



Application for Façade Grant

Applicant Name: Dominion 12, LLC

Address: 2025 N Summit Ave #200 City: Milwaukee

State: WI Zip: 53202

Telephone: 414.264.590 Cell Phone: 414.788.9131

Email: cadams@dominionproperties.com

Agent Name: N/A

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): 222 Fifth Street

Current Zoning: B4

Current/Most Recent Property Use: Mixed retail with residential units

Proposed changes: (use additional sheet if necessary) Please see attached

Numerous areas of the City have design guidelines which are specific to projects and must be adhered to. The design guidelines can be found at the following link under the design review district heading on the page: <https://www.buildupracine.org/business-tools/planning/>

For properties not within a specific design area, adherence to Commercial façade design guidelines is required.





Process to Apply

1. Read and understand program rules and procedures outlined in this application, then turn in completed application.
2. Staff review for completeness and eligibility.
3. Review by Community Development Authority (CDA) or the Planning, Heritage and Design Commission PHDC) (PHDC is for properties in downtown design review area).
4. Proposed project and scope of work approved/denied by CDA or PHDC.
5. Agreement to follow program guidelines entered into, along with completion of W-9 form.
6. Completion of authorized work (requires obtaining permits as determined by the Building and Inspection Division of City Development Department).
7. Inspection by City Planning and Building Division staff.
8. Reimbursement of 50% of total eligible project costs up to \$10,000 (can take up to 3 weeks to process check).

Properties and Project Costs Not Eligible for Grant Funding

1. Buildings less than 50 years old.
2. Property taxes are delinquent.
3. Properties in litigation, condemnation, or receivership.
4. Properties used exclusively as residential.
5. Any work started or in progress before application is approved and façade grant agreement is executed.
6. Building permits, government approvals and taxes are ineligible expenses.
7. Labor performed by the applicant is not eligible for reimbursement.
8. Properties outside the target area (see next page).

Properties and Project Costs Eligible for Grant Funding

1. Exterior improvements only.
2. Improvements located on a building side facing a public street.
3. Signage, fencing, landscaping and site improvements adjacent to the public street if not more than 50% of the total project cost.
4. Work to correct exterior building code violations.
5. Installation of awnings or canopies.
6. Windows and door replacement or repair.
7. Masonry work.
8. Lighting.
9. Painting of areas which have already been painted.
10. Restoration or recreation of historical elements or features of façade.
11. Property is zoned or used as industrial, commercial or mixed use and within the project eligibility area (next page).





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11” x 17” size.

Required Submittal Item	Applicant Submitted	City Received
1. Completed Façade Grant Application		
2. Explanation of how proposed project is consistent with applicable design guidelines from: https://www.buildupracine.org/business-tools/planning/		
3. Minimum of two (2) bids from licensed and bonded contactors <ol style="list-style-type: none"> a. Detailed cost information by element (cost of windows, cost of door, cost of wall repair, etc. listed separately); and b. Proposed schedule to begin and complete work. 		
4. Written description of proposed use of the property, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 		
5. Proposed improvements plan (drawn to scale), including: <ol style="list-style-type: none"> a. Building elevations; and b. Identification as to whether all elements are “Existing” or “Proposed”; and c. Include any signage; and d. Any proposed elements require product samples as indicated in #5 below. 		
6. Product samples or catalog/product cut sheets and/or images <ol style="list-style-type: none"> a. Physical material sample of product; or b. Product cut sheet; or c. Photo of exact product to be installed. d. Any change in exterior coloring requires submission of color card samples for the exact specification and manufacturer to be utilized AND a diagram indicating where on the building each color will be used. 		
7. Photos of the project area as follows: <ol style="list-style-type: none"> a. Overall wall photo showing entire building wall(s) b. Close up photos of the existing elements which are to be replaced or repaired (windows, doors, cornice, trim panels etc.) 		





Acknowledgement and authorization signatures

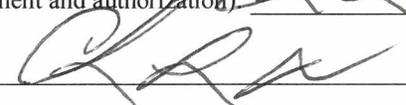
A façade grant is not like a permit; applying does not mean it will be approved.

The façade grant is a reimbursement program (50% of eligible project costs up to \$10,000), all project costs must be paid in advance and the grant money will be awarded after successful final inspection from the City Building and Inspection Division and Planning Division. Work which is not completed as approved (assuming the application is successful) is grounds for non-payment of funds or reduced payment of grant funds.

If awarded, the applicant will be required to submit a W-9 form to receive funds and also complete an agreement before any work eligible for reimbursement is completed.

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or processing of this application. By signing the application, I have read and understand the rules and procedures of the façade grant program and authorize a City Development employee to take any photos from my property to better understand the proposal if needed.

Property Owner Signature (acknowledgement and authorization):  Date: OCT 7 2024

Applicant Signature (acknowledgement):  Date: OCT 7 2024



222 5th Street – Façade Grant Supplemental Materials

2. The proposed work is consistent with the guidelines for downtown and was approved by the City of Racine Planning Heritage and Design Commission on June 5, 2024.

3a. Here is a summary of the bids received for the façade work, with selected contractors listed in green.

Contractor Name	Scope of Work	Bid Amount
Fresh Look Home Improvements LLC	Exterior Painting	\$6,575.00
Craftmaster Painting, LLC	Exterior Painting	\$16,800.00
Ackman Glass & Mirror	Glass and Glazing	\$16,250.00
Town & Country Glass, Co.	Glass and Glazing	\$27,328.00
Milwaukee Marble & Granite	Window Apron Stone	\$5,384.00

Total estimated cost for selected bids: \$28,209.00

Copies of all bids received are attached as Exhibit A.

3b. The work is scheduled to start in December 2024 and end in June 2025.

4a. The anticipated hours of operation for the ground floor retail/office space are 9am to 5pm.

4b. The anticipated delivery of the project is June 2025.

4c. Dominion Properties has an in-house maintenance team that will be responsible for the maintain the property and addressing any service items from tenants, the City of Racine, or any other jurisdiction having authority. This includes periodic inspections of the property and completing any tasks required to keep the building up to code.

