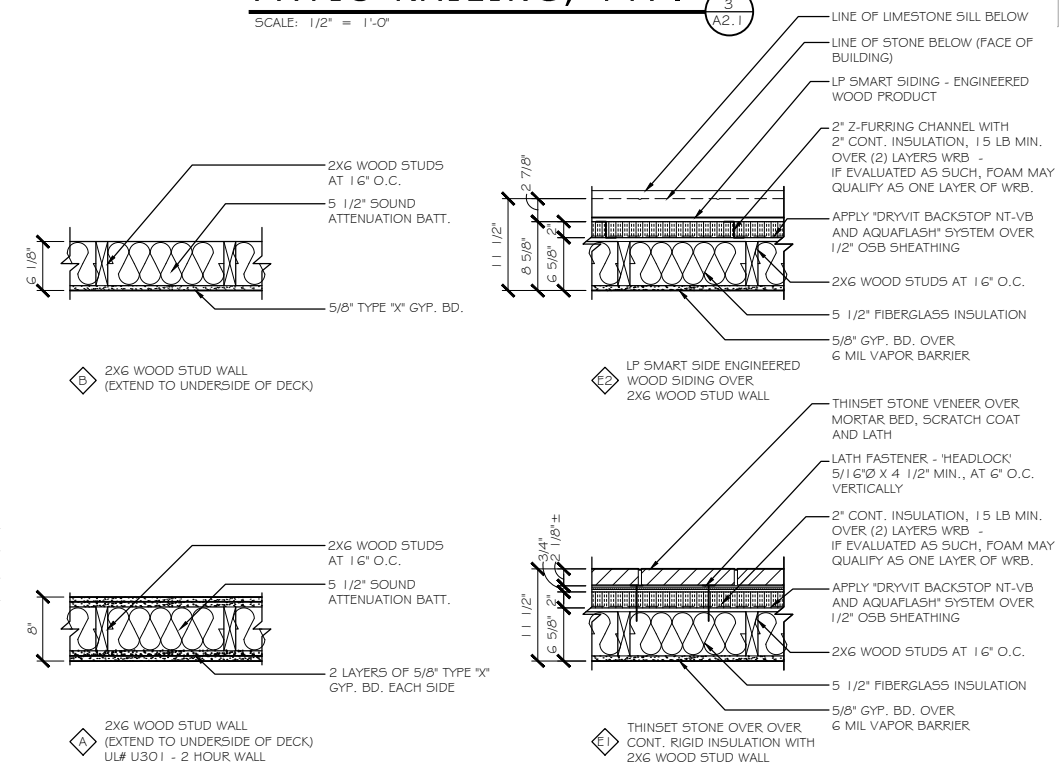
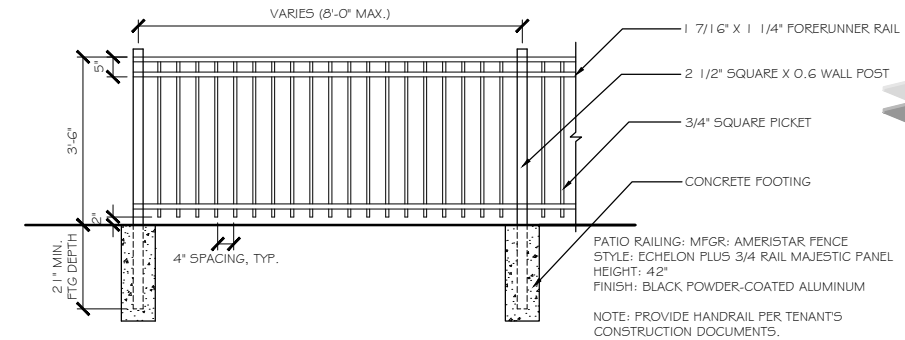


REFER TO TENANT'S
CONSTRUCTION DOCUMENTS
FOR MORE INFORMATION



KEY NOTES:

- (A) STORM CONNECTION FOR
ROOF DRAIN AND OVERFLOW.
CONCEAL ALL ROOF DRAINS IN
WALL OR LOCATE PER TENANT
APPROVED LOCATION.
- (B) DOWNSPOUT.
- (C) ROOF LADDER.
- (D) ELECTRIC METER.
- (E) GAS METER.
- (F) HOSE BIBB AT 18" A.F.F.
LOCATE PER TENANT DRAWINGS
- (G) KNOX BOX. VERIFY
REQUIREMENTS WITH
WAUKESHA FIRE DEPT.
- (H) (2) GFCI OUTLETS.
LOCATE PER TENANT DRAWINGS

