# Labor Solutions Request to Deviate Exhibits

### Index

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		-	

- A. Occupancy Application
- B. Use List
- C. Map of Overlay Zone
- D. Letter to BID No. 4 describing Labor Solutions Operations
- E. Photographs
- F. Transportation Hub
- G. Survey
- H. Floor Plan

# Approved Conditionally by CPC on 2/17/2020

#### "Conditions

- 1. The waiting area for employees must be large enough to accommodate all employees inside the tenant space. No loitering or queueing is permitted outside of the business or the rear of the buliding, other than the small designated area in the surface parking lot to accommodate smoking and waiting for transportation.
- The exterior of the tenant space and designated outdoor space within parking area must be kept free of debris and litter.
- 3. Hours of operation stated in the submittal must be adhered to

414-284-2150



# **Customer Information**

809 N. Broadway/Milwaukee, WI 53201-3617/414-286-8207

## Occupancy inspections

Once you have applied for a certificate of occupancy, most occupancy applications will require a team of inspectors to check the premises you wish to occupy. They will determine if there are building code violations that would endanger safety or health. The occupancy certificate cannot be issued until the inspections are completed.

There are some occupancy applications that will require additional inspections – you may have to wait for a determination from the Board of Zoning Appeals before a certificate can be issued or in some cases the certificate may be issued immediately.

If inspections are required, you can make appointments for inspections by contacting the district inspectors. Inspectors are available by phone on weekdays early in the morning. Based on your application, you should contact the inspector, between 7a.m. to 9 a.m.:

- ✓ Construction inspection 286-2513
- ✓ Boiler inspection 286-2562
- ✓ Electrical and Elevator inspections –
- √ 286-2532
- ✓ Plumbing inspection and Sprinkler –
   286-3361
- ✓ Residential inspection 286-5569
- ✓ Commercial inspection 286-3874
- ✓ Zoning inspection 286-3522

It may be necessary to schedule additional inspections by boiler, hazardous, elevator and sprinkler inspectors. During the initial inspection, the district inspectors will determine the need for additional inspections.

Please be prepared for the inspectors when they visit.

Record # NOCC - 19.00872

- The applicant or his or her representative must accompany the inspectors.
- Provide keys to all areas of the space to be occupied, including the furnace, boiler, electric meter and water meter rooms
- If inspectors need to visit space that is
- occupied by tenants, be sure to obtain the tenant's permission in advance.
- If the premise is protected by security
- personnel or has an alarm system, inform the security personnel or make arrangements to disarm the alarm system during the inspection.
- All mechanical systems (heating, lighting, hoods, sprinklers, plumbing, etc.) should be completely installed and operational before the inspection.

If you intend to sell, serve or process food or beverages, or if you intend to sell or manufacture any product or service, you may need additional permits or licenses. Check with the License Division of the Office of the City Cierk, (414) 286-2238.

After all inspections have been completed and approved, it will take at least three working days to process your occupancy certificate. The certificate will be mailed to you as soon as it is ready. If you wish to pick up your certificate in person, please call in advance to make sure it is ready. You may reach the Milwaukee Development Center at (414) 286-8207 and we are located at 809 N. Broadway, 1st floor.

WARNING: OCCUPANCY OF THE PREMISES BEFORE APPROVAL OF THE OCCUPANCY CERTIFICATE MAY RESULT IN FINES OF \$150 TO \$5,000 PER DAY AND AN ORDER TO VACATE THE PREMISES - PER SECT. 200-42-5 OF THE MILWAUKEE CODE OF ORDINANCES.

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#### Sale

567

Entry Method: Chip

Iotal: \$

" 00

16/15/19

11. 18:09

Inv #: 444664613

Appr Code: 082940

Approd: Online

CHASE VISA

AID: A0000000031010 TVR: 00 80 00 80 00

TSI: F8 00

Contour Coler

HORE YOU

City of Milwaukee

Date: 06/05/2019 11:56:49AM

Receipt #: 1050390 Cashier: KMADIS

Record ID: NOCC-19-00872

Processing Fee......\$8.00

All Inspections \$250.00

IT Surcharge....\$4.00

Total: \$262.00 Cash paid: \$0.00 Check paid: \$0.00 Credit paid: \$262.00

Balance due: \$0.00

Change due: \$0.00

Receipt for occupancy permit - Date 6/5/19

- Amount - \$262.00

- Processing fee - \$ 04,00 - Inspection - \$ 250,00 - It charge - 4,00

€ 762, OU John

# NOCC-19-00872

Address of premises	1670 S. 11th Street, Milwaukee, Wisconsin			
Name of business	Labor Solutions of Wisconsin			
Type of business	Staffing Agency			
Detailed description of the proposed operation  This description should explain, in detail, how the proposed use will be operated. The description should state what activities are to occur on site.	Labor Solutions is a provider of light industrial temporary labor. The operation consists of r5 full time employees recruiting, screening, interviewing and dispatching of individuals to short term, long term temporary of temp to hire positions.			
Hours and days of operation  Number of employees	Monday - Friday: 5 am - 6 pm Saturday: 5am - 11 am 5 full time employees			
Does your location provide on-site parking?	Yes			
a. If yes, how many parking spaces are available to customers and employees?	00015			
b. Where is the on-site parking located?	Directly north of our office			
Will you receive at your location vehicles that make deliveries or pick-ups?	No			
<ul> <li>a. How many deliveries and/or pick-ups do you anticipate each day?</li> </ul>	,			
b. Where will deliveries, pick- ups, loading and unloading activities occur?				

Describe the land uses next to the property and on the same block.

The businesses around our office are all commercial business.

This description should explain what businesses and/or uses are located in the area around your proposed location.

Describe who your business will serve.

a. For churches, please provide the number of members

This description should explain who your business will serve and where your customers, clients, or congregants come from. We serve companies in the greater Milwaukee area that have a need for people that can fulfill light industrial positions. We also service the individuals in the community that are looking for short term, long term or temp to hire positions.

# FILE NO. 121132. EXHIBIT B - USE LIST

	Base Zoning District	Mitchell Street Neighborhood Conservation Overlay Use Tak			
	LB2	Standard in Overlay for First Floor Restrictions			
RESIDENTIAL USES					
Single-family Dwelling	Υ	N for 1st floor only; otherwise base zoning continues to apply.			
Two-family Dwelling	Y	N for 1st floor only; otherwise base zoning continues to apply.			
Multi-family Dwelling	Y	N for 1st floor only; otherwise base zoning continues to apply.			
Permanent Supportive Housing	Y	N for 1st floor only; otherwise base zoning continues to apply.			
Transitional Housing	S	N for 1st floor only; otherwise base zoning continues to apply.			
Attached Single-Family Dwelling	Y	N for 1st floor only; otherwise base zoning continues to apply.			
Live-work Unit	Y	N for 1st floor only unless there is an active component, such as a retail shop or gallery, along the street frontage area. Otherwise, base zoning continues to apply.			
Family Day Care Home	L	N for 1st floor only; otherwise base zoning continues to apply.			
ROUP RESIDENTIAL USES		. о сотпись со арруу.			
Rooming House	S	N for 1st floor only; otherwise base zoning continues to apply.			
Convent, Rectory, or Monastery	Υ	N for 1st floor only; otherwise base zoning continues to apply.			
Dormitory	S	N for 1st floor only; otherwise base zoning continues to apply.			
Fraternity or Sorority	S	N for 1st floor only; otherwise base zoning continues to apply.			
Adult Family Home	L	N for 1st floor only; otherwise base zoning continues to apply.			
		continues to apply.			
Foster Family Home	Υ	N for 1st floor only; otherwise base zoning continues to apply.			
Small Foster Home		N for 1st floor only; otherwise base zoning continues to apply.			
Group Home or Group Foster Home		N for 1st floor only; otherwise base zoning continues to apply.			
Family Shelter Care Facility					
Small Group Shelter Care Facility L		N for 1st floor only; otherwise base zoning continues to apply.  N for 1st floor only; otherwise base zoning continues to apply.			
Permitted L	Limited	S Special N N			