4d. The building is a mix of retail/office on the ground floor and residential units on the second and third floors. The owner currently has a signed lease for the ground floor space with a tenant that will provide therapy services, mindful movement classes, art classes, and events pertaining to the trainings, education, and mental health awareness.

5. Please see selected drawings from the “Morey Building Restoration & Remodeling” plan set attached as Exhibit B.

6. Please see photos and product data attached as Exhibit C.

7. Please see photos attached as Exhibit D.

EXHIBIT A - CONTRACTOR BIDS

Painting - Bid #1



Make checks payable to:
Fresh Look Home Improvements LLC
 7717 W Pioneer Rd
 Mequon, WI 53097

Phone: (414) 750-2022
 E-mail: dlinnemann@wi.rr.com

PROPOSAL

Customer Information

Christopher Adams
 c/o Dominion Properties
 page 1 of 2

Description	Total
<p>222 N 5th St Racine, WI Exterior Painting</p> <ul style="list-style-type: none"> - Scrape, prime and paint metal balconies, fire escape, 5 steel window lintels, front corner turret siding and stucco directly above, new doors and any new window trim. - Balconies and fire escape will be primed with "DTM" bonding primer and top coated with "DTM" paint. - Lintels will be primed with rust blocking primer then painted with "Latitude" tinted to match window trim. - Stucco will be painted with "LOXON" masonry paint - Siding, doors and trim will have "Latitude" applied 	

All Materials guaranteed to be as specified. All Work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the proposal. All agreements contingent upon accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Total **\$ 6575.00**

Respectfully submitted by: Fresh Look Home Improvements LLC

x

Acceptance of Proposal - the above prices, specifications and conditions are satisfactory and are hereby accepted. You are fully authorized to do the work as specified. Payment will be made as outlined above.

Client Signature: X

Painting - Bid #2



August 26, 2024

PROPOSAL 24-3450

JOB LOCATION:
Morey Building Renovation
222 5th Street
Racine, WI 53403

We hereby propose to furnish labor, materials, and equipment for the completion of the following:

Commercial

- Prime and paint gypsum walls and ceilings
- Caulk, putty, and paint wood base and casing
 - Doors all prefinished

Total Cost: \$12,900.00

Residential

- Prime and paint gypsum walls and ceilings
- Caulk, putty, and paint wood base and casing
 - Doors all prefinished

Total Cost: \$18,500.00

Exterior

- Paint existing wood doors per plan note 4
- Paint exterior cornice per plan note 5
- Paint fire escape landing per plan note 6
- Paint siding and stucco on turret per plan notes 8 & 9
- Paint new wood trim and panel above doors per plan note 10
- Paint soffit and wood trim per plan notes 11 & 13

Total Cost: \$16,800.00

Mike Schneble - President
Craftmaster Painting, LLC
11113 West Forest Home Avenue
Suite 110
Franklin, WI 53132
Phone 414-344-2200
Cell 414-704-3143
mikes@cmpaint.com

NOTE: This proposal may be withdrawn if not accepted within 30 days; Negotiable thereafter.

Windows - Bid #1



August 19, 2024

Bukacek Construction
Attn: Chad Lock

Re: Morey

Furnish and install glass and glazing as shown on plans.

Bid includes:

- Kawneer 451 TCG storefront framing.
- One Kawneer wide stile door, w/ 10" bottom rail.
- Std black painted finish
- Door hardware consisting of continuous hinge, MS lock, LCN closer, std push pulls, sweep, weathering, and threshold.
- Clear SolarBan 60 lowe insulating glass.
- Interior and exterior perimeter caulking
- Required fasteners

Total price installed \$16,250.00. (Includes applicable taxes)

Please note the following:

- Final cleaning and protection after installation by others.
- We have seen CB1

Please contact me with any questions.

Sincerely,

Mike Maxey
Project Manager
C-262-903-8376
mmaxey@ackmanglass.com

Windows - Bid #2



TOWN&COUNTRY GLASS, CO.
INC.

7516 - 39th Ave
Kenosha WI 53142
www.ineedglass.com
Ph. 262-694-1624

ESTIMATE ONLY

Dominion Properties
2025 North Summit Avenue
Milwaukee, WI, United States 53202

Ref	222 - 5th St., Racine
Contact	Christopher
Cell	414-788-9131
Ph	414-788-9131
Email	cadams@dominionproperties.com
Estimate #	13291
Estimate Date	04-25-24
Total	\$27,328.00

Item	Description	Unit Cost	Quantity	Line Total
Supply and install	222 - 5th St, Racine Furnish and install in your pre-finished openings: Tubelite 2" x 4 1/2" black anodized thermally broke framing with thermally broke sill pan. Door to be 3'-0" x 8'-0" wide stile inswing* w/ 12" bottom rail, 1" round push/pull, continuous hinge, MS throw lock w/ keyed cylinder, 4040 LCN closer, threshold, and sweep. All glass 1" o.a. clear low e, tempered insulating. (1)FS approx. 181" x 136", four panel frame with door panel four and panels 1, 2, and 3 fixed two lites high. (1) FS approx. 90" x 124", fixed, two lites wide x two lites high (1) FS approx. 154" x 124", fixed, three lites wide x two lites high w/ corner post return to (1) FS approx. 40 1/2" x 124", fixed, one lite wide x two lites high. Brake metal flashing included at return around existing corner post, blocking by others. **Inswing of door to be verified it meets codes and ADA, verification by others. **No other brake metal is included at this time.	\$27,328.00	1.0	\$27,328.00

Disclaimer

Estimate valid for 15 days. 50% deposit and signed Sales Terms & Agreements form required to proceed. For on-site installations, pricing is contingent upon final field measurements if we have not visited the job site. Any work not specifically stated in the estimate is not included.

Exclusions unless specifically listed in your estimate: Demo, permits, keying, custom keyed cylinders, final cleaning (except broom clean), protection of final work after scope is completed, blocking, structural support, card readers, electrical, film, tint, blinds, painting, patching, drywall, floor, ceiling, and carpentry work by others. Flashing, if required, is not included in pricing. TC Glass assumes no responsibility and offers no guarantee on glass breakage of customer supplied glass, existing vinyl glazing bead, or tile damage. Low-e coatings may not be an exact match to your existing. Acceptance of this proposal is acceptance of these conditions.

