURE SYSTEM (HURRICANE FENCE / STEEL WIRE MESH).
  - MANUF: N/A
  - SIZE: 7'-0" TALL
  - COLOR: BLACK
  - PROVIDE 12'-0" CLEAR SLIDING GATE SUPPORTED BY ROLLERS MOUNTED TO CONCRETE FILLED STEEL BOLLARDS. PROVIDE LOCKABLE (IN-SWING) FENCE DOOR. PROVIDE PRIVACY SLATES (BLACK)
  - FINAL DESIGN BY FENCE SUPPLIER / CONTRACTOR
- V FABRIC AWNING WITH ALUM. FRAME.
  - COLOR: BLACK
- W INSULATED EXTERIOR STEEL DOOR. PROVIDE LATCH GUARD & ALL NESS. WEATHER-PROOFING SEALS. DRIPS AND/OR SUEPERS.
  - COLOR: PAINT TO MATCH TO ALUM. STOREFRONT FRAMING COLOR
- X BUILDING PROFILE (BEYOND)
- Y NOT USED
- Z PREFINISHED ALUMINUM STORE FRONT DRIVE-THRU WINDOW SYSTEM.
  - PROVIDE SHIM, SEALANT & BACKER ROD, PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
  - PROVIDE DRIP EDGE AND FLASHING PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
  - PROVIDE ADA COMPLIANT THRESHOLD & HARDWARE.
  - PROVIDE LAMINATED GLAZING AS REQUIRED. (1)
  - MATCH COLOR AND GLAZING TO STOREFRONT SYSTEM.
  - SEE ComCheck FOR PERFORMANCE REQUIREMENTS.
- AA ROOF TOP UNIT - PROFILE (BEYOND)
- BB 5" LIMSTONE PILASTER CAP.
  - COLOR: BEIGE / SAND
  - PROVIDE TOP WITH SLOPE AWAY FROM BLDG.
  - PROVIDE DRIP CUT
- CC ALUM. VERTICAL WALL TRELLIS ON STAINLESS STEEL HOLD-OFFS (12" H X 6" W) TOTAL NUMBER AND LOCATION T.B.D. WHEN FINAL METER LOCATIONS DETERMINED.
- DD 1. WALL PACK - BUILDING LIGHTING - SEE ELECTRICAL DUGS.  
2. EMERGENCY LIGHT FIXTURE AT EXIT DOOR - SEE ELECTRICAL DUGS.

EXTERIOR MATERIAL LEGEND

SCALE: 1/8" = 1'-0"

2



EAST (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"

1

FULL SIZE PRINT = 24" x 36" SHEET

DO NOT SCALE THIS SHEET

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REV. BY:	WHC
REV. DATE	02/03/12
REV. #	-
DESCRIPTION	TENANT APPROVAL SET
Project:	
Shoppes at Southgate 3355 27TH STREET MILWAUKEE, WI	
PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1751	
Drawing Title: BUILDING ELEVATIONS	
Date:	02/03/12
Scale:	A.N.
Drawn:	WHC
Job:	10-006
Sheet:	A2.1

NOT FOR CONSTRUCTION



SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Registered Land Surveyor, hereby certify that on this date I have completed a survey for Southgate Marketplace Outlot, LLC of a parcel of land described below.

That I have marked the corners or boundaries of said parcel on the ground by setting iron stakes as shown on the map and that the following is the correct description as surveyed and staked out:  
Lot 2 of CSM No. \_\_\_\_\_ recorded in the Milwaukee County Register of Deeds Office on \_\_\_\_\_ of the Northeast 1/4 and the Southeast 1/4 of Section 13, Town 6 North, Range 21 East in the City of Milwaukee, Milwaukee County, Wisconsin.

That such survey is a correct representation of all the exterior boundaries of the land surveyed and the principal buildings thereon.

This survey is correct to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owners and those who purchase, mortgage or guarantee title thereto within one year from the date hereof.