PLAN NOTES:

- (1) SEE SHEET A1.1 FOR CODE INFORMATION.
- (2) ALL WALLS EXTEND TO THE UNDERSIDE OF THE ROOF DECK
UNLESS NOTED OTHERWISE.
- (3) WALLS THAT DO NOT EXTEND TO THE ROOF DECK SHALL BE
CAPPED WITH GYP. BD. AND FINISHED.
- (4) ALL CASEWORK BY OWNER (N.I.C.)
- (5) ALL FURNITURE BY OWNER (N.I.C.)
- (6) REFER TO SHEET A7.1 FOR DOOR SCHEDULE.
- (7) REFER TO STRUCTURAL FOR SHEAR WALL LOCATIONS.

NOTE:
REFER TO TENANT'S CONSTRUCTION DOCUMENTS
FOR INTERIOR LAYOUT/FINISHES, AND ALL MEP
REQUIREMENTS.

REVISED 11-02-18

FLOOR PLAN

SCALE: 3/16" = 1'-0"



CONSTRUCTION DOCUMENTS

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PROJECT FOR ALLIANCE DEVELOPMENT:
STARBUCKS/FUTURE DEVELOPMENT
LES PAUL PARKWAY / S.T.H. 164
WAUKESHA, WISCONSIN 53186

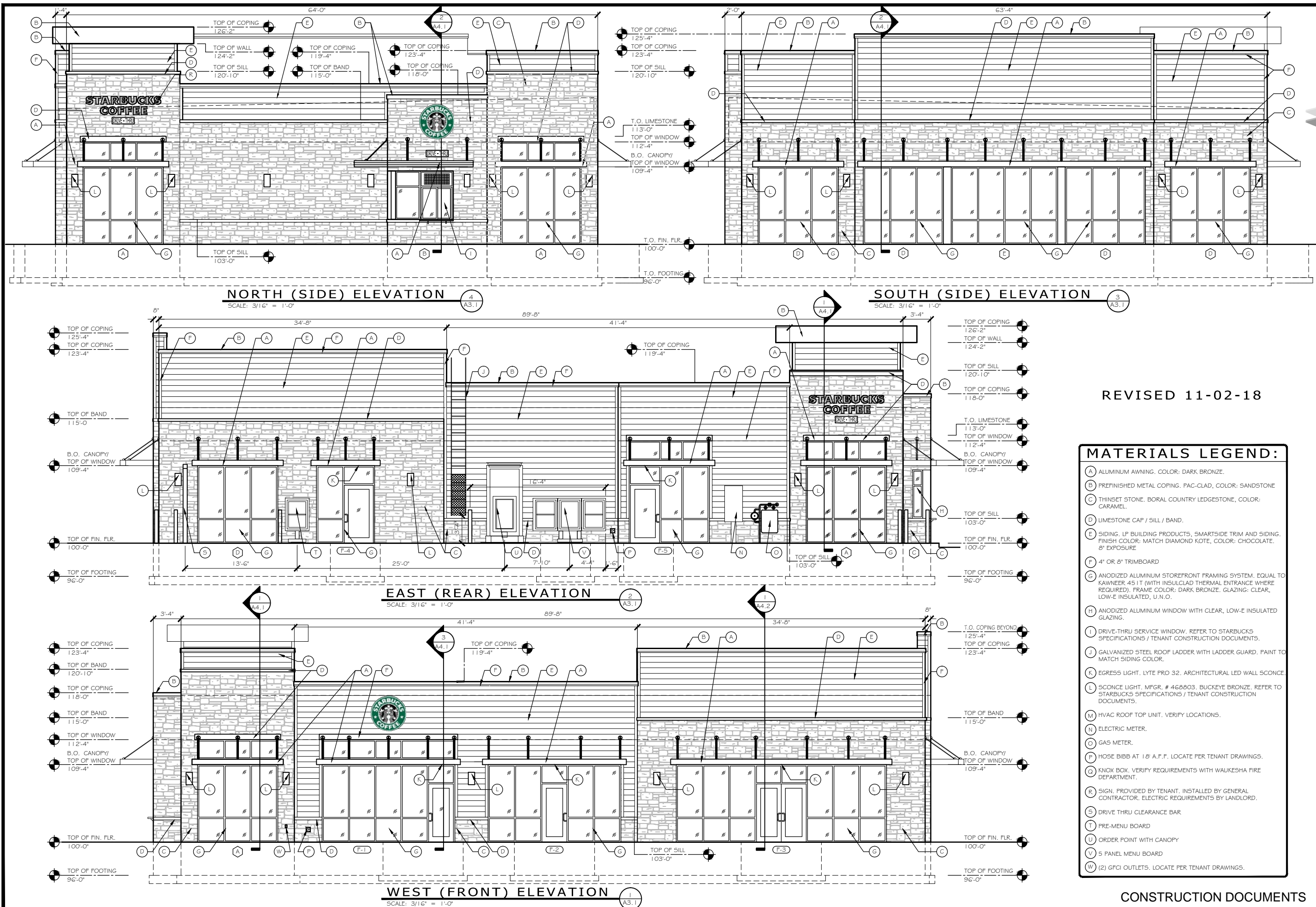
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DATE
10/12/18