Subtotal	\$27,328.00
Tax	\$0.00
Estimate Total	\$27,328.00

Signed: _____

Date: _____

Window Apron Stone



Project Estimate 4535 West Mitchell Street, Milwaukee WI 53214 Telephone 414-645-0305		
Quote Number: WA32545	Date: 09/26/2024	Salesperson: Barb Casey 414-645-1543 barb@milwaukee-marble.com
Account Address: Dominion Properties 2025 N. Summit Ave. Milwaukee, WI. 53202 414-264-5901 cadams@dominionproperties.com		Job Site Address: Morey Building 222 5 th St. Racine, WI. 53403
TERMS AND CONDITIONS:		
This quote is based on drawings, dimensions and information provided to MMG per date above. It is the responsibility of customer to update MMG with current information and drawing. Subsequent changes to dimensions, configurations, edge profiles, color, seam placement and options will alter the price of this quote. Final price can only be determined after a field template is completed by authorized MMG personnel.		
We propose the following:		
20mm large format porcelain slab for exterior window apron		
<ul style="list-style-type: none"> • 2 Slab cost for Porcelain to run Horizontally (Option 1) _ 	\$7,788.00	
<ul style="list-style-type: none"> • 1 Slab cost for Porcelain to run Vertically (Option 2) 	\$5,384.00	
General Notes:		
<ul style="list-style-type: none"> • Quote reflects work to be completed during normal business hours (6:30-3:30), Monday-Friday; pricing does not reflect over-time or activities not included in the scope of this quote. • Labor pricing does not reflect prevailing wages. • Pricing reflects materials and labor necessary to complete scope of work. • Quote does not include rental of lift. Lift to be supplied by others for onsite use or if needed, will be a separate additional cost. • Prep-work to be completed by others. Substrates to be fully installed, sound, solid and ready for slab install. • We reserve the right to seam stone as needed for handling, slab yield, structural stability, ingress, safety, and/or transport limitations; Seams and joints will be according to best practices and industry standards. 		
<ul style="list-style-type: none"> • Any delays not related to MMG's reasonable control will allow for a reasonable time-extension agreed upon by all parties. 		
THIS QUOTE IS VALID FOR 30 DAYS. MATERIALS AVAILABILITY MAY CHANGE WITHOUT NOTICE Thank you for your interest in MMG		

MOREY BUILDING

RESTORATION & REMODELING

222 5th Street
Racine, WI 53403

PROJECT INFORMATION

APPLICABLE CODES:		IBC - International Building Code - 2015 Edition IEBC - International Existing Building Code - 2015 Edition, <u>Alteration Level 2</u> IECC - The International Energy Conservation Code - 2015 Wisconsin Enrolled Commercial Building Code - 2018 Edition National Fire Protection Association, NFPA 101 Life Safety Code - latest edition Americans with Disabilities Act and ICC/ANSI A117.1 City of Racine - Zoning Ordinance & Administrative Code	
ZONING	B4 Central Business		
OCCUPANCY	Chapter 3	No change in Occupancy Classification	
OCCUPANCY	303.1.2(1) & 309.1 310.4 311.2	Mercantile Group M (Retail) - Ground Floor Residential Group R-2 (Apartments) - 2nd & 3rd Floors Storage Group S-1 (Moderate Hazard Storage) - Basement	
NUMBER OF STORIES	503	Three (3)	
OCCUPANCY SEPARATION	508.4	2-Hour (Existing)	
CLASS OF CONSTRUCTION	602.3	Type III-B, Non-Sprinklered	
GROSS BUILDING AREA (SF)		Ground Floor - 1,233 GSF	
BUILDING HEIGHT		38'-7" (Existing)	
OCCUPANT LOAD	Table 1004.1.2	Mercantile	Main Floor 826 SF ÷ 60 = 13.77
		Residential	Second Floor 933 SF ÷ 200 = 4.67
		Residential	Third Floor 1,000 SF ÷ 200 = 5.00
		TOTAL OCCUPANT LOAD 23.44 (24)	
DETECTION, ALARM & COMMUNICATION SYSTEMS		Fire Alarm and Detection Provided.	
MANUAL FIRE EXTINGUISHERS	906.1	Portable Fire Extinguishers Installed Per NFPA 101-38 & Local Authority. Coordinate Locations With Fire Marshall.	
EMERGENCY LIGHTING		Emergency Lighting Provided Per IBC 1006.1 & NFPA 101-5-9.1	
EXIT ACCESS TRAVEL DISTANCE	Table 1017.2	200' (R-Occupancy, Without Sprinkler System)	



PERMIT & BIDDING SET
April 15, 2024

PROJECT NUMBER
264524

OWNER
DOMINION PROPERTIES
225 N. Summit Ave.
Milwaukee, WI 53202
p: 414.264.5901

ARCHITECT



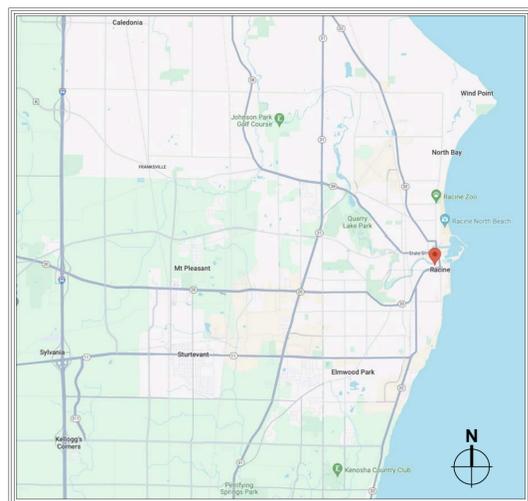
The Kubala Washatko Architects, Inc.