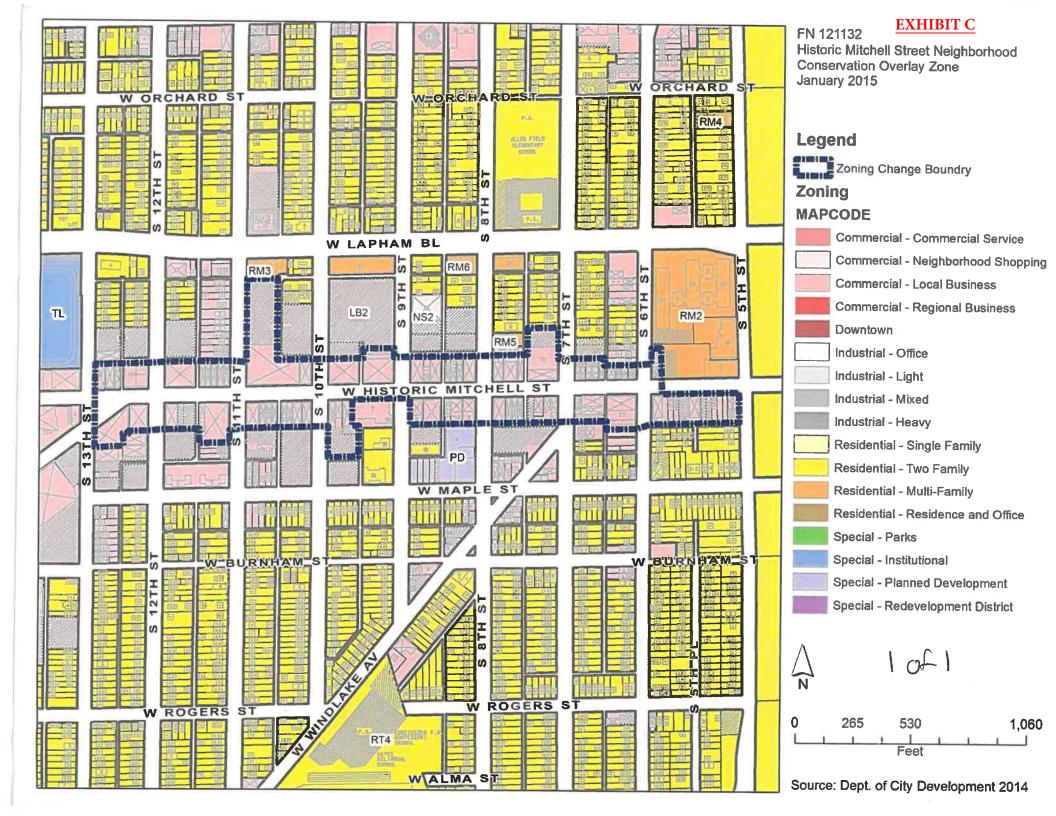
Not Permitted Please Note: This table identifies only the uses that the overlay will further regulate on the 1<sup>st</sup> floor of properties within the overlay. All other uses not noted on the table will continue to be regulated by the current zoning of the site.

#### FILE NO. 121132. EXHIBIT B - USE LIST

Large Group Shelter Care Facility	S	N for 1st floor only; otherwise base zoning continues to apply.
Community Living Arrangement	L	N for 1st floor only; otherwise base zoning continues to apply.
EDUCATIONAL USES		
Day Care Center	S	N for 1st floor only; otherwise base zoning continues to apply.
School, Elementary or Secondary	S	N for Elementary School only on 1st floor; otherwise base zoning continues to apply.
HEALTHCARE & SOCIAL ASSISTANCE		
Medical Office	Υ	Permitted on first floor provided exam rooms are not along the street frontage. Otherwise, base zoning continues to apply.
Health Clinic	S	Permitted on first floor provided exam rooms are not along the street frontage. Otherwise, base zoning continues to apply.
Medical Research Laboratory	S	N for 1st floor only; otherwise base zoning continues to apply.
Medical Service Facility	S	N for 1st floor only; otherwise base zoning continues to apply.
Social Service Facility	S	N for 1 <sup>st</sup> floor occupancy that exceeds 30 feet of frontage along West Historic Mitchell Street. If 1 <sup>st</sup> floor occupancy does not exceed 30 feet of frontage along West Historic Mitchell Street, then the use is permitted. Otherwise, base zoning continues to apply.
Emergency Residential Shelter	S	N for 1st floor only; otherwise base zoning continues to apply.
Nursing Home	Υ	N for 1st floor only; otherwise base zoning continues to apply.
GENERAL SERVICE USES		
Business Service	Y	N for 1 <sup>st</sup> Floor occupancy of a day labor employment agency; otherwise base zoning continues to apply. An employment agency is categorized as a business service. A Day Labor Agency is a type of employment agency. A Day Labor Employment Agency is defined as any person or entity engaged in the business of employing day laborers to provide services to or for any third party employer pursuant to a contract with the day labor service and the third party employer. For purposes of this definition, the following terms are further defined: (a) Day Laborer. A person who contracts for employment with a day labor service agency. (b) Day Labor. Labor or employment that is occasional or irregular at which a person is employed for not longer than the time period required to complete the assignment for which the person was hired. Wage payments are made directly or indirectly by the day labor employment agency or the third party employer for work undertaken by day laborers pursuant to a contract between the day labor service agency with the third party employer. "Day Labor" does not include labor or employment of a professional or clerical nature. (c) Third Party Employer. Any person that contracts with a day labor employment agency for the employment of day laborers.

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Y	Permitted	L	Limited	S	Special	N	Not Permitted
				CHARLES THE REAL PROPERTY.			I

Please Note: This table identifies only the uses that the overlay will further regulate on the 1<sup>st</sup> floor of properties within the overlay. All other uses not noted on the table will continue to be regulated by the current zoning of the site.



LS

# Labor Solutions, LLC

The Total Solution For Your Labor Needs

LS

**EXHIBIT D** 

Commercial Corridor Team for Historic Mitchell Street, Bid #4 823 W. Historic Mitchell Street Milwaukee, WI 53204

Dear BID #4 Board Members,

Thank you for taking the time to review the value that Labor Solutions can and will bring to the City of Milwaukee. We are honored to have the chance to move into the Historic Mitchell Street area. Its rich legacy, lasting nearly 150 years, is the envy of many Midwest cities attempting to carry on the robust traditions of the past.

This correspondence is meant to delineate how Labor Solutions will seamlessly integrate into the goals and aspirations of your community. More specifically, we will share with you our fundamental business practices and how they will offer substantial value to Historic Mitchell Street Neighborhood Conservation Overlay District.

Core values are the "lifeblood" of any organization because they represent things you would never compromise. Our core values are:

- Going the extra mile in every endeavor
- Demonstrating integrity at all times
- Respecting the needs of all stakeholders (clients, employees and the community)

We are deeply committed to living our core values day by day, action by action.

Here are some unique aspects of our organization that sets us apart from our competition and offers value to the surrounding community.

- <u>Career Pathing</u> Labor Solutions focuses on long term and/or temp to hire positions.
  - Therefore, we create a "partnership" with individuals we employ, and our clients, to create potential career paths, not just a short-term job.
- <u>Systematic Screening</u> Labor Solutions uses metrics to verify that we are not "just sending anyone to the job." Throughout the organization, we only place 58% of the people that are interviewed. This selectivity sets us apart from our competition.
  - Our highly trained recruiters interview, safety screen and skill test each candidate to best match them to the open positions we are sourcing for.
- Comprehensive Safety Team and Processes ensures that:
  - From the onboarding of a candidate throughout the tenure at a client organization each individual is supported by our "best of breed" safety department.
  - Each client meets our rigorous safety standards.
  - o Proactive safety programs are in place or in development.
  - o Each candidate's welfare is at the forefront of every consideration.
- <u>Culture of Engagement</u>—Labor Solutions believes that to attract the best you must create the best. Therefore, during the entire construction phase, Labor Solutions was committed to accomplishing the following objectives:
  - Create a highly functional, open concept office environment which best supports our candidates by
    maximizing the engagement of our highly trained employees.
  - O Preserving the historic character and restore the unique aesthetics of the interior space which are original to the Schuster's department store.