PROJECT NO.
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A2.1



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A3.1

- MATERIALS LEGEND:**
- (A) ALUMINUM AWNING. COLOR: DARK BRONZE.
 - (B) PREFINISHED METAL COPING. PAC-CLAD, COLOR: SANDSTONE
 - (C) THINSET STONE. BORAL COUNTRY LEDGESTONE, COLOR: CARAMEL.
 - (D) LIMESTONE CAP / SILL / BAND.
 - (E) SIDING. LP BUILDING PRODUCTS, SMARTSIDE TRIM AND SIDING. FINISH COLOR: MATCH DIAMOND KOTE, COLOR: CHOCOLATE. 8" EXPOSURE
 - (F) 4" OR 6" TRIMBOARD
 - (G) ANODIZED ALUMINUM STOREFRONT FRAMING SYSTEM. EQUAL TO KAWNEER 45-IT (WITH INSULCLAD THERMAL ENTRANCE WHERE REQUIRED). FRAME COLOR: DARK BRONZE. GLAZING: CLEAR, LOW-E INSULATED, U.N.O.
 - (H) ANODIZED ALUMINUM WINDOW WITH CLEAR, LOW-E INSULATED GLAZING.
 - (I) DRIVE-THRU SERVICE WINDOW. REFER TO STARBUCKS SPECIFICATIONS / TENANT CONSTRUCTION DOCUMENTS.
 - (J) GALVANIZED STEEL ROOF LADDER WITH LADDER GUARD. PAINT TO MATCH SIDING COLOR.
 - (K) EGRESS LIGHT. LYTE PRO 32. ARCHITECTURAL LED WALL SCONCE.
 - (L) SCONCE LIGHT. MFG. # 468803. BUCKEYE BRONZE. REFER TO STARBUCKS SPECIFICATIONS / TENANT CONSTRUCTION DOCUMENTS.
 - (M) HVAC ROOF TOP UNIT. VERIFY LOCATIONS.
 - (N) ELECTRIC METER.
 - (O) GAS METER.
 - (P) HOSE BIBB AT 1 1/2" A.F.F. LOCATE PER TENANT DRAWINGS.
 - (Q) KNOX BOX. VERIFY REQUIREMENTS WITH WAUKESHA FIRE DEPARTMENT.
 - (R) SIGN. PROVIDED BY TENANT. INSTALLED BY GENERAL CONTRACTOR. ELECTRIC REQUIREMENTS BY LANDLORD.
 - (S) DRIVE THRU CLEARANCE BAR
 - (T) PRE-MENU BOARD
 - (U) ORDER POINT WITH CANOPY
 - (V) 5 PANEL MENU BOARD
 - (W) (2) GFCI OUTLETS. LOCATE PER TENANT DRAWINGS.



