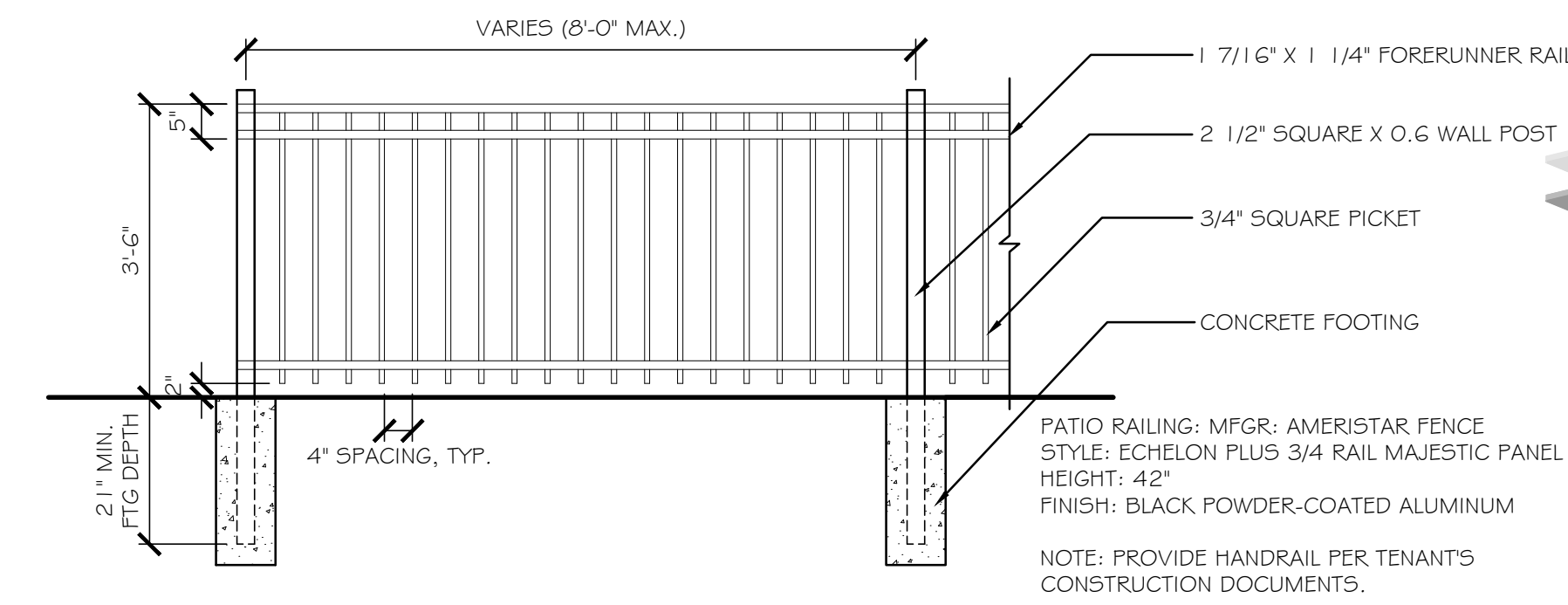
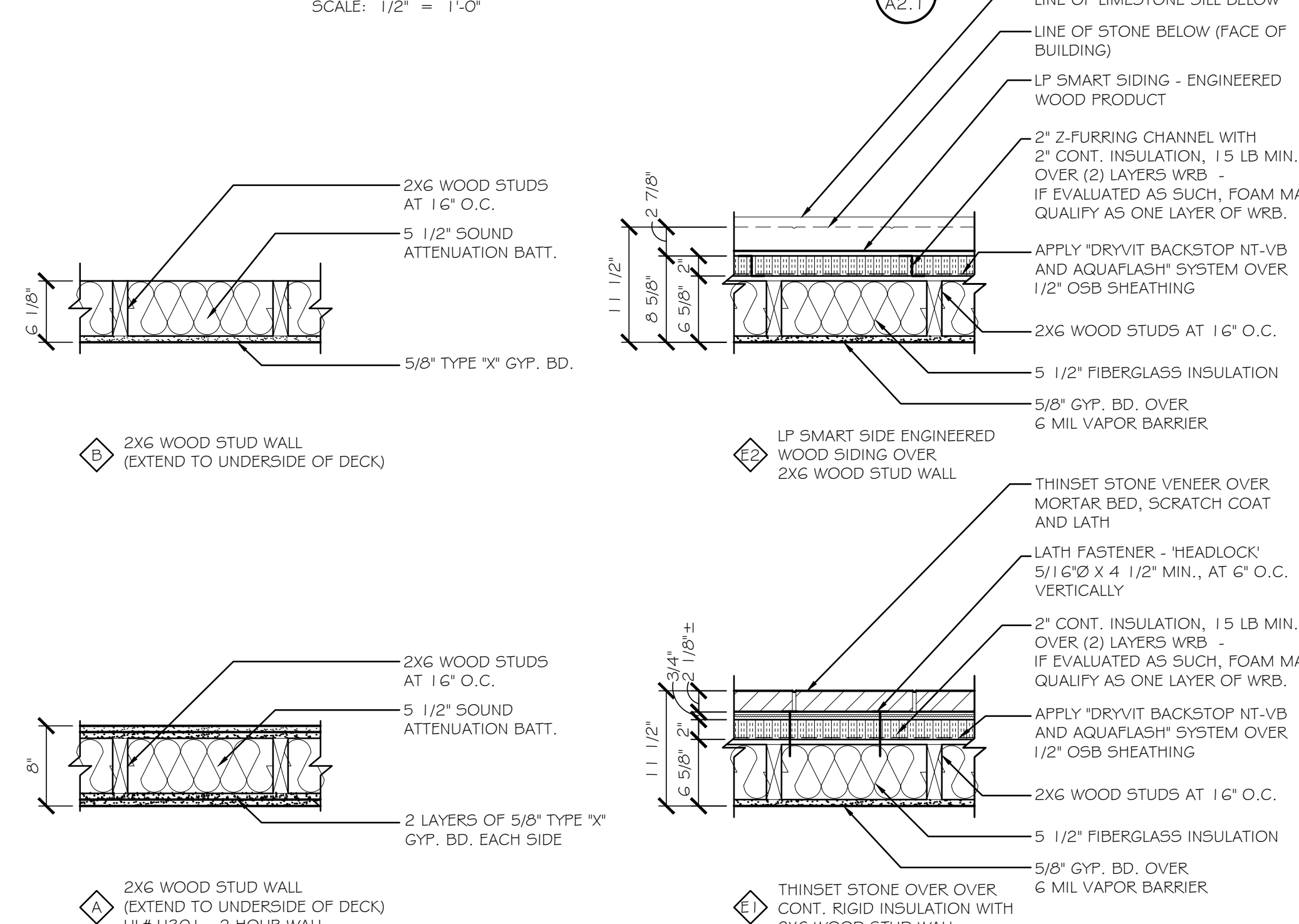


REFER TO TENANT'S
CONSTRUCTION DOCUMENTS
FOR MORE INFORMATION



PATIO RAILING, TYP.
SCALE: 1/2\"/>



WALL TYPES
SCALE: 1\"/>

- 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\"/>
 - (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.