W61 N617 Mequon Avenue
Cedarburg, WI 53012
p: 262.377.6039 | f: 262.377.2954

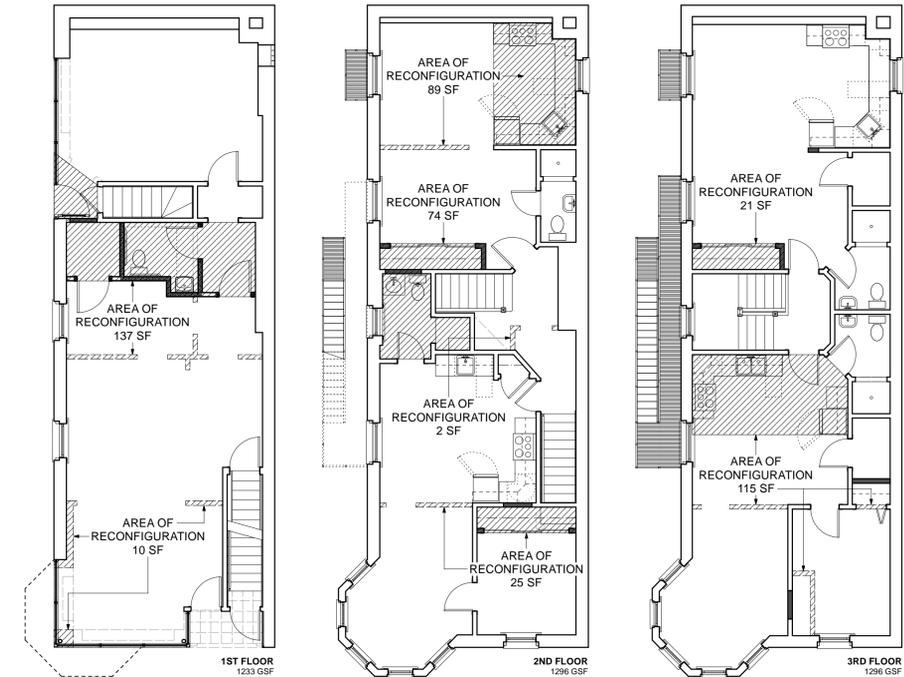
ABBREVIATIONS

@	AT	CORR	CORRIDOR	HC	HANDICAPPED	R.C.	ROOF CONDUCTOR
ADJ	ADJUSTABLE	CRS	COURSE	HDR	HEADER	R.D.	ROOF DRAIN
AFF	ABOVE FINISHED FLOOR	CTR	COUNTER	HM	HOLLOW METAL	REF	REFRIGERATOR
AL	ALUMINUM	DS	DOWNSPOUT	HR	HOUR	R.I.	ROUGH IN
ACT	ACOUSTICAL CEILING TILE	DTL	DETAIL	HT	HEIGHT	R.O.	ROUGH OPENING
ACP	ACOUSTICAL CEILING PANEL	DWG	DRAWING	HVAC	HEATING, VENTILATING & AIR CONDITIONING	SAN	SANITARY SEWER
BL	BRICK LEDGE	EL	ELEVATION	IE	INVERT ELEVATION	SOS	SOAP DISPENSER
BITUM	BITUMINOUS	ELEC	ELECTRIC	INSUL	INSULATION	SH	SHelf
BLDG	BUILDING	ELEV	ELEVATOR	I.C.	IN CONTRACT	ST	STORM SEWER
BRG	BEARING	EQUIP	EQUIPMENT	LAV	LAVATORY	STL	STEEL
		EXIST	EXISTING	LL	LOWER LEVEL	STR	STRUCTURAL
C	CONDUIT	FD	FLOOR DRAIN	LL	LOWER LEVEL	SS	STAINLESS STEEL
CAB	CABINET	FE	FIRE EXTINGUISHER	MFG	MANUFACTURER	SUSP	SUSPENDED
CB	CATCH BASIN	FEC	FIRE EXTINGUISHER	MH	MANHOLE	T/C	TOP OF CONCRETE
CH	COAT HOOK	FIN	FINISHED	MO	MASONRY OPENING	TDS	TOWEL DISPENSER
CI	CAST IRON	FLR	FLOOR	MTD	MOUNTED	TEL	TELEPHONE
CJ	CONTROL JOINT	FNDN	FOUNDATION	MTG	MOUNTING	T/S	TOP OF STEEL
CKT	CIRCUIT	FUT	FUTURE	N.I.C.	NOT IN CONTRACT	TLT	TOILET
CPT	CARPET LINE	GA	GAUGE	O.C.	ON CENTER	TYP	TYPICAL
CL	CENTER LINE	GALV	GALVANIZED	O.D.	OUTSIDE DIAMETER	UL	UNDERWRITER'S LABORATORY
CLG	CEILING	GB	GRAB BAR	PNT	PAINT	UNO	UNLESS NOTED OTHERWISE
CLD	CLOSET	GPB	GYP BOARD	PL	POLE	V.I.F.	VERIFY IN FIELD
CMU	CONCRETE MASONRY UNIT	GWB	GYP WALL BOARD	PT	PAINT	W	WITH
COL	COLUMN					WC	WATER CLOSET
CONC	CONCRETE					WM	WATER MAIN
CONN	CONNECTION					WWF	WELDED WIRE FABRIC
CONTR	CONTRACTOR						

GENERAL LOCATION MAP



PLAN DIAGRAMS



SHEET INDEX

GENERAL

T1.0 TITLE SHEET

ARCHITECTURAL

- D1.1 BASEMENT & FIRST FLOOR PLANS - EXISTING / DEMO
- D1.2 SECOND & THIRD FLOOR PLANS - EXISTING / DEMO
- A1.3 BASEMENT & FIRST FLOOR PLANS - NEW
- A1.4 SECOND & THIRD FLOOR PLANS - NEW
- A3.0 WEST & NORTH EXTERIOR ELEVATIONS - EXISTING / DEMO & NEW
- A7.0 INTERIOR ELEVATIONS, ENLARGED PLAN & WALL TYPE
- A8.0 DOOR & WINDOW SCHEDULE

AREAS OF RECONFIGURATION

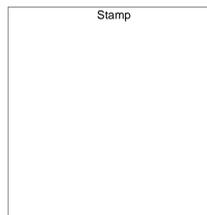
1ST FLOOR	147 SF
2ND FLOOR	190 SF
3RD FLOOR	136 SF
TOTAL	473 SF

BUILDING SF (NET)