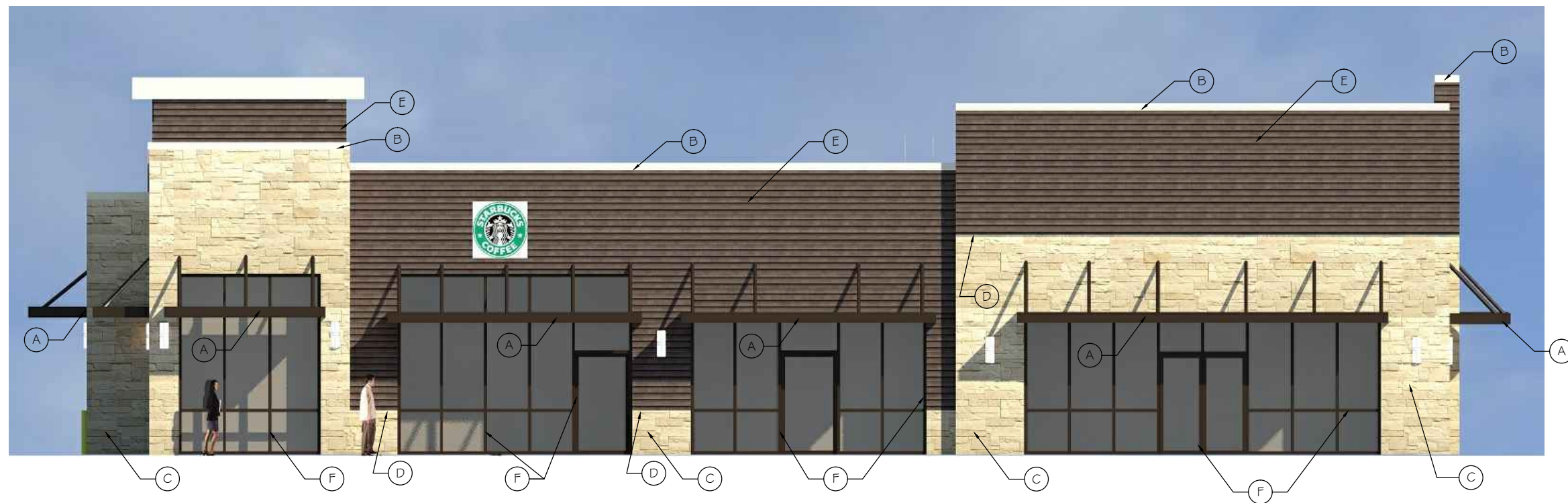
NORTH (SIDE) ELEVATION

SCALE: N.T.S.

2
A3.1R

MATERIALS LEGEND:

- (A) ALUMINUM AWNING. COLOR: DARK BRONZE.
- (B) PREFINISHED METAL COPING. PAC-CLAD, COLOR: SANDSTONE
- (C) THINSET STONE. BORAL COUNTRY LEDGESTONE, COLOR: CARAMEL.
- (D) LIMESTONE BAND.
- (E) SIDING. LP BUILDING PRODUCTS, SMARTSIDE TRIM AND SIDING. FINISH COLOR: MATCH DIAMOND KOTE, COLOR: CHOCOLATE.
- (F) ANODIZED ALUMINUM STOREFRONT FRAME. EQUAL TO KAWNEER. COLOR: DARK BRONZE. ALL GLAZING TO BE CLEAR, U.N.O. FOR STOREFRONT/WINDOW ELEVATIONS.



WEST (FRONT) ELEVATION

SCALE: N.T.S.

1
A3.1R

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PROJECT FOR ALLIANCE DEVELOPMENT:

RETAIL DEVELOPMENT

LES PAUL PARKWAY / S.T.H. 164
WAUKESHA, WISCONSIN

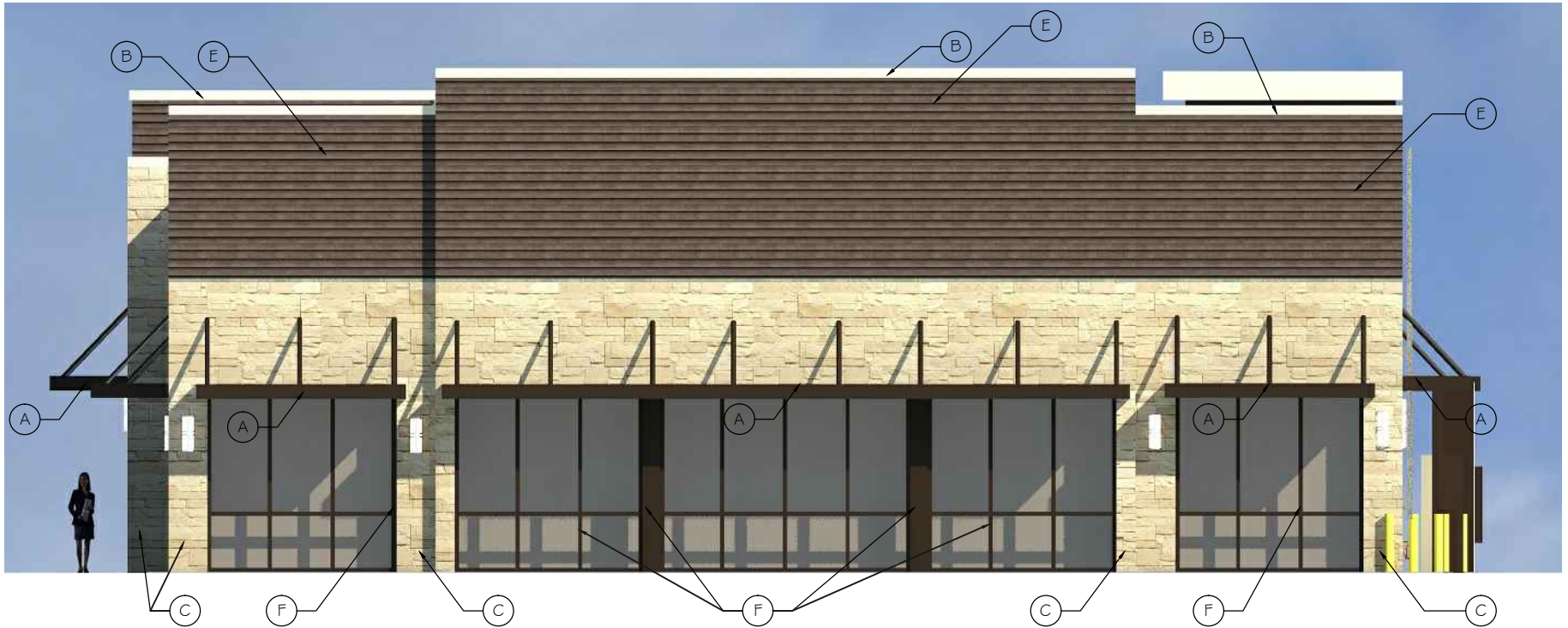
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A3.1R



SOUTH (SIDE) ELEVATION

SCALE: N.T.S.

2
A3.2R

MATERIALS LEGEND:

- (A) ALUMINUM AWNING. COLOR: DARK BRONZE.
- (B) PREFINISHED METAL COPING. PAC-CLAD, COLOR: SANDSTONE
- (C) THINSET STONE. BORAL COUNTRY LEDGESTONE, COLOR: CARAMEL.
- (D) LIMESTONE BAND.
- (E) SIDING. LP BUILDING PRODUCTS, SMARTSIDE TRIM AND SIDING. FINISH COLOR: MATCH DIAMOND KOTE, COLOR: CHOCOLATE.
- (F) ANODIZED ALUMINUM STOREFRONT FRAME, EQUAL TO KAWNEER, COLOR: DARK BRONZE. ALL GLAZING TO BE CLEAR, U.N.O. FOR STOREFRONT/WINDOW ELEVATIONS.



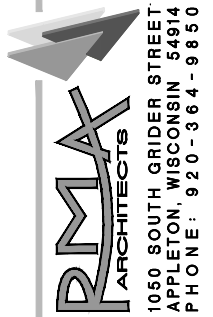
EAST (REAR) ELEVATION

SCALE: N.T.S.

1
A3.2R

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PROJECT FOR ALLIANCE DEVELOPMENT:
RETAIL DEVELOPMENT
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WAUKESHA, WISCONSIN