FLOOR PLAN
SCALE: 3/16\"/>

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CONSTRUCTION DOCUMENTS

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

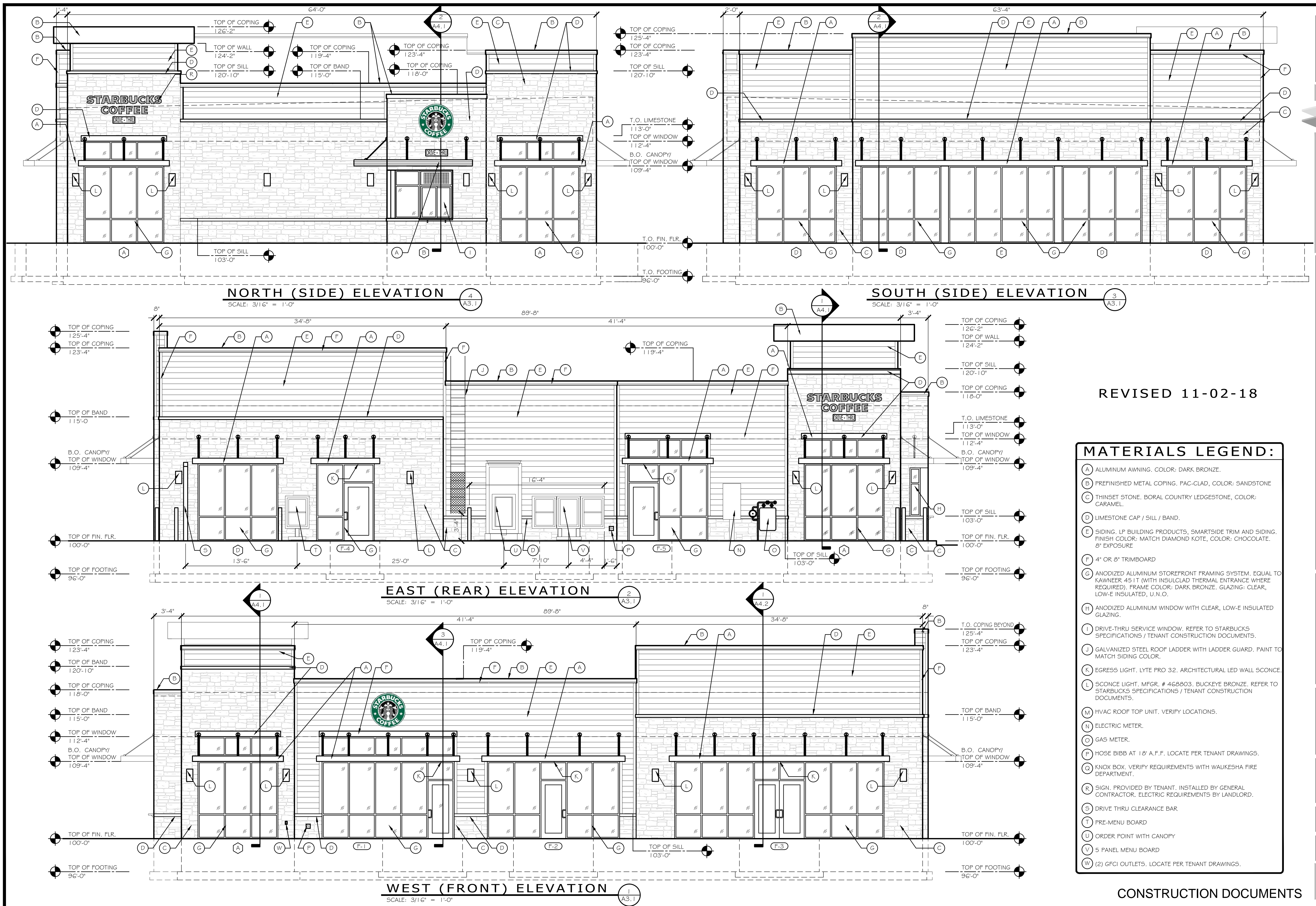
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A2.1



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LES PAUL PARKWAY / S.T.H. 164
WAUKESHA, WISCONSIN 53186

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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 451T (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 18" 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.

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A3.1

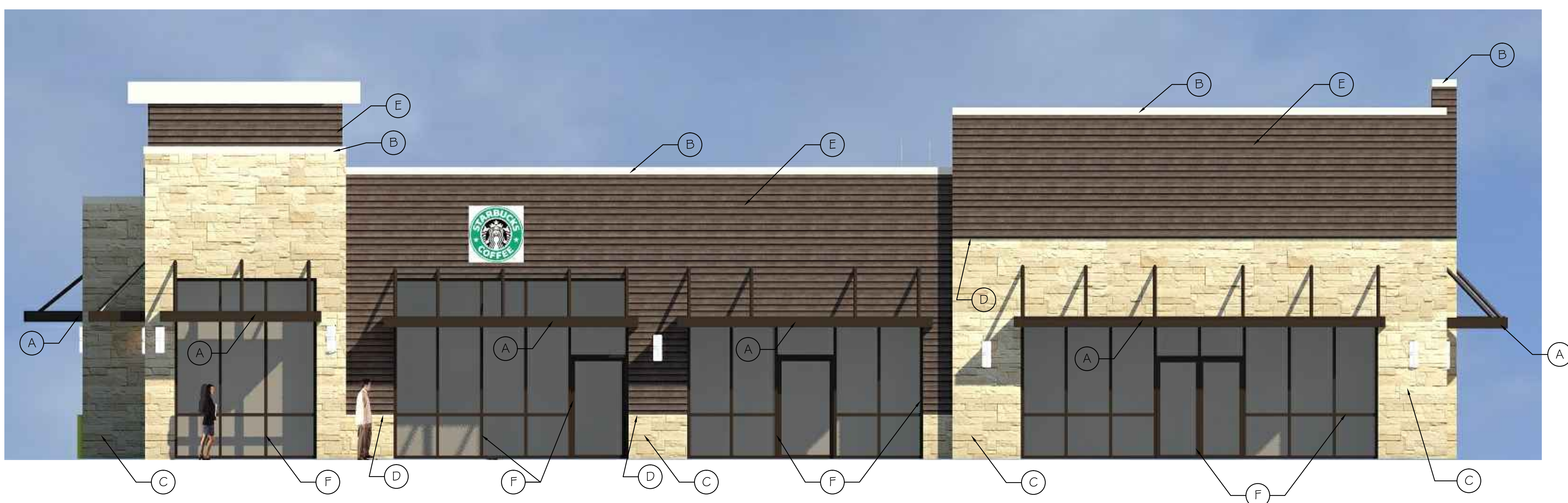
CONSTRUCTION DOCUMENTS



NORTH (SIDE) ELEVATION
SCALE: N.T.S.

2
A3.1R

- MATERIALS LEGEND:**
- (A) ALUMINUM AWNING. COLOR: DARK BRONZE.
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 - (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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MATERIALS LEGEND:

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- (F) ANODIZED ALUMINUM STOREFRONT FRAME. EQUAL TO KAWNEER, COLOR: DARK BRONZE. ALL GLAZING TO BE CLEAR, U.N.O. FOR STOREFRONT/WINDOW ELEVATIONS.



SOUTH (SIDE) ELEVATION

SCALE: N.T.S.

2
A3.2R



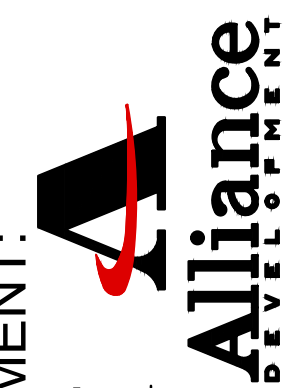
EAST (REAR) ELEVATION

SCALE: N.T.S.