(EXTERIOR WALLS & STAIRS NOT INCLUDED)	
1ST FLOOR	971 NSF
2ND FLOOR	1032 NSF
3RD FLOOR	1017 NSF
TOTAL	3020 NSF

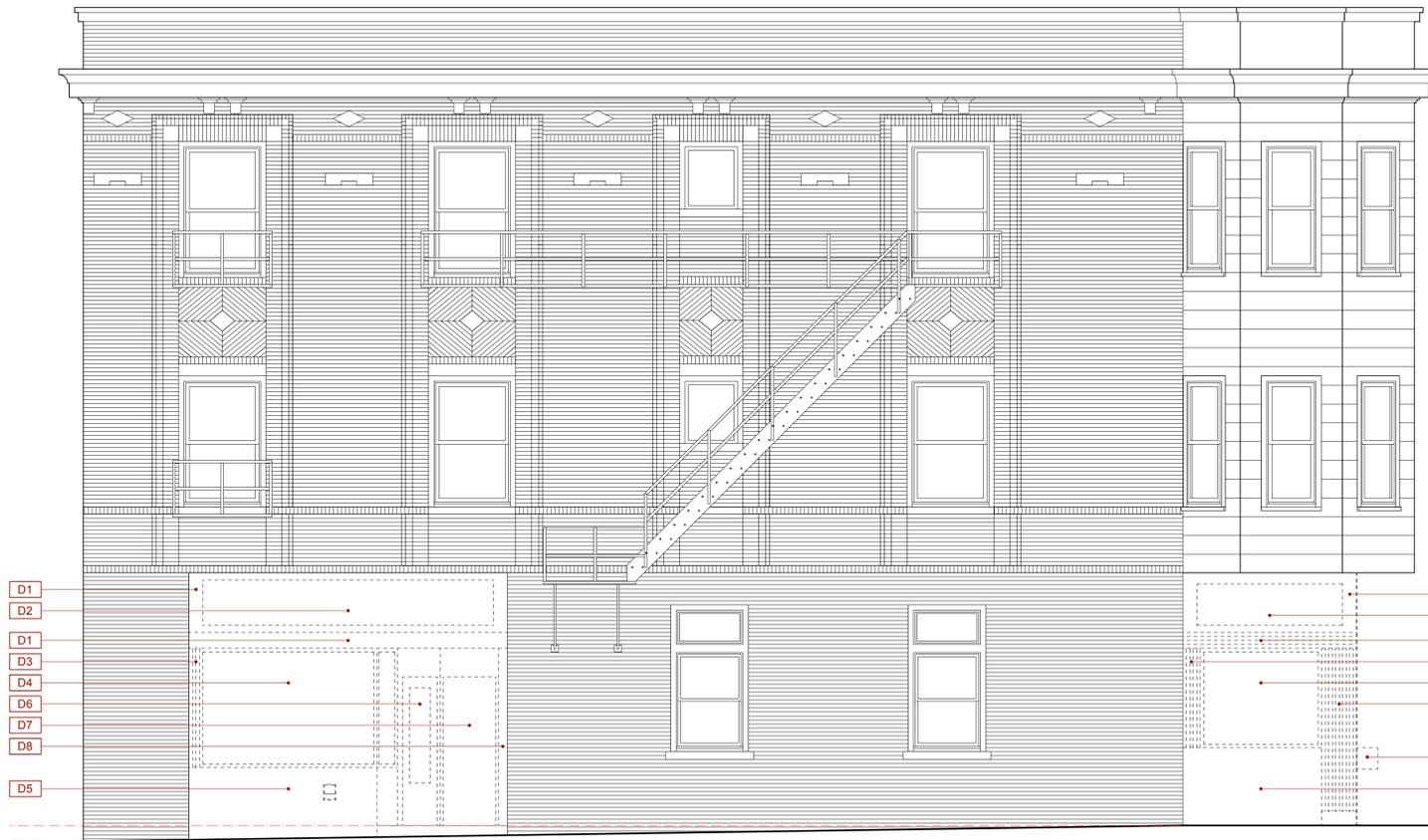
TOTAL AREA OF RECONFIGURATION
473 SF ÷ 3020 SF = 16% (15.66%)