# Labor Solutions, LLC





In addition to implementing the processes that have led to our over 20 years of success, we realize that we must be sensitive to the needs of the community to foster win/win opportunities. With that goal in mind, we will employ the following critical procedures to ensure that our partnership with the Milwaukee community is appropriately addressed.

- <u>Security</u> To mitigate loitering and other nuisance-related activity, security guards (ideally a retired Milwaukee Police officer) will be hired to monitor our facility, patrol the immediate vicinity and to be an asset to existing community crime programs
  - We currently employ this practice at some of our other offices. Our experience has shown that the
    presence of a private security guard can be an asset to the greater community.
  - o Please note our internal office space has ample indoor seating in a temperature-controlled environment
  - o If approved by the appropriate committee, we would install outside cameras/lighting adding to the already existing surveillance camera program.
- <u>Transportation</u> There will be a dedicated transportation hub located behind the Schuster building near the private parking lot on 10<sup>th</sup> street to eliminate vehicle congestion on public streets
  - A private interior hallway connects the offices on 11<sup>th</sup> St with the transportation hub on 10<sup>th</sup> St. This
    private access for employees and candidates will reduce non-retail related pedestrian congestion along
    Mitchell St.
- <u>Smoking</u> There will be a dedicated and discrete smoking and queuing area located in the off-street transportation hub behind the Shuster Loft building that includes a shade awning, permanent benches, and trash receptacles.
  - o This would be out of view from any traffic on Mitchell Street.
- Parking Spots There will be dedicated parking spots in the private parking lot on 10<sup>th</sup> street.
  - o This ensures street parking is maintained for local business clientele.
- <u>Local Business Partnering</u> Labor Solutions will partner with and promote our business neighbors when possible.
  - o Business of the month promotion
    - Partner with a neighboring business to supply promotional flyers or coupons to our candidates and employees.
    - Provide a "Neighborhood Business Bulletin Board" within the Labor Solutions office where local business and social groups can advertise and place flyers.
    - Provide space within Labor Solutions office where neighboring businesses can set up a promotional table to introduce themselves and network to candidates and employees
  - o Additional Foot Traffic Labor Solutions candidates and employees are consumers in the community which will result in additional opportunities for surrounding neighborhood businesses.
- <u>Community Involvement</u> Labor Solutions is committed to participating in the local social, community and business events to help Mitchell Street's commercial corridor become the "Downtown of the Southside" again.

The processes and approaches that we have delineated above offer a representative, not exhaustive, list of actions Labor Solutions will engage in to ensure that we add substantial value to the ever-improving Milwaukee landscape. We would welcome your feedback concerning other actions you would like us to consider as a true "partner" in our relationship.

Sincerely,

Brian Nix Owner

Labor Solutions, LLC

Michael Nix President

Labor Solutions, LLC

Gregory Osterhues VP of Operations

Labor Solutions, LLC

2 of 2

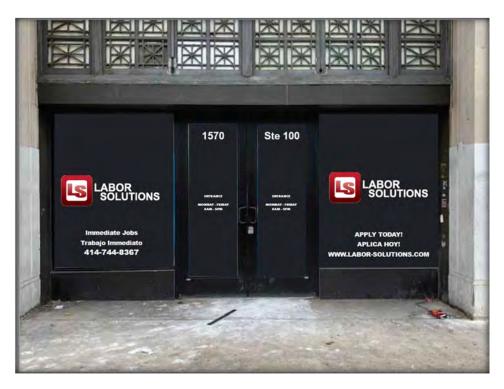
### Exhibit E

### <u>Labor Solutions of Milwaukee – Future Branch Location Proposal</u>

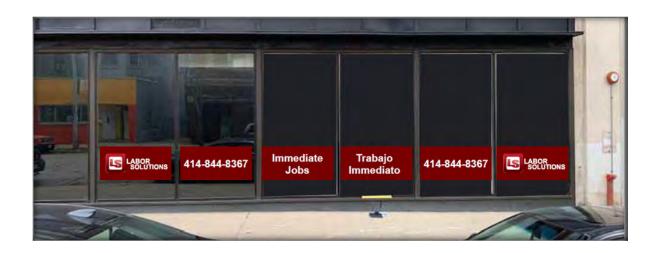
1670 S. 11<sup>th</sup> Street, Milwaukee, WI

#### **Front Elevation Signage Mockup**

#### **Front Door Entrance**



**Windows to North of Front Doors** 



# <u>Labor Solutions of Milwaukee – Future Branch Location Proposal</u> <u>1670 S. 11<sup>th</sup> Street, Milwaukee, WI</u>

### **Internal Vestibule with Loading Area Hallway Entrance:**





### **Front Sitting Area:**





# <u>Labor Solutions of Milwaukee – Future Branch Location Proposal</u> <u>1670 S. 11<sup>th</sup> Street, Milwaukee, WI</u>





**Computer Application/Safety Training Room** 





### <u>Labor Solutions of Milwaukee – Future Branch Location Proposal</u>

### 1670 S. 11<sup>th</sup> Street, Milwaukee, WI

### **Internal Staff Work Area**







**Internal Staff Lunchroom** 





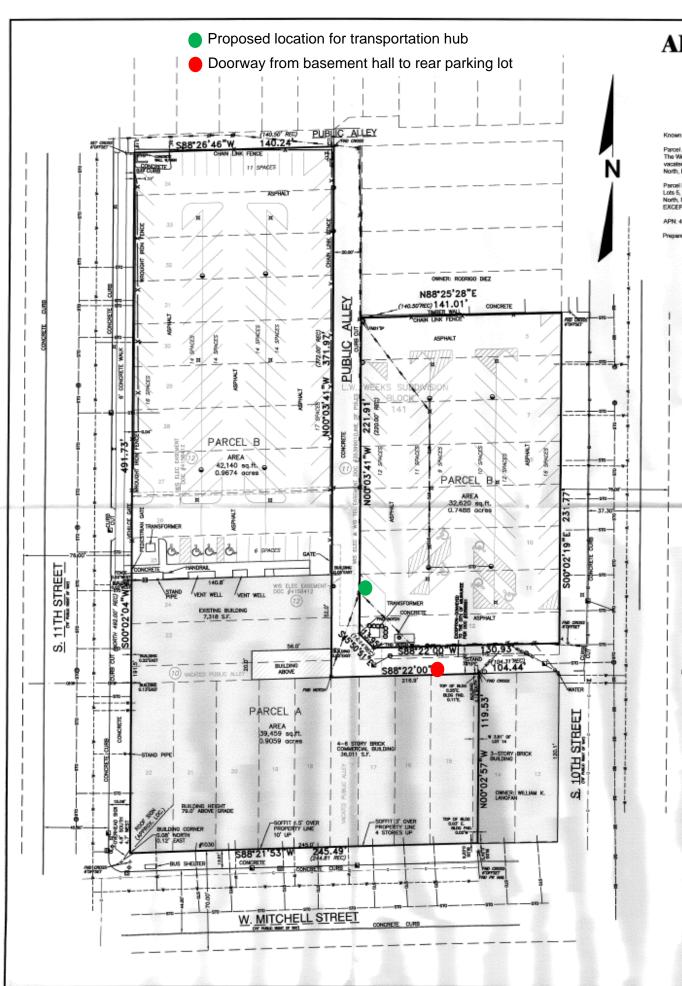


# <u>Labor Solutions of Milwaukee – Future Branch Location Proposal</u> <u>1670 S. 11<sup>th</sup> Street, Milwaukee, WI</u>

### **Exit to Loading Area & Rear Parking (Proposed Transportation Hub Area)**







# **ALTA/ACSM LAND TITLE SURVEY**

## FHA PROJECT NO. 075-11182 SCHUSTER HISTORIC BUILDING MILWAUKEE COUNTY, WISCONSIN

Known as 1020-1030 West Mitchell Street and 1635-1663 South 10th Street, in the City of Milwaukee, Milwaukee County, Wisco

Parsol A:

The West 3.81 feet of Lot 14 and all of Lots 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, together with the vacated allay lying between Lots 17 and 18, and the vacated allay lying North adjacent to said Lots 18 through 22 inclusive, in Block 141 in L. W. West's Subdivision in the Northwest 1/4 of Section 5, Yown 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

#### Percel B: Lots 5, 6, 7, 8, 9, 10, 11, 12, 25, 29, 27, 28, 29, 30, 31, 32, 33 and 34, in Block 141 in L. W. Week's Subdivision in the Northwest 1/4 of Section 5, Town 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin. EXCEPT that part of Lot 12 conwayed to the City of Milwaukee in Deed recorded as Decument No. 2358581.