1
A3.2R

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RETAIL DEVELOPMENT

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

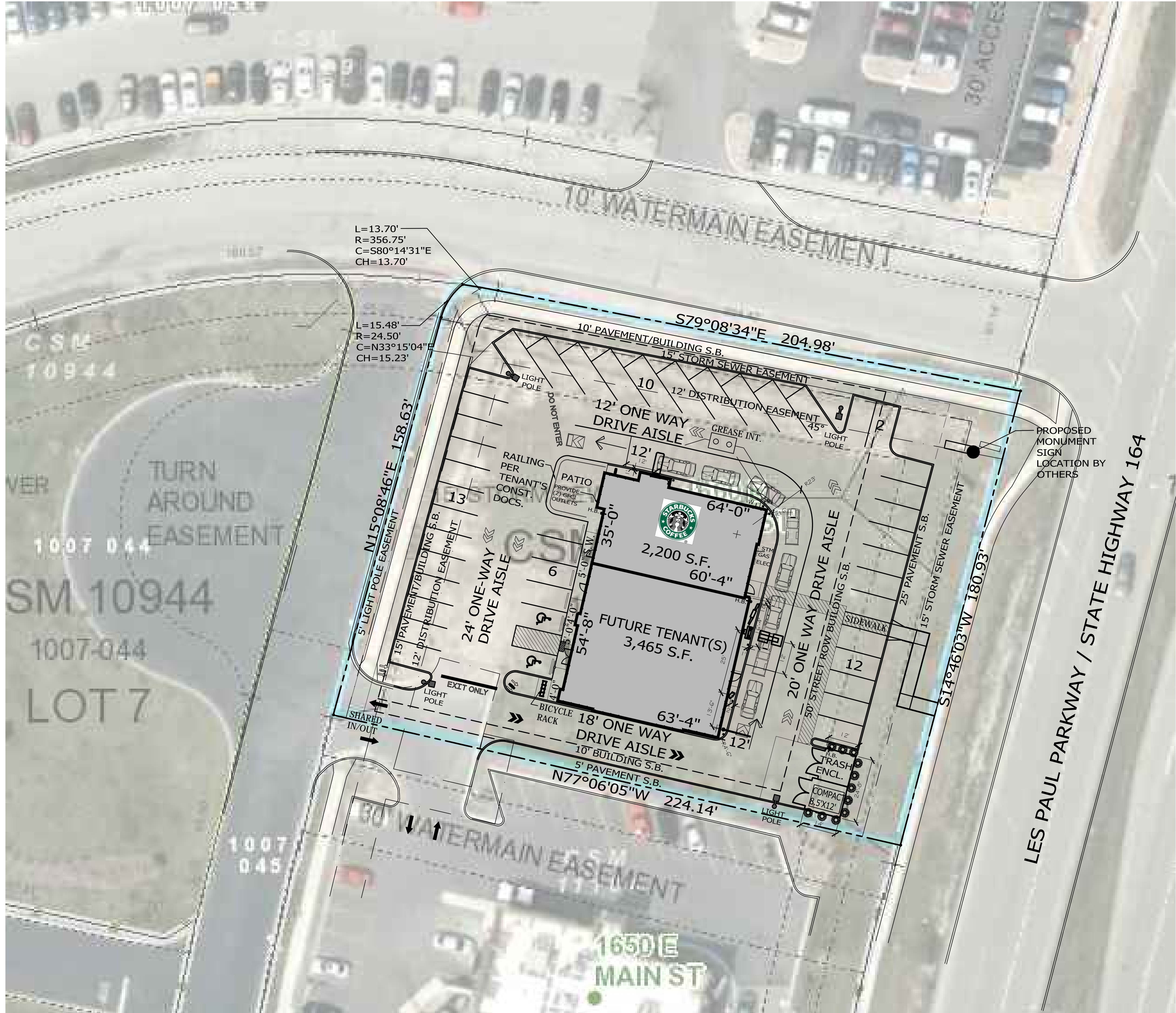
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SITE PLAN NOTES

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).

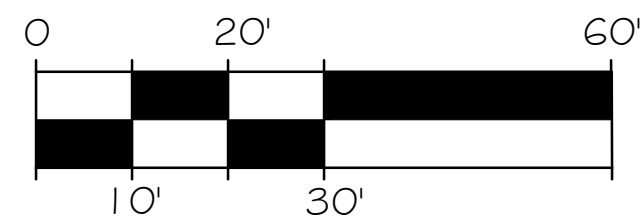
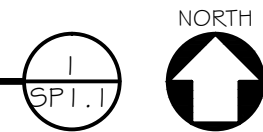
PARKING STALLS REQUIRED PER PUD:
STARBUCKS = 40 SEATS X 1 STALL PER 3 SEATS = 13.3
14 STALLS REQUIRED
FUTURE TENANT(S) (RETAIL) = 3,465 S.F. X 4 STALLS PER 1,000 S.F. = 13.9
14 STALLS REQUIRED
PARKING STALLS REQUIRED: 28
PARKING STALLS PROVIDED: 43 (7.59/K)

REVISED 11-02-18



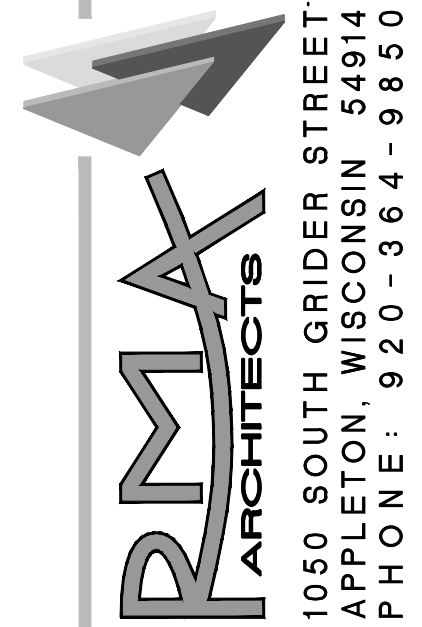
SITE PLAN

SCALE: 1" = 20'-0"