SITE LOCATION MAP



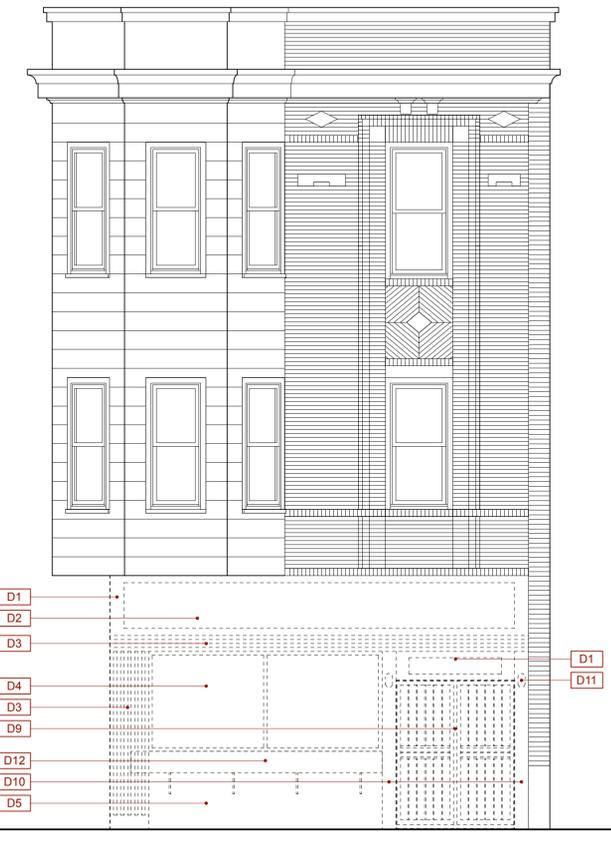
SHEET NUMBER

T1.0



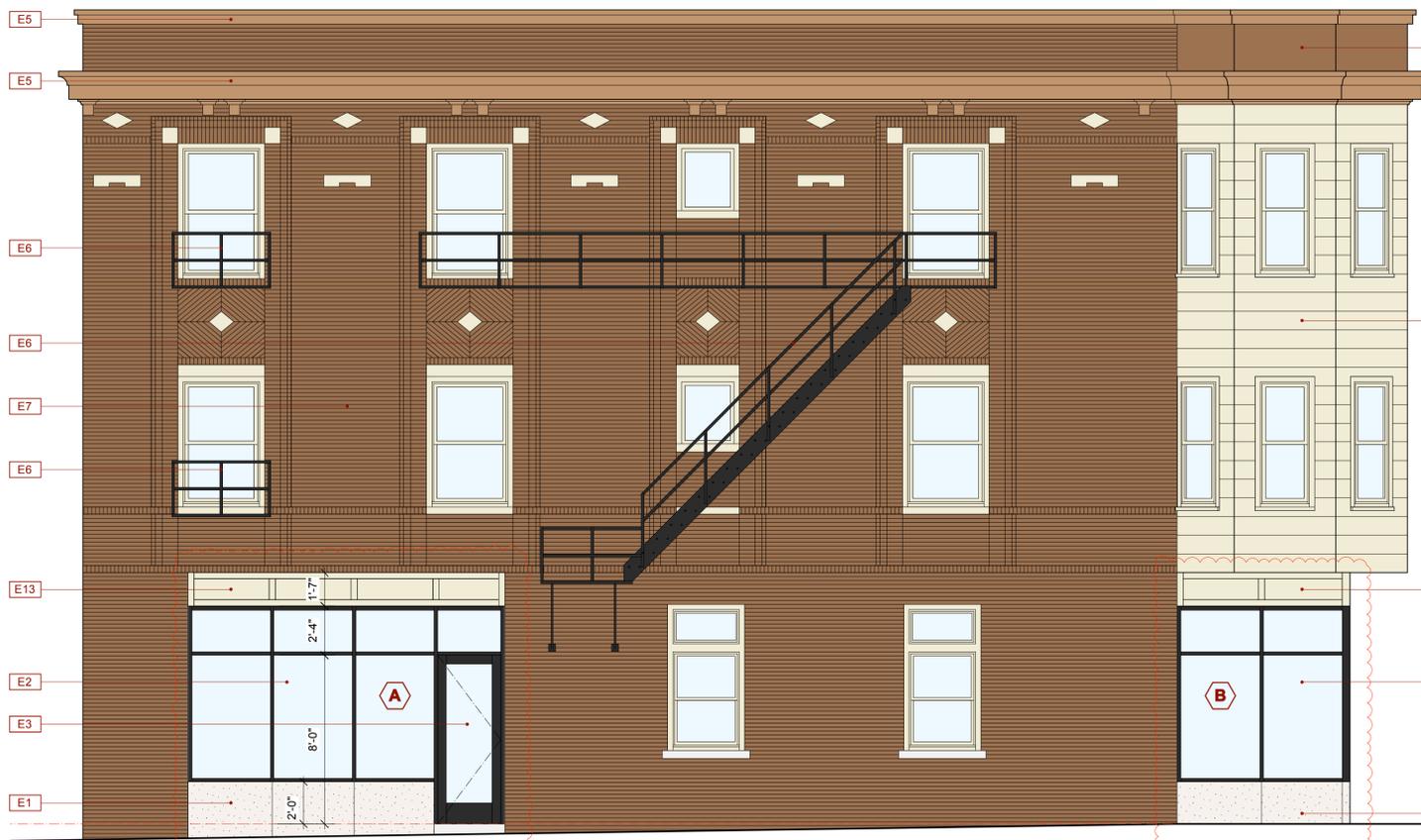
DEMOLITION NOTES

- D1 REMOVE WOOD TRIM
- D2 REMOVE PLASTER SOFFIT
- D3 REMOVE METAL TRIM
- D4 REMOVE WINDOW
- D5 REMOVE STONE VENEER WALL
- D6 REMOVE SCREEN DOOR, EXTERIOR DOOR, AND ANGLED WALL
- D7 REMOVE DOOR
- D8 REMOVE STONE VENEER
- D9 REMOVE METAL GATES
- D10 REMOVE WOOD JAMBS
- D11 REMOVE LIGHT FIXTURES
- D12 REMOVE FLOWER BOX



1 WEST ELEVATION - EXISTING / DEMO
 A3.0 Scale: 1/4" = 1'-0"

2 SOUTH ELEVATION - EXISTING / DEMO
 A3.0 Scale: 1/4" = 1'-0"



ELEVATION NOTES

- E1 NEW LIMESTONE VENEER PANELS
- E2 NEW ALUMINUM STOREFRONT W/ 1" INSULATING GLASS AND TRANSOM WINDOWS
- E3 NEW ALUMINUM WIDE STILE ENTRANCE DOOR
- E4 RESTORE & PAINT EXISTING WOOD DOORS
- E5 PAINT CORNICE (COLOR TBD)
- E6 PAINT FIRE ESCAPE & LANDINGS BLACK
- E7 TUCK POINT BRICK AS REQUIRED
- E8 PAINT SIDING ON TURRET (COLOR TBD)
- E9 PAINT STUCCO ON TURRET (COLOR TBD)
- E10 NEW PAINTED WOOD TRIM & PANEL AT WALL ABOVE EXISTING DOORS
- E11 RECESSED DOWNLIGHT IN NEW PAINTED SOFFIT
- E13 NEW PAINTED PANEL WITH 1X4 WOOD TRIM