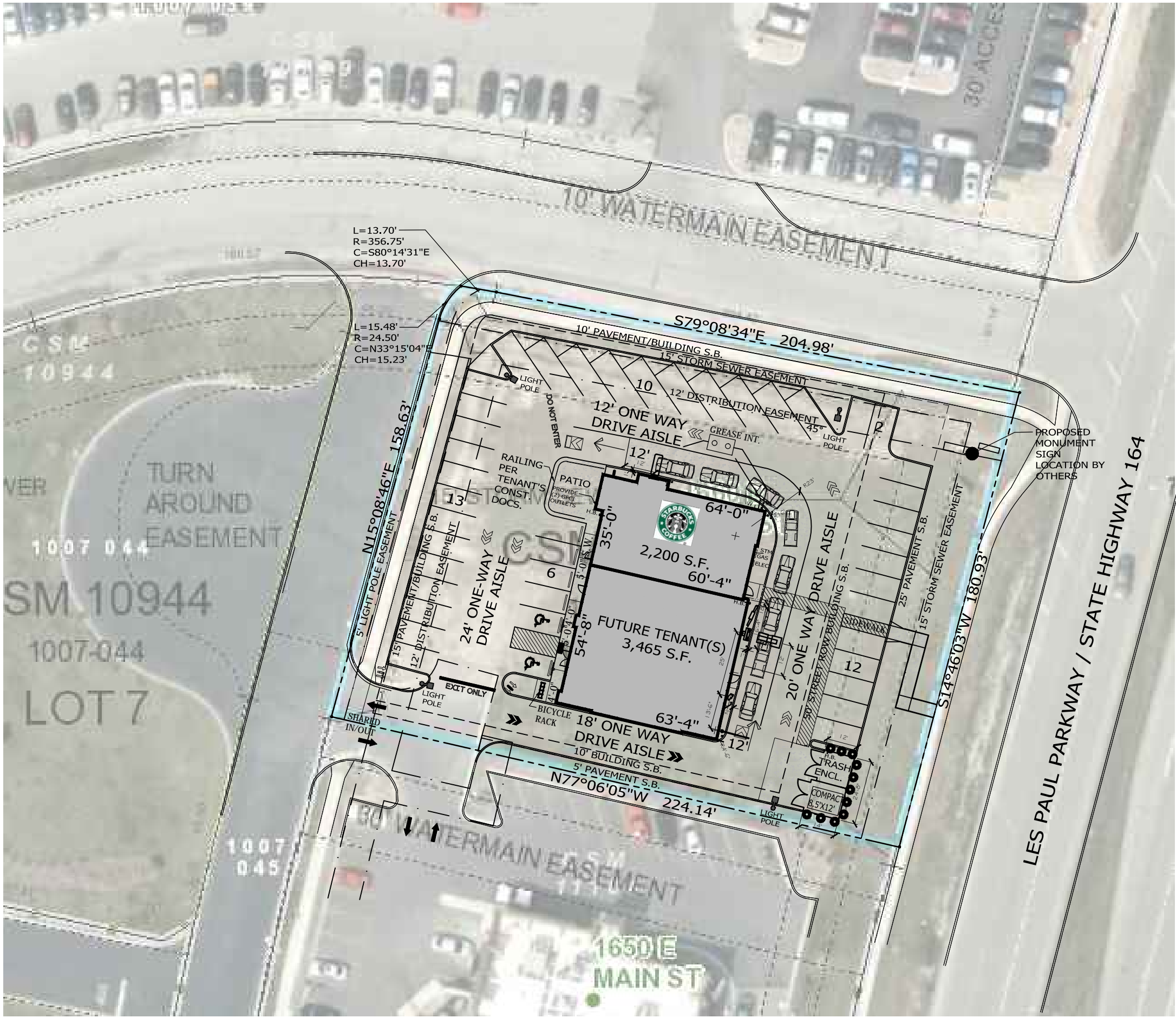
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A3.2R



SITE PLAN NOTES

TOTAL SITE AREA = .907 ACRES±
TOTAL BUILDING AREA: 5,665 S.F.
STARBUCKS: 2,200 S.F.
FUTURE TENANT(S): 3,465 S.F.

CITY OF WAUKESHA:
B-5 (PUD) ZONING, B-5 COMMUNITY BUSINESS DISTRICT

BUILDING SETBACKS:
STREET ROW: 50'
SIDE YARD: 10'
REAR YARD: 25'

PARKING ACCESS:
TWO WAY DRIVES - 24 FEET
ONE WAY DRIVES - 12 FEET

PARKING STALL REQUIREMENTS:
9'-0" X 18'-0" STALLS.

PARKING LOT SETBACKS PER B-5 DISTRICT:
15' FROM STREET RIGHT-OF-WAY AND MIN. 5' FROM ALL OTHER LOT LINES. CURBS TO BE 4' FROM PROPERTY LINE. PARKING LOTS SHALL BE LOCATED IN SUCH A MANNER TO PROVIDE BUFFERING FROM STREET RIGHTS-OF-WAY AND ADJACENT USES. ADDITIONAL PARKING SETBACKS MAY BE REQUIRED TO ADDRESS THE NEED FOR SNOW STORAGE, PRESERVATION OF EXISTING VEGETATION, SLOPES, DRAINAGE, VISIBILITY, OR UTILITY LOCATION.