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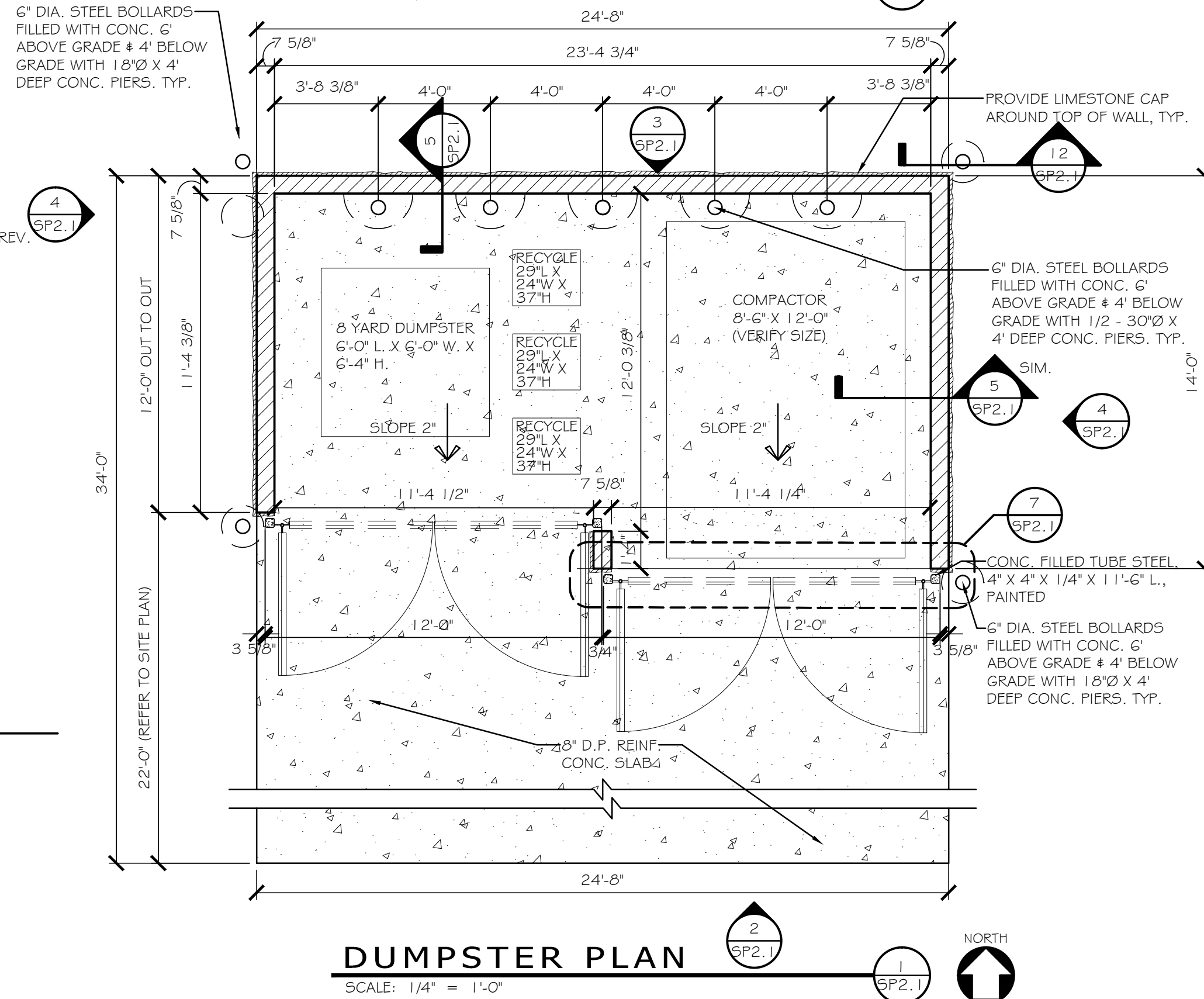
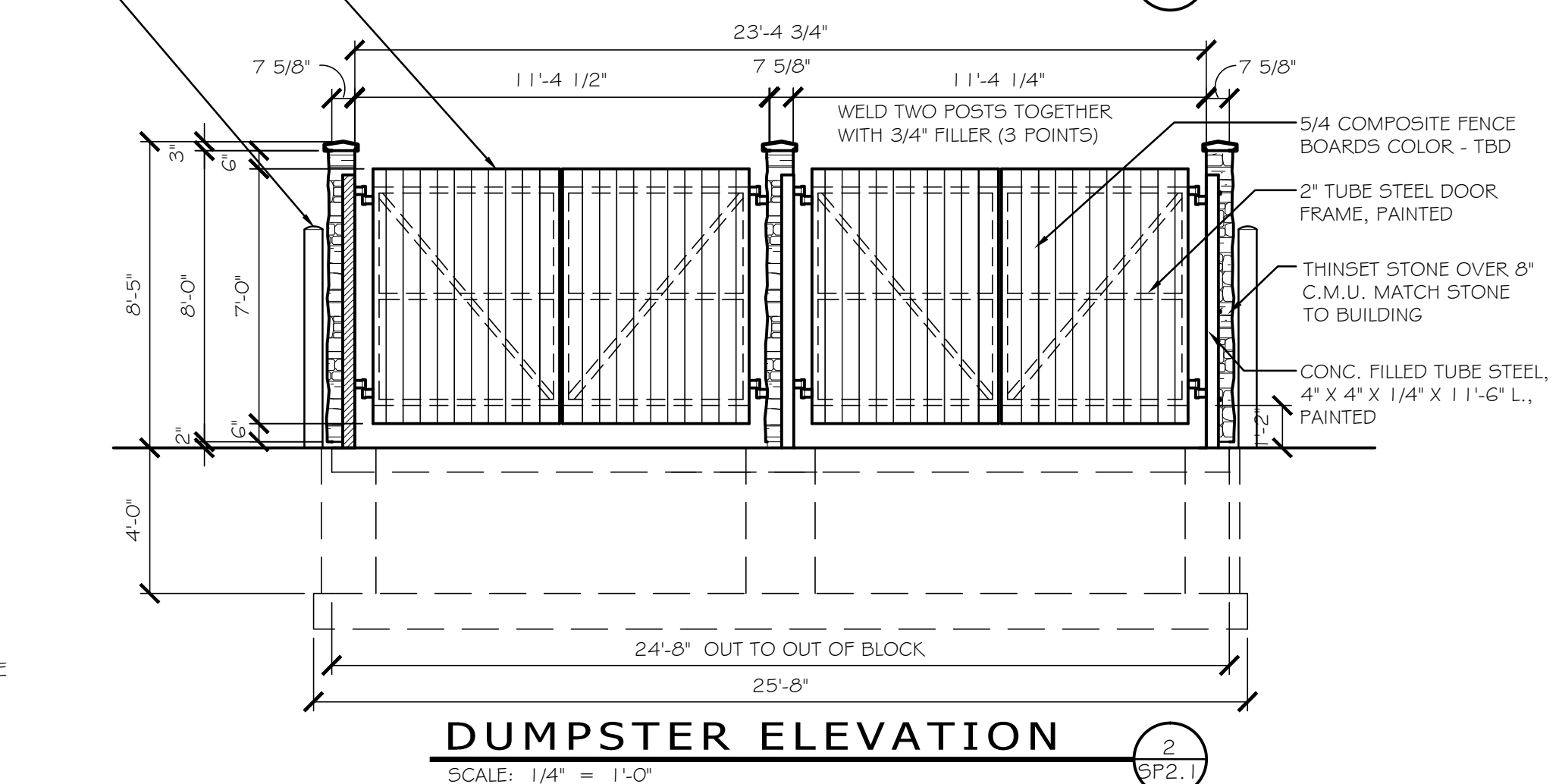
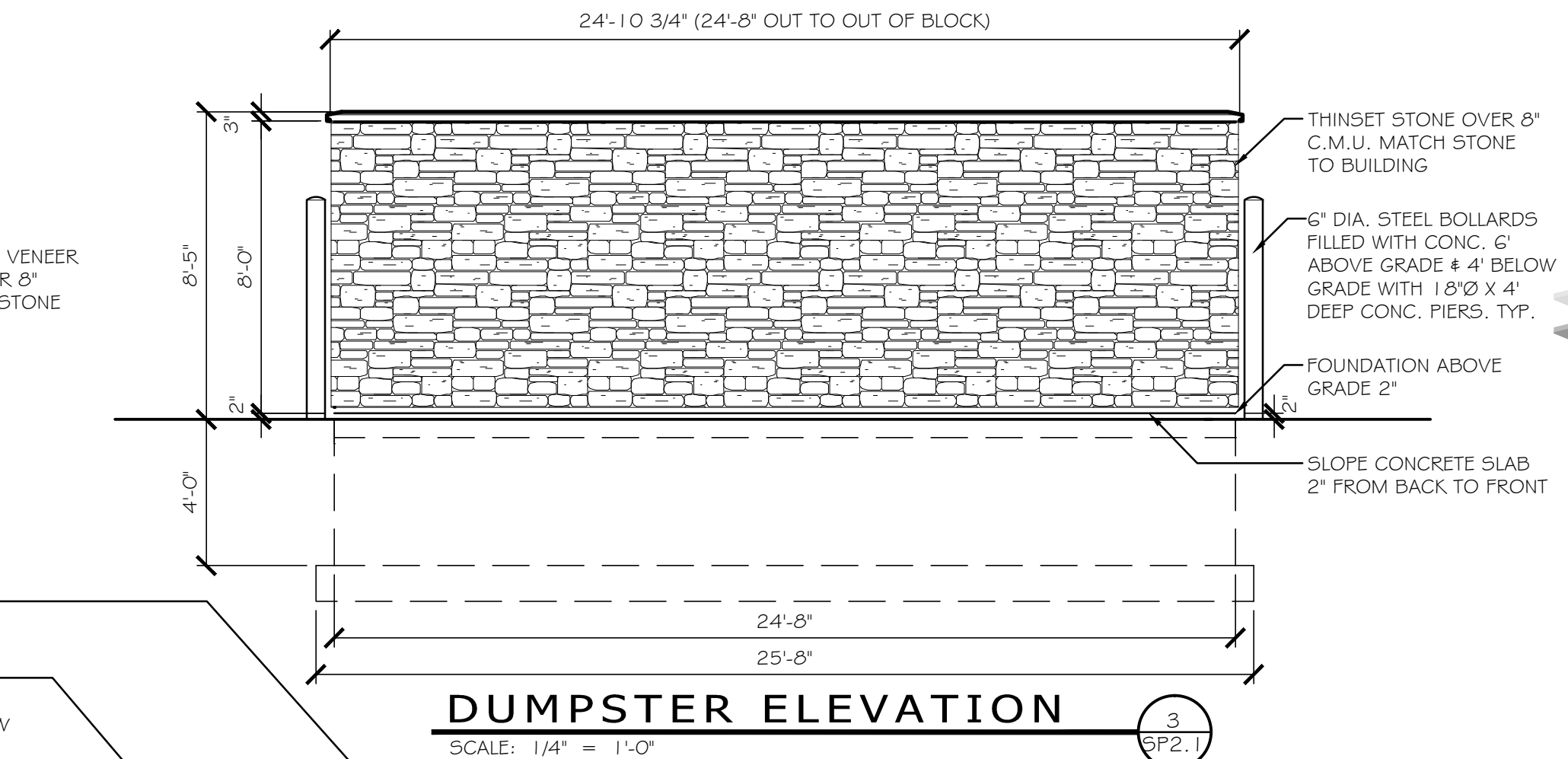