3 WEST ELEVATION - NEW
 A3.0 Scale: 1/4" = 1'-0"

4 SOUTH ELEVATION - NEW
 A3.0 Scale: 1/4" = 1'-0"

REVISIONS	DATE
1. CB-1 REVISE WINDOW HEIGHT	05/08/2024

DATE
 04/15/2024

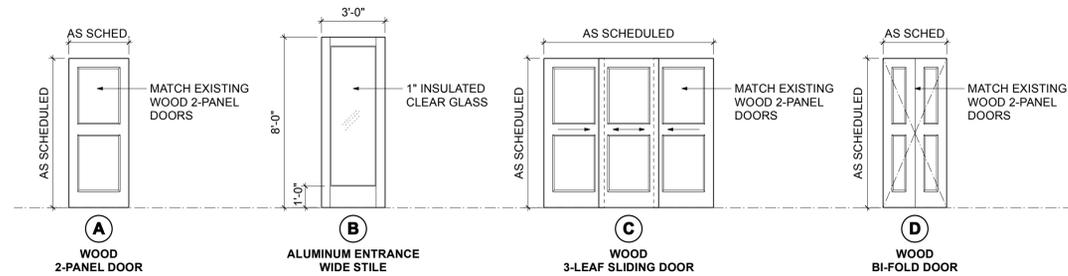
PROJECT NUMBER
 264524

SHEET TITLE
West & South Elevations - Existing/Demo & New

SHEET NUMBER

DOOR TYPES

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

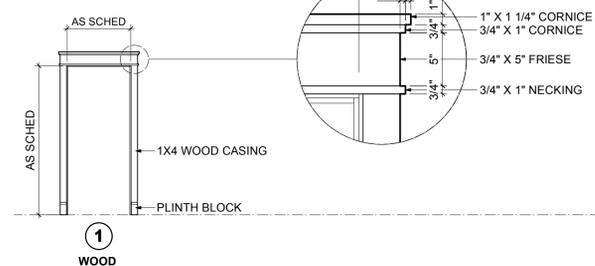


DOOR SCHEDULE

DOOR No.	ROOM NAME OR DESCRIPTION	ROOM No.	DOOR SIZE			DOOR TYPE	MATERIAL	GLAZING	FRAME		DETAIL NO.			INFORMATION		
			WIDTH	HEIGHT	THICK.				TYPE	MAT'L.	HEAD	JAMB	SILL	LABEL	HDWR GROUP	SCHEDULE NOTES
101	VESTIBULE	ST-1	2'-10"	7'-5"	1 3/4"	EXIST	EXIST. WOOD / GL	EXIST	EXIST	WOOD	EXIST	EXIST	EXIST	--	--	5
102	VESTIBULE	100	2'-10"	7'-5"	1 3/4"	EXIST	EXIST. WOOD / GL	EXIST	EXIST	WOOD	EXIST	EXIST	EXIST	--	--	5
103	BASEMENT STAIR 1	ST-2	2'-10"	7'-0"	1 3/4"	A	WOOD	--	EXIST	WOOD	--	--	--	--	--	1, 3
104	COMMON CORRIDOR	101	3'-0"	7'-0"	1 3/4"	A	WOOD	--	1	WOOD	4/A8.0	1/A8.0	--	--	--	--
105	ADA RESTROOM	102	3'-0"	7'-0"	1 3/4"	A	WOOD	--	1	WOOD	4/A8.0	1/A8.0	--	--	--	--
106	TENANT STORAGE	103	3'-0"	7'-0"	1 3/4"	A	WOOD	--	1	WOOD	4/A8.0	1/A8.0	--	--	--	--
107	TENANT 2	105	2'-10"	7'-0"	1 3/4"	A	WOOD	--	1	WOOD	4/A8.0	1/A8.0	--	--	--	1, 6
108	BASEMENT STAIR 2	ST-3	2'-6"	7'-0"	1 3/4"	A	WOOD	--	EXIST	WOOD	--	--	--	--	--	1, 3
109	TENANT 2	105	3'-0"	8'-0"	1 3/4"	B	ALUM / GL	1" INSUL	(A)	ALUM	2 & 3/A8.0	5 & 6/A8.0	7/A8.0	--	--	--
201	1-BDRM APT.	201	2'-10"	7'-0"	1 3/4"	EXIST	EXIST. WOOD	--	EXIST	WOOD	EXIST	EXIST	--	--	--	5
202	EXIST. CLOSET	202	2'-8"	7'-0"	1 3/4"	EXIST	EXIST. WOOD	--	EXIST	WOOD	EXIST	EXIST	--	--	--	5
203	NEW BATHROOM	203	2'-8"	7'-0"	1 3/4"	SALVAGED	EXIST. WOOD	--	SALVAGED	WOOD	--	--	--	--	--	2
205	BEDROOM	205	2'-8"	7'-0"	1 3/4"	EXIST	EXIST. WOOD	--	EXIST	WOOD	EXIST	EXIST	--	--	--	5
206	BEDROOM CLOSET	206	8'-0"	7'-0"	1 3/4"	C	WOOD	--	1	WOOD	4/A8.0	1/A8.0 SIM.	--	--	--	8
207	STUDIO APT.	207	2'-10"	7'-0"	1 3/4"	EXIST	EXIST. WOOD	--	EXIST	WOOD	EXIST	EXIST	--	--	--	5
208	CLOSET	208	8'-0"	7'-0"	1 3/4"	C	WOOD	--	1	WOOD	4/A8.0	1/A8.0 SIM.	--	--	--	8
209	BATHROOM	209	2'-4"	7'-0"	1 3/4"	EXIST	EXIST. WOOD	--	EXIST	WOOD	EXIST	EXIST	--	--	--	5
301	1-BDRM APT.	301	2'-10"	7'-0"	1 3/4"	A	WOOD	--	EXIST	WOOD	--	--	--	3/4 HR	--	1, 3
302	BATHROOM	302	2'-6"	7'-0"	1 3/4"	EXIST	EXIST. WOOD	--	EXIST	WOOD	EXIST	EXIST	--	--	--	5
303	CLOSET	303	2'-8"	7'-0"	1 3/4"	EXIST	EXIST. WOOD	--	EXIST	WOOD	EXIST	EXIST	--	--	--	5
304	BEDROOM	304	2'-8"	7'-0"	1 3/4"	SALVAGED	EXIST. WOOD	--	EXIST	WOOD	--	--	--	--	--	1, 4, 5
305	BEDROOM CLOSET	305	2'-10"	7'-0"	1 3/4"	D	WOOD	--	SALVAGED	WOOD	--	--	--	--	--	7
307	STUDIO APT.	307	2'-10"	7'-0"	1 3/4"	A	WOOD	--	EXIST	WOOD	--	--	--	3/4 HR	--	1, 3
308	CLOSET	308	7'-0"	7'-0"	1 3/4"	C	WOOD	--	1	WOOD	4/A8.0	1/A8.0 SIM.	--	--	--	8
309	BATHROOM	309	2'-6"	7'-0"	1 3/4"	EXIST	EXIST. WOOD	--	EXIST	WOOD	EXIST	EXIST	--	--	--	5
310	CLOSET	310	2'-8"	7'-0"	1 3/4"	EXIST	WOOD	--	EXIST	WOOD	EXIST	EXIST	--	--	--	5