DRIVE-THROUGH FACILITIES STACKING SPACE: FOUR (4) SPACES PER DRIVE-THROUGH SERVICE LANE FOR A DRIVE-THROUGH RESTAURANT.

BICYCLE PARKING (RESTAURANT):
ONE (1) SHORT-TERM BICYCLE PARKING SPACE PER 2,000 S.F. PLUS ONE (1) LONG-TERM BICYCLE PARKING SPACE PER 20 EMPLOYEES.

BICYCLE PARKING (RETAIL): ONE (1) SHORT-TERM BICYCLE PARKING SPACE PER 2,000 S.F. PLUS ONE (1) LONG-TERM BICYCLE PARKING SPACE PER 12,000 S.F. OF FLOOR AREA.

REQUIRED BICYCLE PARKING:
RESTAURANT: SHORT TERM = 1.1, LONG TERM = 1
RETAIL: SHORT TERM = 1.7, LONG TERM = 1
TOTAL REQUIRED: 2.8 + 2 = 4.8 REQUIRED
TOTAL BICYCLE SPACES PROVIDED: = 5 PROVIDED

REQUIRED NUMBER OF PARKING SPACES PER PUD:

RETAIL: FOUR (4) SPACES PER 1,000 S.F. OF RETAIL SALES AREA

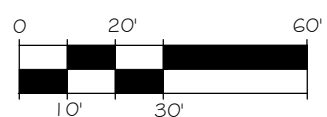
RESTAURANTS: ONE (1) SPACE PER THREE (3) SEATS (NOT INCLUDING PATIO).

PARKING STALLS REQUIRED PER PUD:
STARBUCKS = 40 SEATS X 1 STALL PER 3 SEATS = 13.3
14 STALLS REQUIRED
FUTURE TENANT(S) (RETAIL) = 3,465 S.F. X 4 STALLS PER 1,000 S.F. = 13.9
14 STALLS REQUIRED
PARKING STALLS REQUIRED: 28
PARKING STALLS PROVIDED: 43 (7.59/K)

REVISED 11-02-18



SITE PLAN
SCALE: 1" = 20'-0"



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SP1.1

SP2.1



NORTH DUMPSTER ELEVATION

4
SP2.2

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SOUTH DUMPSTER ELEVATION

3
SP2.2

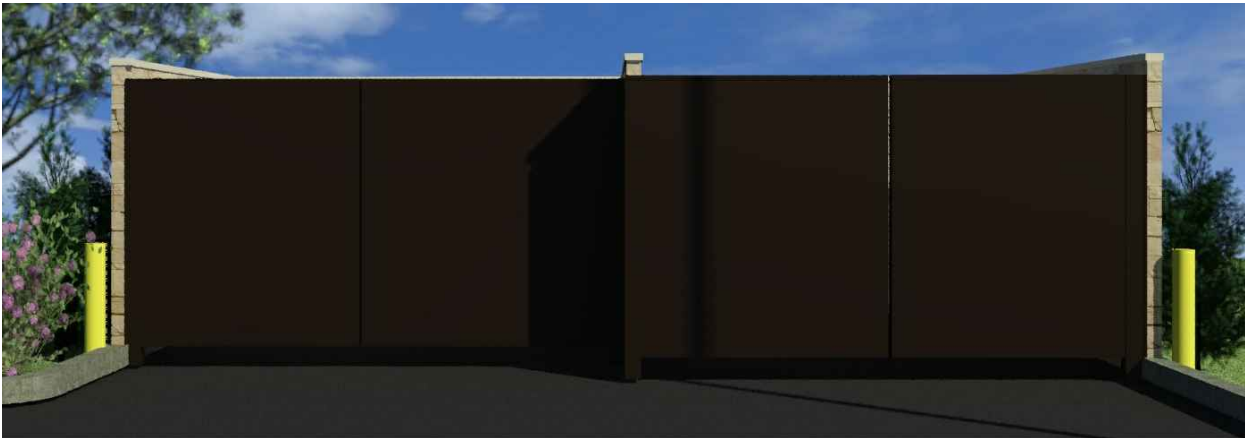
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EAST DUMPSTER ELEVATION

2
SP2.2

NOT TO SCALE



WEST DUMPSTER ELEVATION

1
SP2.2

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