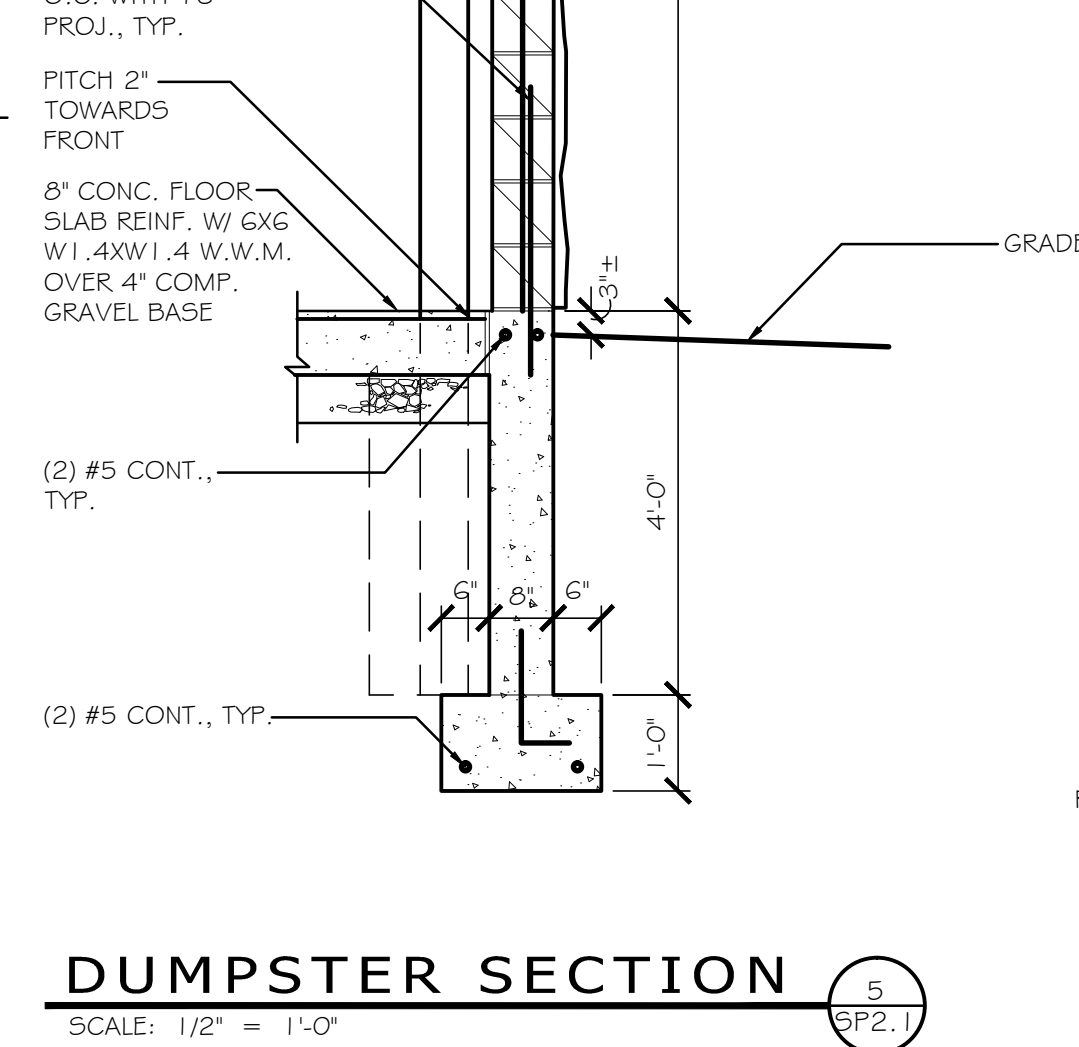
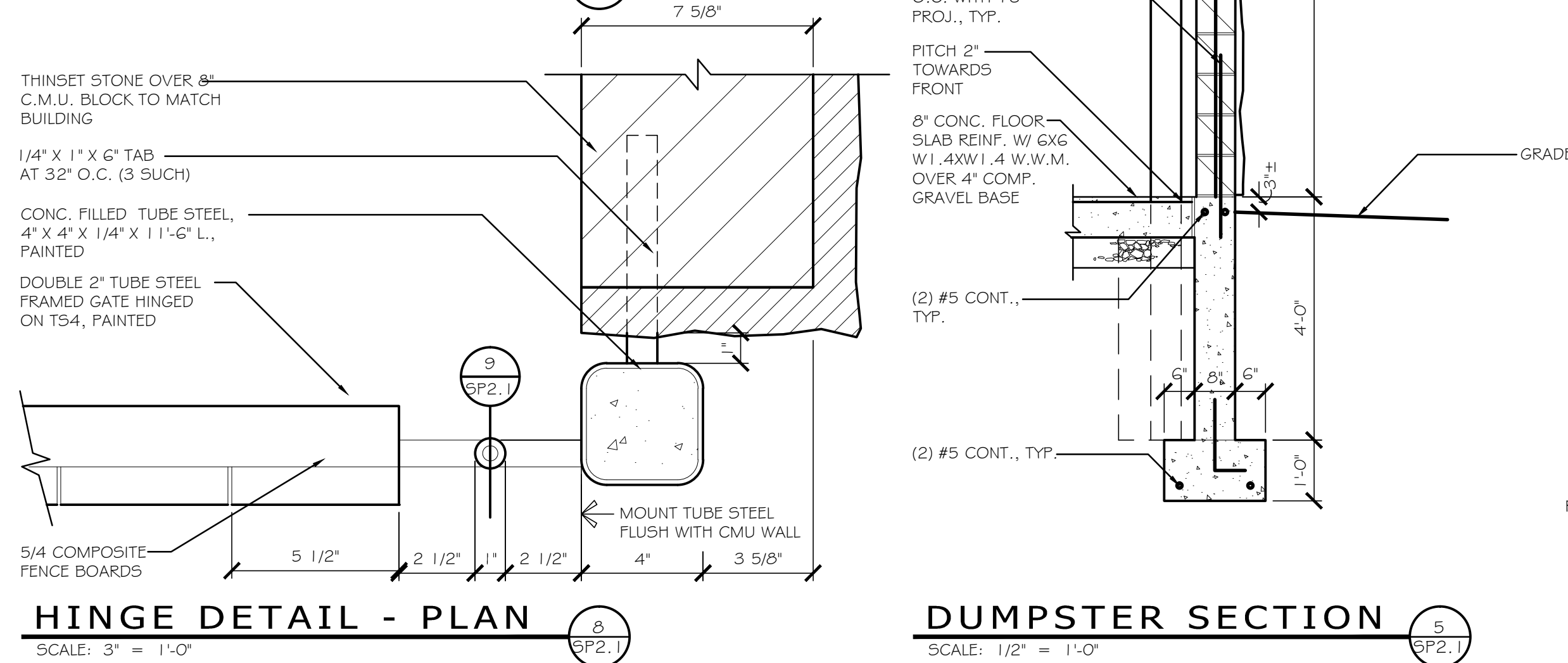
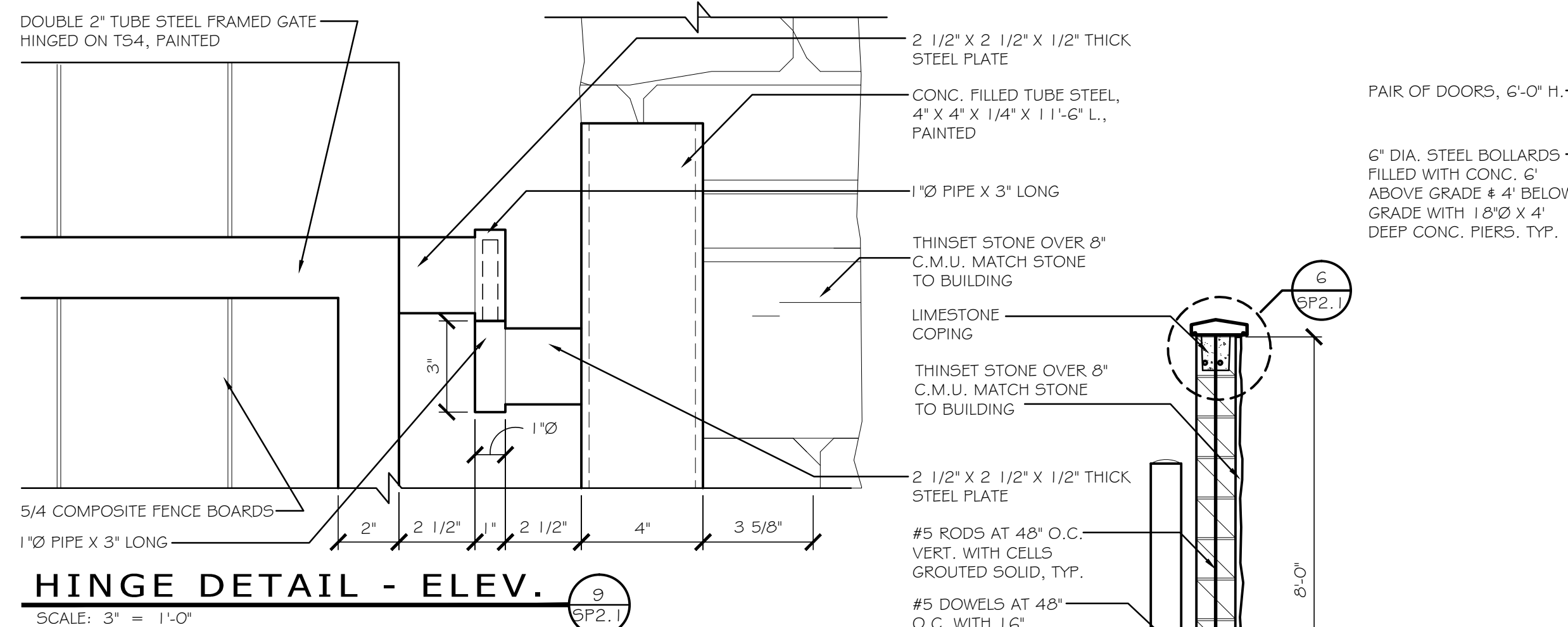
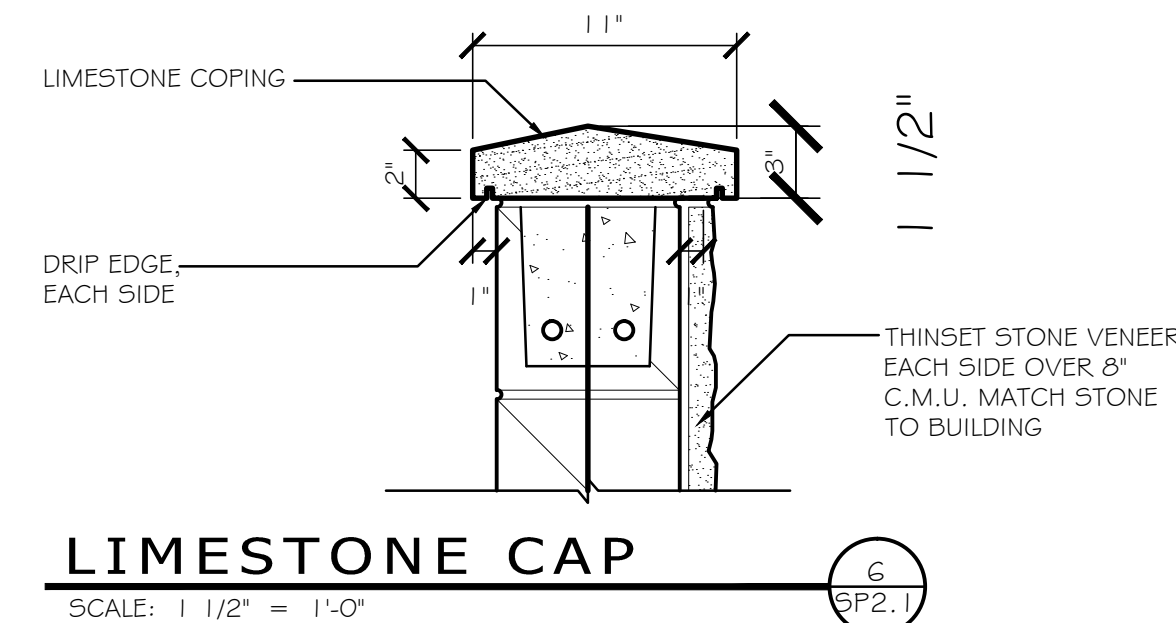