APN: 461-1378-110-6

Prepared for: Schuster Historic Building, LLC

Survey No. 152039-BMJ

Basis of Bearings
Bearings are based on the East line of South 11th Street, which is assumed to bear South 00"00"04" West.

Title Commitment

This survey was prepared based on First American Title Insurance Company title commitment number NCS-555719-MKE, Pso Forma Policy, which lists the following essements and/or restrictions from schedule B-II:

1, 8-16. Not survey related.

Exerments, if any, of the public or any school district, utility, municipality or person, as provided in Section 80.32(4) of the Statutes, for the confinued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formarly a part of an alley now woodled. Affects site by recorder.

Utility enterment granted by Ed Schuster & Co. Incorporated to Wisconsin Electric Power Company and Wisconsin Telephone Company, their successors and assigns by an instrument deted October 31, 1956 and recorded November 16, 1856 in Volume 3843 of Deeds on page 143 as Document No. 3539901. Affects site by location - ahown.

Utility essemant granted by The G & S Corporation to Waconsin Electric Power Company, its auccessors and assigns by an instrument dated December 23, 1964 and recorded February 4, 1965 on Real 232, Image 742 as Document No. 4156412.

Covernants, Conditions and Restrictions contained in Resolution, designating the West Mitchell Historic District, adopted by the Common Council of the City of Milwaulises on April 15, 1986, as File No. 84-1397, a certified capy of which was recorded in the Milwaulise County Register of Deeds on May 15, 1986 on Real 1882, Image 406, as Document No. 6915103. Affects site to be recorded to the City of Milwaulise County (County Organics).

Easement granted in Purchase and Sale of Easement and Lease and Successor Lease disclosed by Memorandum of Purchase and Sale of Easement and Lease and Successor Lease recorded December 4, 2003, as Document No. 8695030.

Essenset granted in Purchase and Sale of Easement and Lasse and Successor Lease disclosed by Memorandum of Purchase and Sale of Easement and Lease and Successor Lease recorded December 4, 2003, as Document No. 8696091

TNSte writing to Flood Insurance Rate Map of the CRy of Milwaukee, community panel number 56079C008SE, effective date of ember 25, 2005, this site fails in zono X (areas determined to be outside the 0.2% annual chance floodplein)

Parking Spaces
There are 176 regular and 9 handicapped parking spaces marked on this ate.

#### Municipal Zoning Information obtained by surveyor

The basic zoning information issted below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned IBS.

Minimum front setback - none Minimum side street - none

Rearyard setback - none Minimum height - 18"

here is no observable evidence of current earth moving work, building construction or building additions as of the field date of

There are no changes in street right of way lines if information is available from the controlling jurisdiction as of the field date of

There is no observable evidence of site used as a solid waste dump, sump or sanitary landfill as of the field date of this survey

There is no observable evidence of wetland flags on the site, as of the field date of this survey.

I hereby certify to U.S. Department of Housing and Urban Development (HUD), their successors and exeigns, Schuster Historic Building, LLC, a Wecondin limited liability company, its successors and exeigns, Alient Credit Facility, LTD., a Florida limited pathernism, the successors and exeigns, Alient Credit Facility ALP, LLC, a Florida limited liability company, its successors and exeigns. U.S. Bank National Association, its successors and assigns, First American This insurance Company and to their successors and assigns, Barkadia Commercial Mortgage LLC, its successors and/or assigns, that

I made an on the ground survey per record description of the land shown hereon located in City of Milwaukee. Milwaukee County, Wisconsin, on August 26, 2013, and that it and this map was made in accordance with the HUD Survey Institutions and Report, HUD S0457M, and the requirements for an ALTAIACSM Land Title Survey, as defined in the 2011 Minimum Standard Detail Requirements for ALTAIACSM Land Title Surveys.

To the best of my knowledge, belief and information, except as shown hereon: There are no encoordinated selfier way across property lines; the lines and lines of actual possession are the same, and the premises are the left of any 150/350 year return frequency flood heazand, and such flood free condition is shown on the Federal Flood Insurance Rate Maps, Community Panel Mo. 5507/90/0031E.



Surveyor's Report U.S. Department of Housing and Urban Development Office of Housing OWB Approval No. 2502-0598 (Exp. 04/30/2014)

I certify that, on August 28, 2013, I made a survey of the premises standing in the name of Schuster Historic Building, LLC situated in the City of Milwaukee, Milwaukee County, Wisconsin, known as street number 1020-1030 West Mitchell Street, and shown on the accompanying survey entitled: ALTA/ACSM Land Title Survey.

I made a caseful inspection of said premises and of the buildings located thereon at the time of making such survey, and on such latter inspection, I found said premises to be standing in the name of: Schuster Historic Building, LLC.

In my professional opinion, the following information reflects the conditions observed on the date of the last site inspection or disclosed in the process of researching title to the premises, and I further certify that such conditions are shown on the survey mappiest dated August 28, 2013 or hashave been updated thereon under Revision Date \_\_\_\_

- Pights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises. Vacated Public Alley exists within property.
- 2. Springs, streams, rivers, pands or takes located, bordering on or running through said premises: None
- 3. Cemeteries or family burying grounds located on said premises: None.
- Electricity, or electromagnetic/communications signal, towers, antenna, lines, or line supports located on, overhenging or crossing said premises: Overhead wires and electrical transformer exist across property.
- Disputed boundaries or encreachments. Existing building on property encreaches into public alley on East side. Soffit on the South aide of existing building encreaches into street right-of-way. A sign on the Southwest corner of existing building encreaches into street right-of-way.
- 5. Earth moving work, building construction, or building additions within recent months: None visible.
- Building or possession lines. Existing buildings, pavement, and fences shown. Building wall on East side of property is
- 8. Recent street or sidewelk construction and/or any change in street lines either completed or proposed by and available from the
- 9. Flood hazard. Zone X, areas determined to be outside the 0.2% annual chance flood. FEMA FIRM \$5079C0093E September
- 10. Site used as a solid waste dump, sump, or sanitary landfill. None

Surveyor's Name: Eric R. Sturm

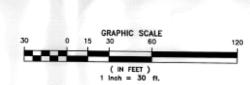
) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT

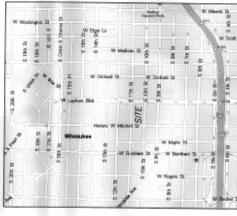
OFFINE SECTION OR 1/4 SECTION COPINER AS DESCRIPED

Previous editions are obsolete replaces form HUD-92457M (Rev. October, 2003)

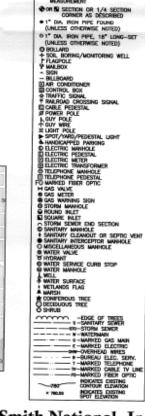
HUD-02457M (Rev. 05/11)

#### LEGEND









## R.A. Smith National, Inc.

Beyond Surveying and Engineering

# ALTA/ACSM LAND TITLE SURVEY

# FHA PROJECT NO. 075-11182 SCHUSTER HISTORIC BUILDING MILWAUKEE COUNTY, WISCONSIN

Known as 1020-1030 West Mitchell Street and 1635-1663 South 10th Street, in the City of Milwaukee, Milwaukee County, Wisconsin

Parcel A:
The West 3.81 feet of Lot 14 and all of Lots 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, together with the vacated alley lying between Lots 17 and 18, and the vacated alley lying North adjacent to said Lots 18 through 22 inclusive, in Block 141 in L. W. Week's Subdivision in the Northwest 1/4 of Section 5, Town 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Lots 5, 6, 7, 8, 9, 10, 11, 12, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34, in Block 141 in L. W. Week's Subdivision in the Northwest 1/4 of Section 5, Town 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

EXCEPT that part of Lot 12 conveyed to the City of Milwaukee in Deed recorded as Document No. 2358581.