*Ryan Wilgreen*  
Ryan Wilgreen R.L.S. No. S-2647  
Fond du Lac, Wisconsin 54935  
Excel Engineering, Inc.  
Project Number: 1200960

This plat of survey was required by the City of Milwaukee as part of the site plan submittal process. The CSM creating the subject property has not been recorded and an unrecorded copy of said CSM was used to define the boundaries of the subject property.

PROPOSED ASPHALT  
PARKING AREA

TOTAL AREA  
0.491 ACRES  
(21,388 sq. ft.)

LEGEND:

- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- WATER VALVE IN BOX
- WATER VALVE IN MANHOLE
- EXISTING SQUARE CATCH BASIN
- EXISTING ROUND CATCH BASIN
- EXISTING CURB INLET
- PROPOSED ROUND INLET
- PROPOSED CURB INLET
- STREET LIGHT
- ELECTRIC MANHOLE
- EXISTING SIGN
- HANDICAP PARKING STALL
- DECIDUOUS TREE
- 1" IRON PIPE FOUND
- MAG NAIL FOUND
- CHISELED 'X' FOUND
- MONUMENT FOUND

NOTE:

EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, SIZE, AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:

THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE NOT SHOWN ON THE RECORDS OR FIELD MEASUREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, SIZE, AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

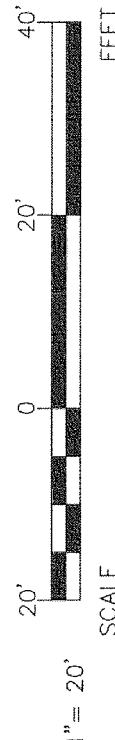
BASED UPON THE REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN MAP NO. 17001-01-0000, DATED SEPTEMBER 26, 2008, THE SUBJECT PROPERTY FALLS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

- EXISTING STORM SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING WATER LINE AND HYDRANT
- EXISTING UNDERGROUND ELECTRIC CABLE
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED WATER LINE AND HYDRANT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR

NOTE:  
AN UPDATED TITLE SEARCH HAS NOT BEEN PROVIDED TO EXCEL ENGINEERING, INC. FOR THE PREPARATION OF THIS SURVEY.

BENCHMARK  
(DATUM - NGVD 1929)

CURB "X" ON SOUTH SIDE OF LIGHT POLE BASE LOCATED APPROXIMATELY 100' WEST OF S. 27th STREET AND W. HOLT STREET INTERSECTION.  
ELEVATION=659.44



1" = 20' SCALE

PLAT OF SURVEY FOR:  
**SOUTHGATE MARKETPLACE OUTLOT, LLC**  
OF  
3355 S. 27th STREET

100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: 920.976-9800  
FAX: 920.976-9801

NE COR - NE 1/4  
SEC. 13 - E-21  
FOND ALUM DAMPED MONUMENT

Always a Better Plan

OWNER:  
SOUTHGATE MARKETPLACE OUTLOT, LLC.  
10345 N. PORT WASHINGTON ROAD  
SUITE 175  
MEQUON, WI 53092

PROJECT:  
3355 RETAIL  
3355 S. 27th STREET  
MILWAUKEE, WI 53215

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REVISIONS:

JOB NUMBER:  
1200960  
SHEET

PS



Mary Kowalski  
Account Executive

4811 W. Woolworth Ave.  
Milwaukee, WI 53218

office: 414.353.3666 ext. 13  
cell: 414.243.6943  
fax: 414.353.6828  
mark@american-sign.com

LOCATION 3355 S. 27TH STREET  
MILWAUKEE WI.

DOUBLE FACE INT. ILLUMINATED SIGN STANDARD FLUORESCENTS/UL  
ALUM. CABINET WITH [2] SEPERATE LEXAN FACES  
GRAPHICS AS SHOWN AT THIS TIME  
ALUM. CAP ON TOP  
ALUM LETTERS ADDRESS/NAME ON BRICK BASE







Segment 0 MILES

0.1 0 MILES





Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