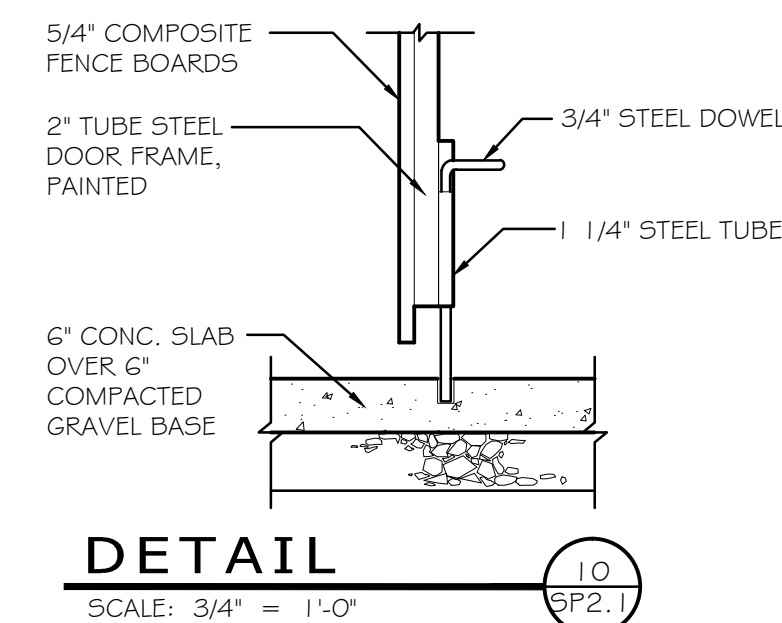
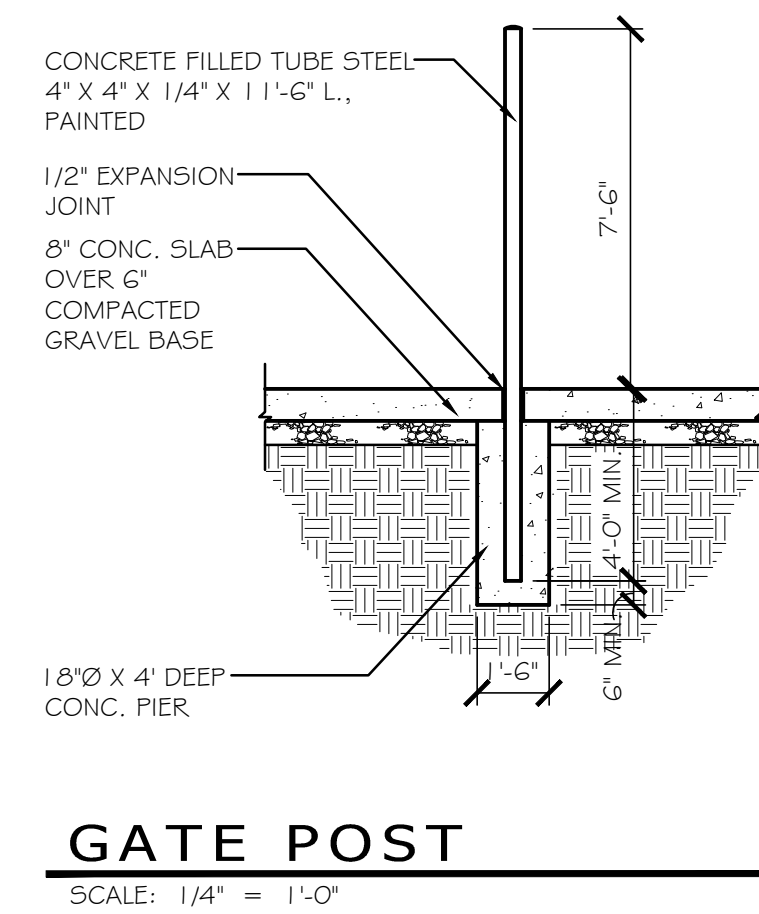
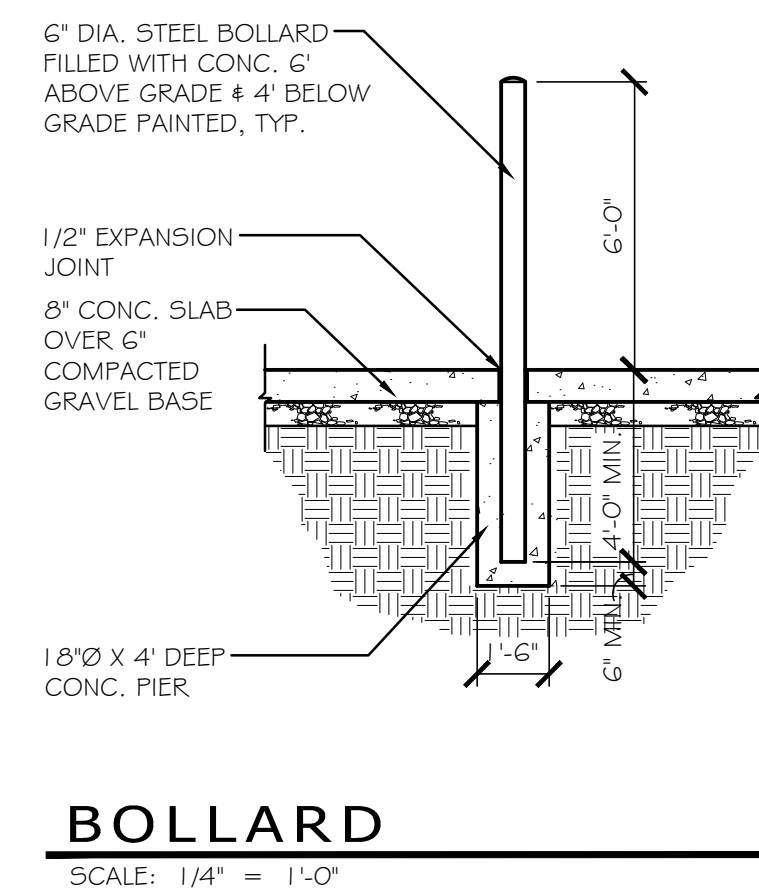
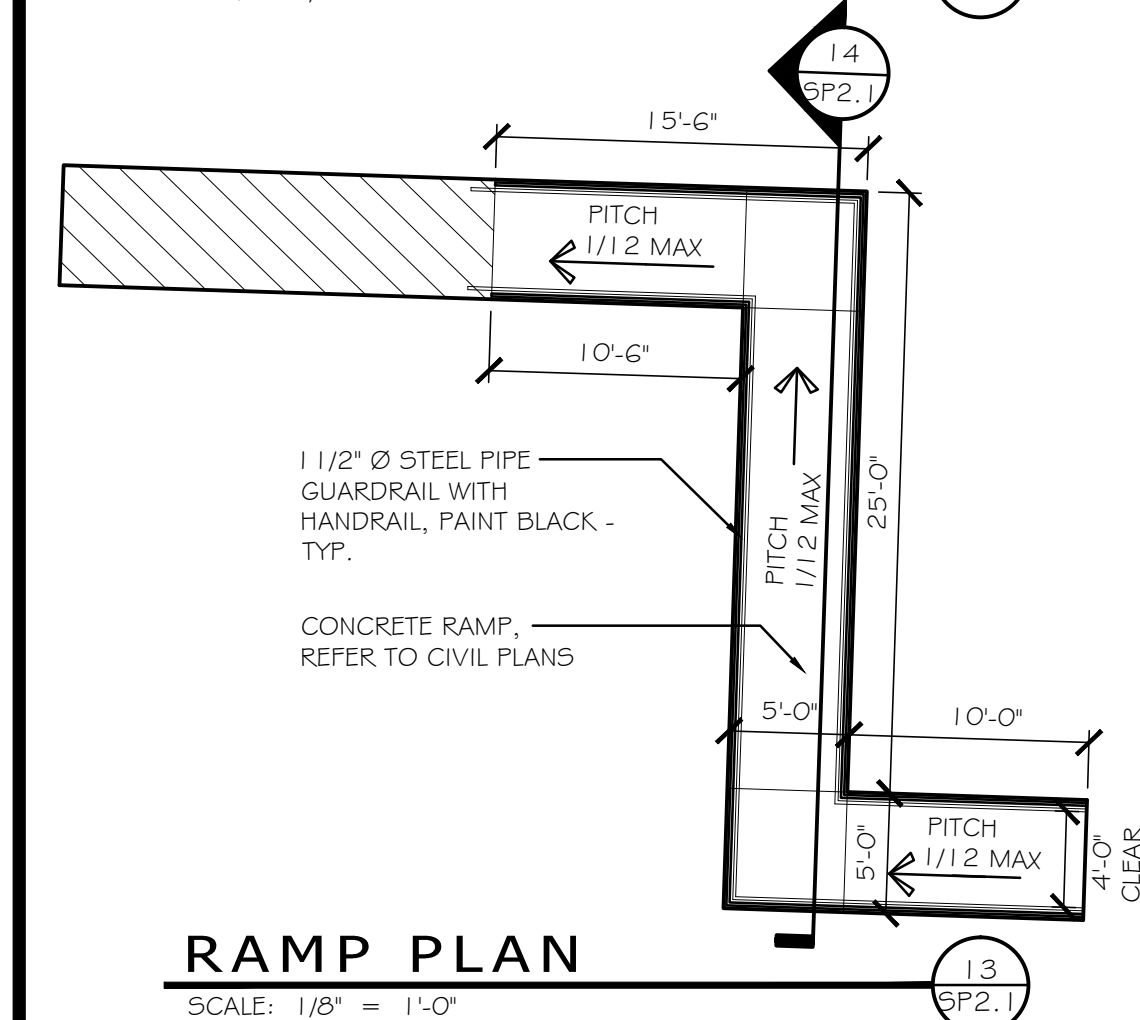