APN: 461-1378-110-6

Prepared for: Schuster Historic Building, LLC

Survey No. 152039-BMJ

Bearings are based on the East line of South 11th Street, which is assumed to bear South 00°02'04" West.

<u>Title Commitment</u>

This survey was prepared based on First American Title Insurance Company title commitment number NCS-555719-MKE, Pro Forma Policy, which lists the following easements and/or restrictions from schedule B-II:

1, 8-16. Not survey related.

2. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 80.32(4) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of an alley now vacated. Affects site by location - shown.

3. Utility easement granted by Ed Schuster & Co. Incorporated to Wisconsin Electric Power Company and Wisconsin Telephone Company, their successors and assigns by an instrument dated October 31, 1956 and recorded November 16, 1956 in Volume 3643 of Deeds on page 143 as Document No. 3539901. Affects site by location - shown.

4. Utility easement granted by The G & S Corporation to Wisconsin Electric Power Company, its successors and assigns by an instrument dated December 23, 1964 and recorded February 4, 1965 on Reel 232, Image 742 as Document No. 4158412. Affects site by location - shown.

5. Covenants, Conditions and Restrictions contained in Resolution, designating the West Mitchell Historic District, adopted by the Common Council of the City of Milwaukee on April 15, 1986, as File No. 84-1397, a certified copy of which was recorded in the Milwaukee County Register of Deeds on May 15, 1986 on Reel 1882, Image 406, as Document No. 5915108. Affects site by location - general in nature, cannot be plotted.

6. Easement granted in Purchase and Sale of Easement and Lease and Successor Lease disclosed by Memorandum of Purchase and Sale of Easement and Lease and Successor Lease recorded December 4, 2003, as Document No. 8695090. Affects site by location - general in nature, cannot be plotted.

7. Easement granted in Purchase and Sale of Easement and Lease and Successor Lease disclosed by Memorandum of Purchase and Sale of Easement and Lease and Successor Lease recorded December 4, 2003, as Document No. 8695091. Affects site by location - general in nature, cannot be plotted.

According to Flood Insurance Rate Map of the City of Milwaukee, community panel number 55079C0093E, effective date of September 26, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

There are 176 regular and 9 handicapped parking spaces marked on this site.

Municipal Zoning Information obtained by surveyor

The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned LB-2

Minimum front setback - none
Maximum front setback - average
Minimum side street - none
Maximum side street - 5'
Sideyard setback - none
Rearyard setback - none
Minimum height - 18'
Maximum height - 60'

There is no observable evidence of current earth moving work, building construction or building additions as of the field date of this survey.

There are no changes in street right of way lines if information is available from the controlling jurisdiction as of the field date of this survey.

There is no observable evidence of recent street or sidewalk construction or repairs as of the field date of this survey.

There is no observable evidence of site used as a solid waste dump, sump or sanitary landfill as of the field date of this survey.

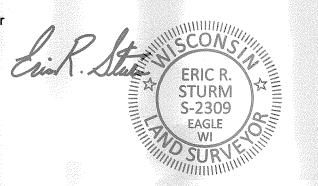
There is no observable evidence of wetland flags on the site, as of the field date of this survey.

I hereby certify to U.S. Department of Housing and Urban Development (HUD), their successors and assigns, Schuster Historic Building, LLC, a Wisconsin limited liability company, its successors and assigns, Alliant Credit Facility, LTD., a Florida limited partnership, its successors and assigns, Alliant Credit Facility ALP, LLC, a Florida limited liability company, its successors and assigns, U.S. Bank National Association, its successors and assigns, First American Title Insurance Company and to their successors and assigns, Berkadia Commercial Mortgage LLC, its successors and/or assigns, that:

I made an on the ground survey per record description of the land shown hereon located in City of Milwaukee, Milwaukee County, Wisconsin, on August 28, 2013; and that it and this map was made in accordance with the HUD Survey Instructions and Report, HUD 92457M, and the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 55079C0093E.

Eric R. Sturm
Registered Land Surveyor
Registration No. S-2309



# Surveyor's Report U.S. Department of Housing and Urban Development Office of Housing OMB Approval No. 2502-0598 (Exp. 04/30/2014)

I certify that, on August 28, 2013, I made a survey of the premises standing in the name of Schuster Historic Building, LLC situated in the City of Milwaukee, Milwaukee County, Wisconsin, known as street number 1020-1030 West Mitchell Street, and shown on the accompanying survey entitled: ALTA/ACSM Land Title Survey.

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and on such latter inspection, I found said premises to be standing in the name of: Schuster Historic Building, LLC.

In my professional opinion, the following information reflects the conditions observed on the date of the last site inspection or disclosed in the process of researching title to the premises, and I further certify that such conditions are shown on the survey map/plat dated August 28, 2013 or has/have been updated thereon under Revision Date \_\_\_

1. Rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises:. Vacated Public Alley exists within property.

2. Springs, streams, rivers, ponds or lakes located, bordering on or running through said premises: None.

3. Cemeteries or family burying grounds located on said premises: None.

 Electricity, or electromagnetic/communications signal, towers, antenna, lines, or line supports located on, overhanging or crossing said premises: Overhead wires and electrical transformer exist across property.

5. Disputed boundaries or encroachments. Existing building on property encroaches into public alley on East side. Soffit on the South side of existing building encroaches into street right-of-way. A sign on the Southwest corner of existing building encroaches into street right-of-way.

6. Earth moving work, building construction, or building additions within recent months: None visible.

7. Building or possession lines. Existing buildings, pavement, and fences shown. Building wall on East side of property is independent.

8. Recent street or sidewalk construction and/or any change in street lines either completed or proposed by and available from the controlling jurisdiction: None.

9. Flood hazard. Zone X, areas determined to be outside the 0.2% annual chance flood. FEMA FIRM 55079C0093E September 26, 2008.

10. Site used as a solid waste dump, sump, or sanitary landfill. None.

Surveyor's Name: Enc R. Sturm

License Number: S-2309

Signature:

Previous editions are obsolete;
Replaces form HUD-92457M (Rev. October, 2003)

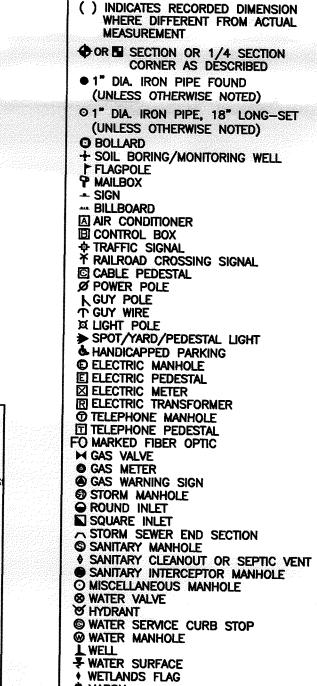
( IN FEET )

1 inch = 30 ft.

Surveyor's Report

HUD-92457M (Rev. 05/11)

# LEGEND



CONIFEROUS TREE

-EDGE OF TREES
S -SANITARY SEWER

----- G-MARKED GAS MAIN

----- E -MARKED ELECTRIC

---- T -MARKED TELEPHONE

------TV-MARKED CABLE TV LINE

FO-MARKED FIBER OPTIC
INDICATES EXISTING
CONTOUR ELEVATION

INDICATES EXISTING SPOT ELEVATION

————— w —Watermain

DIGGERS HOTLINE # 2012-28-03295

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE

WITHOUT FURTHER VERIFICATION.

SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON

# R.A. Smith National, Inc.

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-797-7373, www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA
S:\5152039\dwg\ AS521D30 hud.DWG\ 1030 W. MITCHELL ST

SHEET 1 OF 1

## DOOR & FRAME GENERAL NOTES

ATTN: HARDWARE SUPPLIER - PLEASE SUBMIT DRAWINGS AND PRODUCT DATA IN A FORMAT TO MATCH ARCHITECTS DOOR SCHEDULE

1. RATED DOOR ASSEMBLIES LOCATED IN CORRIDOR OR SMOKE-BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH 2015 IBC TABLE 715.4 SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C WITHOUT THE HOSE STREAM TEST. RATED DOOR ASSEMBLIES SHALL ALSO MEET THE REQUIREMENTS FOR A SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. INSTALLATION OF SMOKE

DOOR SCHEDULE

DOOR ROOM

NUMBER NAME

100.1 VESTIBULE

100.2 VESTIBULE

103.1 OFFICE

104.1 OFFICE

105.1 OFFICE

105.2 OFFICE

107.1 STORAGE

108.1 OFFICE

MIO3.1 STORAGE

DOOR TYPES

WOOD DOOR

13/4" SOLID CORE WOOD

DOOR WITH PLAIN SLICED VENEER - BOTH SIDES

AMERICAN STANDARD-LUCERNE MODEL #

0356.015 WALL-HUNG

LAVATORY

TRU-BRO HANDILAV INSULATION KIT AT ALL

106.1 OPEN OFFICE

101.1 REST ROOM

102.1 APPLICANT AREA

DOOR SIZE

3'-0" 7'-0"

HOLLOW METAL

13/4" INSULATED, HOLLOW METAL DOOR

TOILET PAPER-

DISPENSER

6" HIGH BASE

USE MOISTURE RESISTANT GYPSUM BOARD ON WET WALL. USE CEMENT BOARD ON CERAMIC TILE WALLS ( IF APPLICABLE,

PROVIDE BLOCKING AS NECESSARY FOR ALL ACCESSORIES.

MULLION

WIDTH HEIGHT THICKNESS MATERIAL TYPE

DOOR INFORMATION

1 3/4" SC WOOD A STAIN & VARNISH H.M.

1 3/4" | SC WOOD | A | STAIN & VARNISH | H.M.

1 3/4" SC WOOD A STAIN & VARNISH H.M.

(2)3'-0" 7'-0" | 1 3/4" H.M. B PRIME & PAINT H.M.

3'-0" 7'-0" | 3/4" SC WOOD A STAIN & VARNISH H.M.

3'-0" 7'-0" | 1 3/4" | SC WOOD | A | STAIN & VARNISH H.M.

3'-0" 7'-0" 1 3/4" SC WOOD A STAIN & VARNISH H.M.

3'-0" 7'-0" | 3/4" | SC WOOD | A | STAIN & VARNISH | H.M.

3'-0" 7'-0" | 3/4" | 5C WOOD | A | STAIN & VARNISH | H.M.

7'-0" | 1 3/4" | 5C WOOD | A | STAIN & VARNISH | H.M.

7'-0" | 1 3/4" | SC WOOD | A | STAIN & VARNISH | H.M.

7'-0" | 1 3/4" | SC WOOD | A | STAIN & VARNISH | H.M.

FRAME TYPES

25 SCHEDULE

HOLLOW METAL

-24"x36" MIRROR

1 1/4"~ STAINLESS-

M103.1

(3)

A

8

X

BREAK AREA MIOI.I

- ALIGN -

M102.1

EXISTING

STEEL GRAB BAR

FINISH

FRAME INFORMATION

FINISH

PRIME & PAINT

HARDWARE SETS

ENTRANCE LOCKSET

HARDWARE SET 4

HARDWARE SET 7 BUTTS PRIVACY LOCKSET

CLOSER

FLOOR MOUNTED

HANDICAP TOILET

(SEE PLUMBING DWGS FOR FIXTURE TYPE.)

SCALE: 1/2" = 1'-0"

CLOSER 41 10 SPRING

STOREROOM LOCKSET

PRIME & PAINT 7

PRIME & PAINT 3

PRIME & PAINT 2

PRIME & PAINT 2

PRIME \$ PAINT 4

PRIME & PAINT 4

HARDWARE SET 2

OFFICE LOCKSET

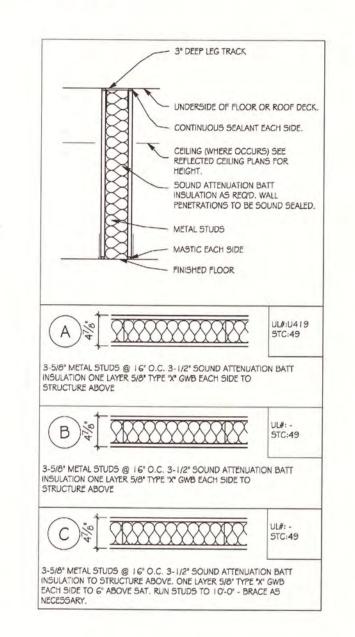
HARDWARE SET 5

MATERIAL TYPE

DOORS SHALL BE IN ACCORDANCE WITH NFPA 105. BRING ANY UNUSUAL DIMENSIONS, HEIGHTS, HARDWARE AND/OR CONDITIONS TO ARCHITECTS ATTENTION PRIOR TO CONSTRUCTION.

4. WOOD DOORS SHALL BE SOLID CORE WITH STAINED VENEER UNLESS

- 3. DOOR OPENINGS 36" AND LARGER IN WIDTH TO HAVE DOUBLE STUDS (18 GA. MIN.) BOTH SIDES OF OPENING.
- OTHERWISE NOTED. 5. HOLLOW METAL FRAMES WITH DOORS 3'-6" OR LARGER OR RATED DOORS SHALL BE GROUTED SOLID.
- 6. HOLLOW METAL DOOR FRAMES AND SIDELIGHT FRAMES SHALL BE PAINTED. UNLESS NOTED OTHERWISE.
- 7. TYPICAL HOLLOW METAL FRAME TO BE 2' WIDE AND DOUBLE RABBITED WITH 1/2" RETURN ON EACH SIDE. 8. HOLLOW METAL FRAMES SHALL BE WELDED AND GROUND FRAMES ONLY, WITH
- 3 CUSHIONS ON THE LATCH SIDE. 9. GLASS IN SIDELIGHTS AND DOORS SHALL BE 1/4" TEMPERED, UNLESS NOTED OTHERWISE. ALL DOORS WIDER THAN 3'-0" SHALL HAVE LARGER HINGES PER
- HINGE MANUFACTURES REQUIREMENTS. 10. ALL DOORS TALLER THAN 7'-O" SHALL HAVE (2) PAIR BUTTS PER HINGE
- MANUFACTURES REQUIREMENTS. 11. DOOR HARDWARE SHALL BE ADA COMPLIANT, INCLUDING LEVER HANDLE LATCH AND LOCK SETS, AND DELAY ADJUSTABLE CLOSERS AS REQUIRED.
- 12. HARDWARE FINISHES SHALL BE US26D OR MANUFACTURER'S EQUAL. 13. GLASS IN INTERIOR RATED DOORS AND FRAMES SHALL BE 1/4" THICK WIRE
- GLASS UNLESS NOTED OTHERWISE. 14. CONTRACTOR AND DOOR SUPPLIER TO REVIEW ALL DRAWING FOR COORDINATION OF WALL AND DOOR RATINGS. PROVIDE ALL DOOR AND OR FRAME LABELS AS REQUIRED BY CODE, INCLUDING "S" LABEL FOR SMOKE WHERE APPLICABLE.



# 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

 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 CONTRACTER TO COORDINATE SCHEDULE WITH 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

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

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

CONSTRUCTION WHETHER SHOWN ON PLAN , OR NOT. INCLUDING BUT NOT LIMITED TO

 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 NCLUDING SMOKE DETECTION, AND OTHERS SYSTEMS. VERIFY WITH OWNER A LIFE SAFETY PLAN

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

# **DEMOLITION CODED NOTES:**

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 DOOR AND FRAME (INCLUDING SIDE LIGHT IF APPLICABLE) IN ITS ENTIRETY. PATCH PARTITION TO MATCH ADJACENT PARTITION SURFACE. INSTALL NEW METAL STUDS AND GYPSUM BOARD AS REQUIRED TO PROVIDE SMOOTH, PLUMB TRANSITION. TAPE AND FINISH JOINTS.