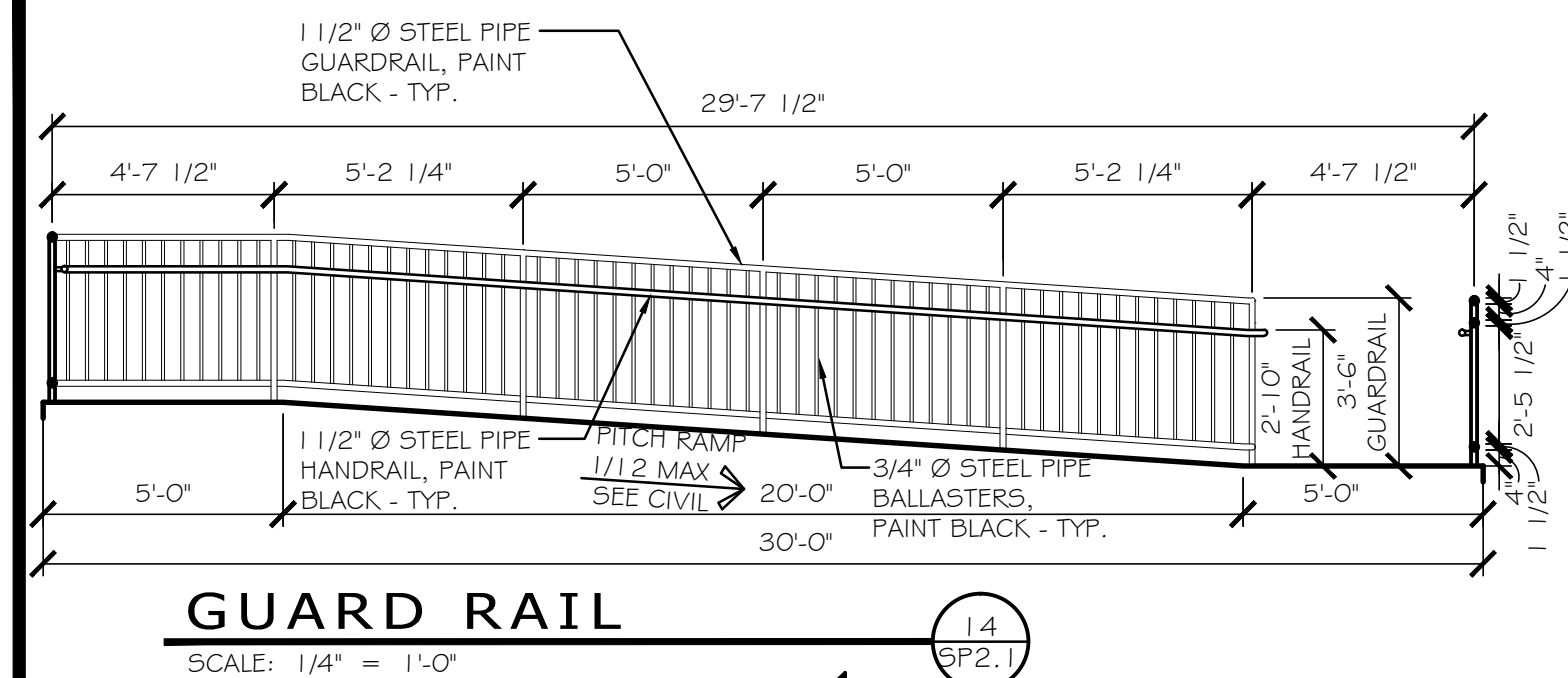
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NORTH DUMPSTER ELEVATION
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4
SP2.2