# FLOOR PLAN CODED NOTES

EXISTING 42" HIGH GUARD. REPAINT AND REPAIR TOP WOOD AS NECESSARY.

(2) INFILL FLOOR OPENING WITH LT GA STEEL FLOOR JOISTS @ 16"0/c, 3/4" FORTACRETE STRUCTURAL PANEL - HEIGHT TO MATCH EXISTING. PROVIDE \$\%\" TYPE C GWB ON BOTTOM OF JOISTS. PROVIDE SUPPLY AND WASTE LINES FOR SINK AND DISHWASHER.

(3) PROVIDE 1/2"dia HANDRAIL BOTH SIDES. HAND RAIL TO EXTEND 12" AT HEAD AND 11" AT BASE OF

STAIRS. MOUNT HANDRAIL 36" ABOVE NOISING. (4) PROVIDE BASE BUILDING STANDARD SEMI RECESSED FIRE EXTINGUISHER AND CABINET. MOUNT PER BASE BUILDING SPECIFICATIONS NOT TO EXCEED 48" A.F.F. TO TOP OF CABINET. CABINETS MOUNTED IN FIRE RATED ASSEMBLIES MUST HAVE RATED ASSEMBLY CONTINUOUS BEHIND ENTIRE CABINET UNLESS THE CABINET CARRIES THE SAME (UL TESTED) RATING AS THE ASSEMBLY.

(5) VERIFY EXISTING WALL IS CONSTRUCTED PER WALL TYPE A. MODIFY AS NECESSARY TO MAINTAIN A Ihr. OCCUPANCY SEPERATION.

(6) 95"x44" RECEPTION WINDOW. SET WINDOW SILL AT 34" AFF.

(7) PROVIDE 2'x2' ACOUSTIC TILE CEILING AT 9'-0".

## Exhibit H

RATING NOTES

60min

HARDWARE SET 3

PASSAGE LOCKSET

HARDWARE SET 6

PANIC HARDWARE

ENTRY LOCKSET

CLOSER STOP

5'-0" MIN. - CLEAR

GRAB BAR

USE MOISTURE RESISTANT GYPSUM BOARD ON WET WALL. USE CEMENT BOARD ON CERAMIC TILE WALLS ( IF APPLICABLE)

PROVIDE BLOCKING AS NECESSARY FOR ALL ACCESSORIES.

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

- BLOCKING AS REQ'D

SCALE: 1/2" = 1'-0

- 6" HIGH CERAMIC TILE BASE

1/4"~ STAINLESS STEEL -

CLOSER 41 10 SPRING

## FLOOR PLAN GENERAL NOTES

VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO START OF FABRICATION / CONSTRUCTION.

2. A) PROVIDE 5/6" TYPE "X" GYPSUM BOARD AT ALL WALL LOCATIONS UNLESS OTHERWISE NOTED. B) PROVIDE 1/8" 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 "C" GYPSUM BOARD AT

HOLD %" 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. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF DOORS UNLESS

VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.

PROVIDE 16 GAUGE SHEET METAL BANDING OR SOLID 2x BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY. 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. DURING CONSTRUCTION, AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS. 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

1. 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.

15. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. 6. ALL DOOR HARDWARE TO BE ADA-APPROVED LEVER SETS. 7. 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 18. PATCH NEW FINISHES TO MATCH EXISTING, THE CONTRACTOR SHALL FIELD VERIFY EXISTING

FINISH TYPES AND COLORS PRIOR TO ORDERING.

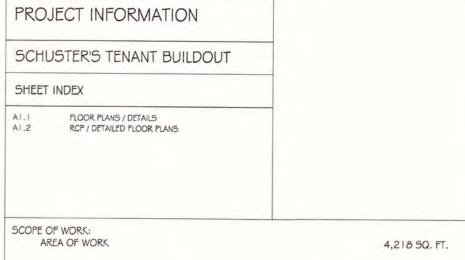
ACCESSIBLE RESTROOMS 0 0 0 0 0 0 14. SALVAGED MATERIAL SHALL BE CLEANED AND RETURNED TO THE OWNER AS DIRECTED. 0 0 0 0 0 0

- AREA OF WORK

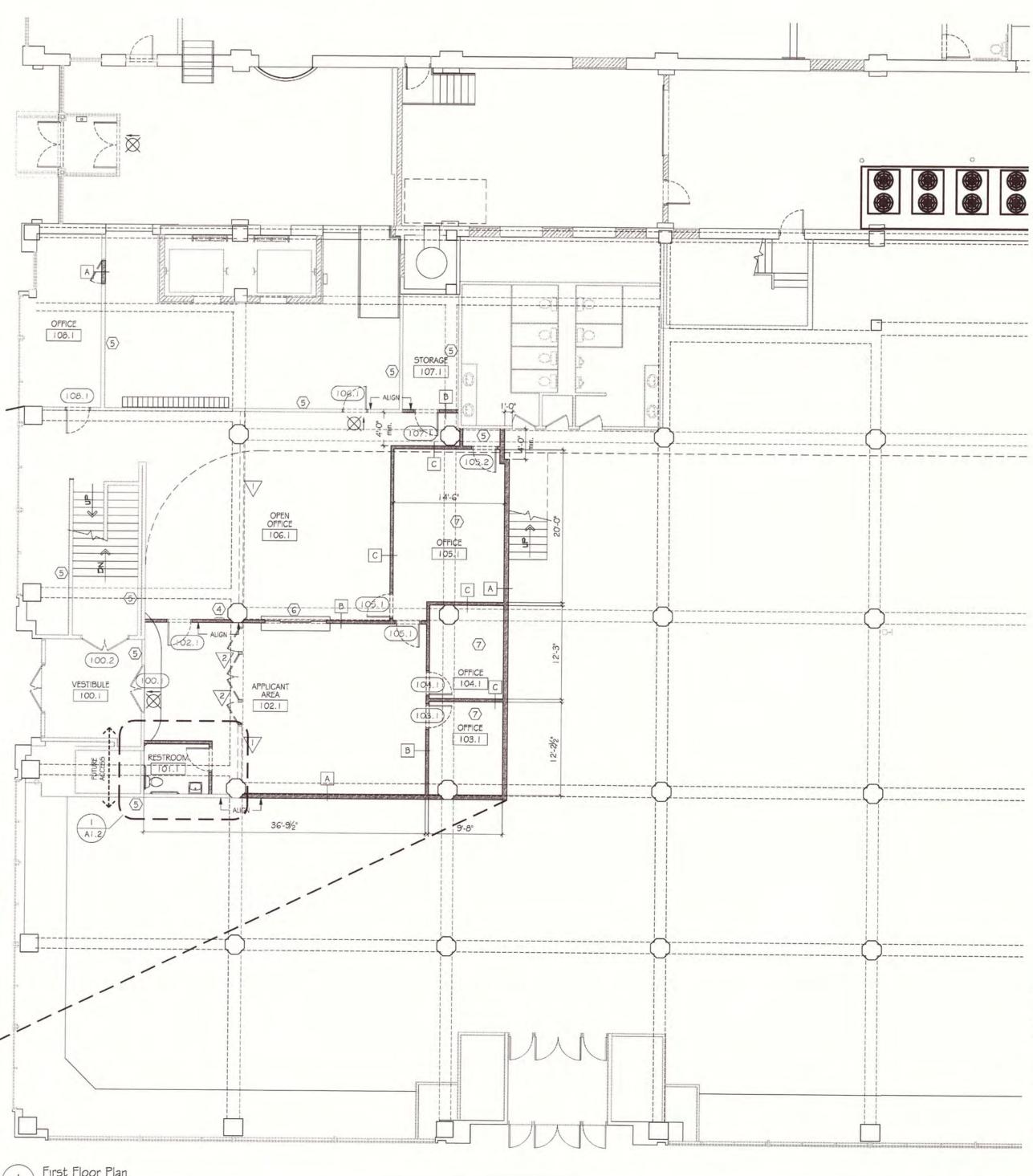
FIRST FLOOR PLAN

BASEMENT PLAN

PROJECT INFORMATION SCHUSTER'S TENANT BUILDOUT SHEET INDEX FLOOR PLANS / DETAILS RCP / DETAILED FLOOR PLANS







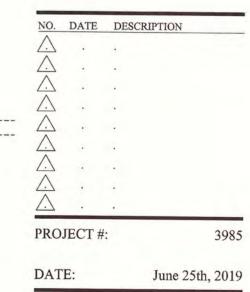
M St H S chuster's

311 East Chicago Street

© Schroeder & Holt Architect.