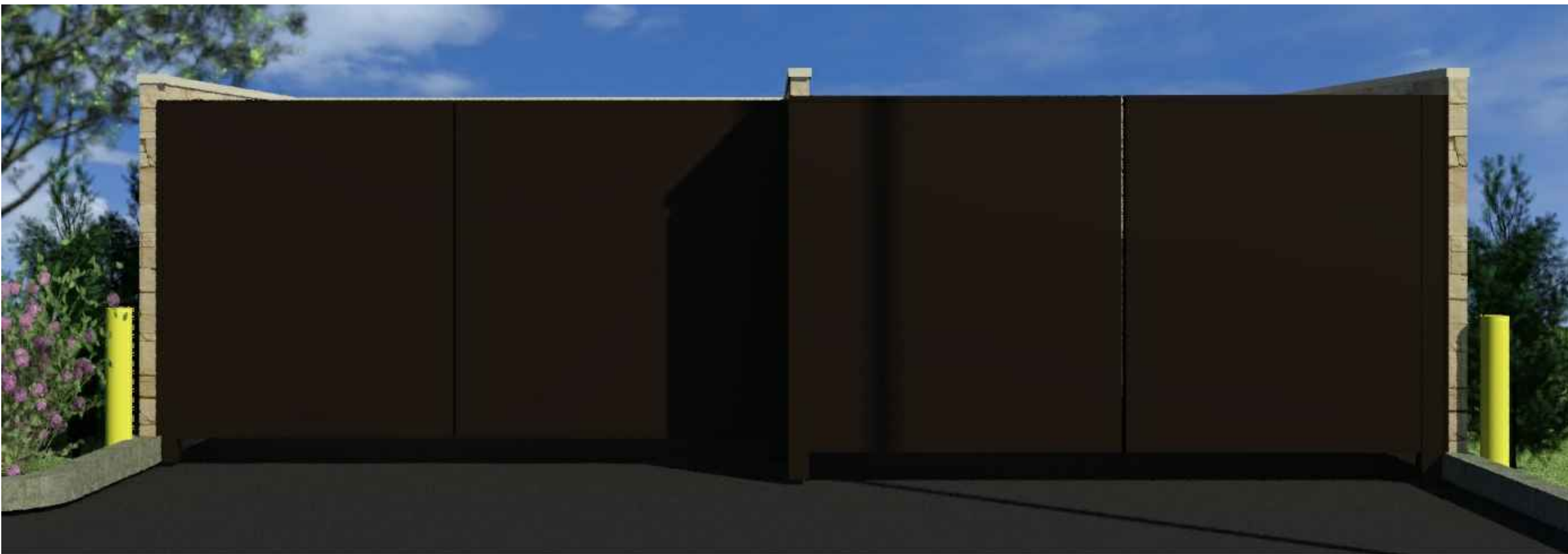
SOUTH DUMPSTER ELEVATION
NOT TO SCALE

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SP2.2



EAST DUMPSTER ELEVATION
NOT TO SCALE

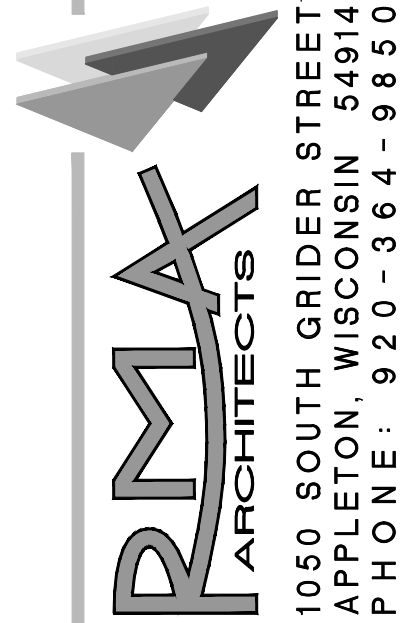
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WEST DUMPSTER ELEVATION
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