Milwaukee, WI 53202

f. 414-276-1764



PLANS / DETAILS

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

EXPOSED STRUCTURE. PROVIDE LIGHTING AS REQUIRED. 2 PROVIDE 24" x 24" LED LIGHT FIXTURES

# CEILING PLAN GENERAL NOTES

- ALL CEILINGS TO BE TYPE | UNLESS NOTE OTHERWISE ON REFLECTED CEILING PLAN.
- 2. ALL CEILING HEIGHTS TO BE 9'-0" UNLESS NOTED OTHERWISE ON REFLECTED
- CEILING PLAN.
- ALL CEILING HEIGHTS TO MATCH EXISTING UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN.
   PROVIDE DUAL LEVEL SWITCHING AND (3) LAMP FIXTURES IN ALL ROOMS OVER 100 SQ. FT. IN AREA.
- ADD OR REPAIR CEILING GRID AS NECESSARY. MATCH EXISTING.
   REPLACE DAMAGED, MISSING, AND/OR STAINED ACOUSTICAL CEILING TILE WITH
- NEW TO MATCH EXISTING.

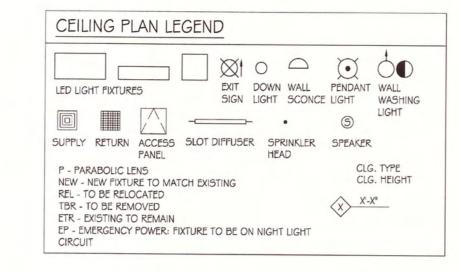
  7. COORDINATE CEILING TYPE SHOWN ON REFLECTED CEILING PLANS W/ INTERIOR FINISHES SCHEDULE. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION.

### DESIGN/BUILD

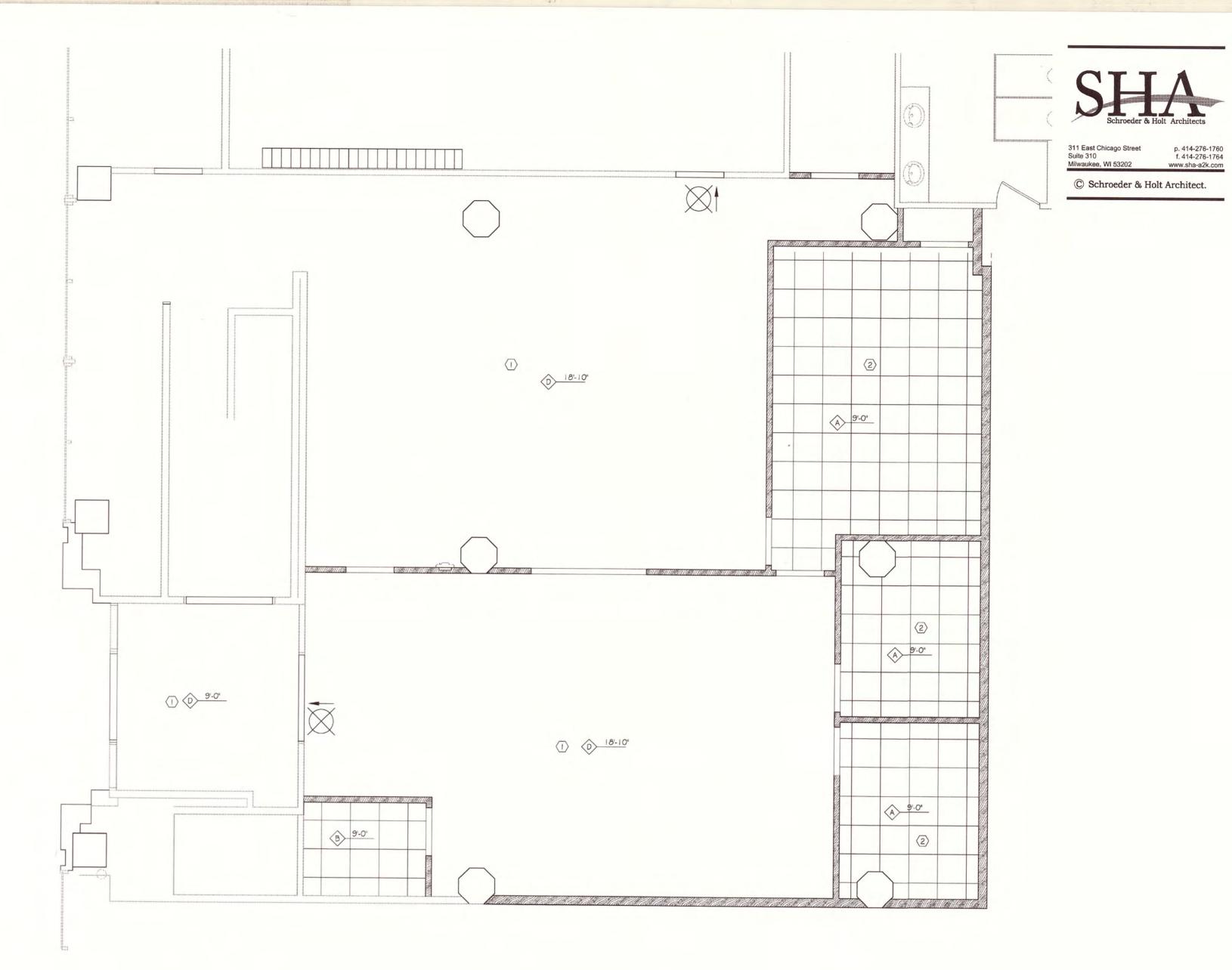
RELOCATE, ADD OR REMOVE LIGHTING FIXTURES TO MATCH CONFIGURATION ON REFLECTED CEILING PLAN.

HVAC EQUIPMENT SHOWN FOR REFERENCE ONLY. RELOCATE, ADD OR REMOVE HVAC EQUIPMENT TO MATCH CONFIGURATION ON REFLECTED CEILING PLAN. CONTRACTOR TO COMPLY WITH CITY AND STATE BUILDING CODES.

SPRINKLER EQUIPMENT SHOWN FOR REFERENCE ONLY. RELOCATE, ADD OR REMOVE SPRINKLER HEADS TO MATCH CONFIGURATION ON REFLECTED CEILING PLAN. CONTRACTOR TO COMPLY WITH CITY AND STATE BUILDING CODES.



- CEILING TYPES
- (1) 2'x2' TEGULAR LAY-IN ACOUSTICAL CEILING TILE
- 2 2'x2' VINYL FACED GYPSUM BOARD CEILING TILES
- 3 DROP SOFFIT 5/8" TYPE "X" GYPSUM BOARD ON 3 5/8" METAL STUD FRAMING SEE DETAIL X/AX.X
- 4 EXPOSED STRUCTURE

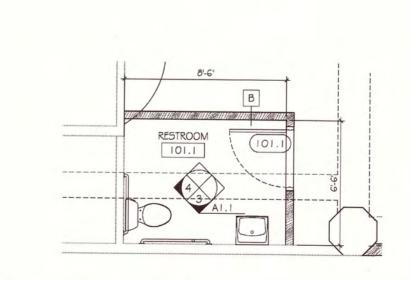


2 REFLECTED CEILING PLAN

Schuster's Historic Building
Tennant build out
1030 W. Historic Mitchell St.

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

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



NO. DATE DESCRIPTION PROJECT #: June 25th, 2019 RCP / DETAILED FLOOR PLANS