FRAME TYPES (WOOD)

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



GENERAL DOOR NOTES:

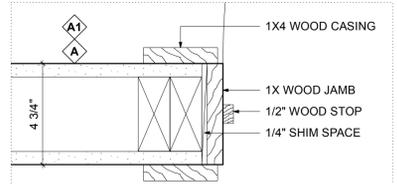
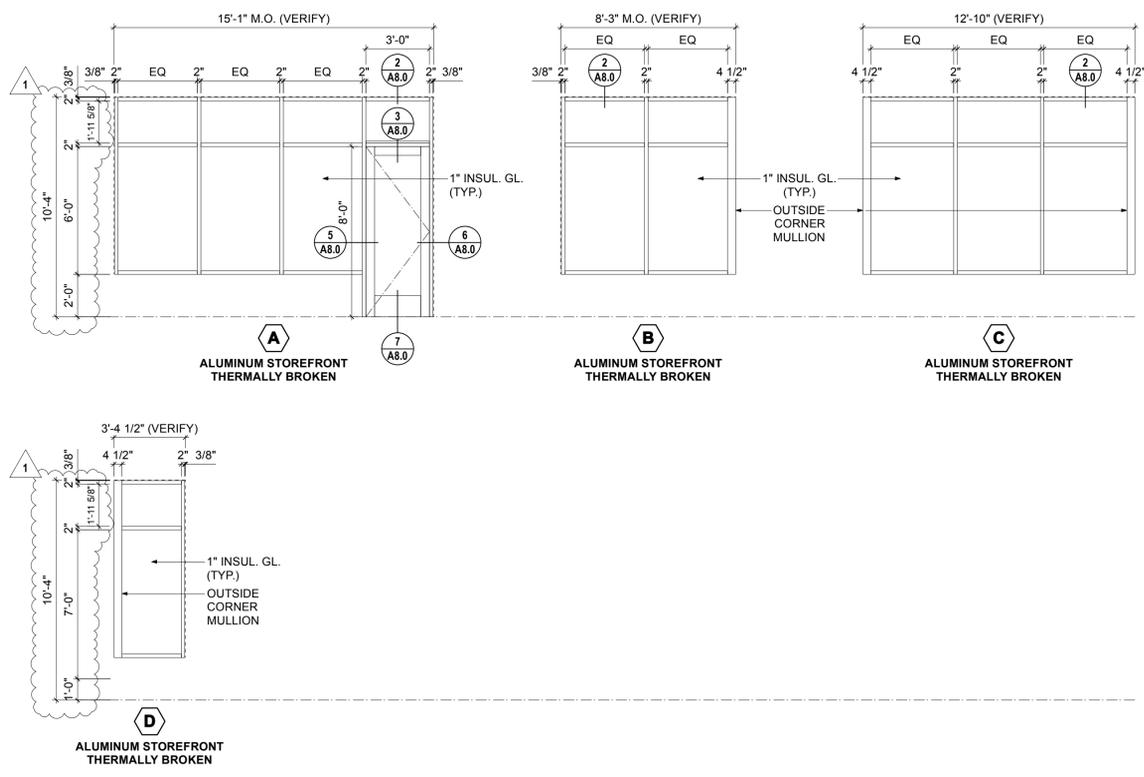
- A. CONTRACTOR TO INSPECT ALL CONDITIONS FOR DOOR INSTALL.
- B. CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS & MANUFACTURER OPTIONS.
- C. DOOR MANUFACTURER TO PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE.
- D. ALUMINUM STOREFRONT COLOR: **BLACK KYNAR**
- E. GLASS: ISG-1 INSULATED SAFETY GLAZING, CLEAR
- F. HARDWARE: VERIFY WITH OWNER, FINISH: BRUSHED NICKEL
- G. SEE FLOOR PLANS FOR HINGING OF SWING DOORS.
- H. WOOD SPECIES AT DOORS TO BE PAINTED: POPLAR

SCHEDULE NOTES:

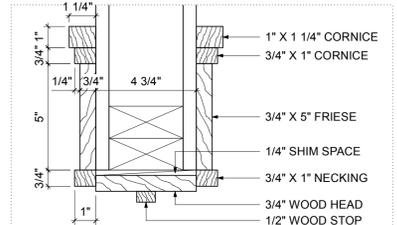
- 1. VERIFY SIZE OF EXISTING OPENING.
- 2. WIDEN EXISTING DOOR OPENING FOR SALVAGED 32" WIDE DOOR. USE SALVAGED HEAD & JAMB CASING.
- 3. NEW DOOR IN EXISTING OPENING
- 4. SALVAGED DOOR IN EXISTING OPENING.
- 5. PAINT EXISTING WOOD DOOR & FRAME.
- 6. NEW DOOR & FRAME IN EXISTING OPENING.
- 7. NEW DOOR IN NEW OPENING WITH SALVAGED WOOD HEAD & JAMB CASING.
- 8. NO WOOD STOPS.

WINDOW & DOOR FRAME TYPES (ALUMINUM)

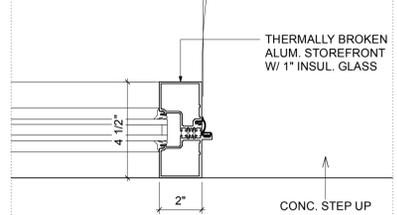
Scale: 1/4" = 1'-0"



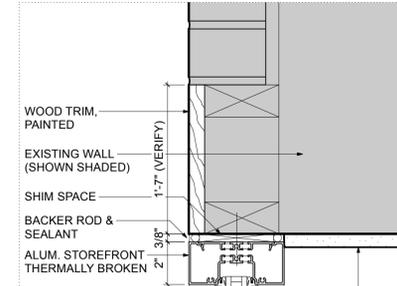
1 JAMB DETAIL
SCALE: 3" = 1'-0"



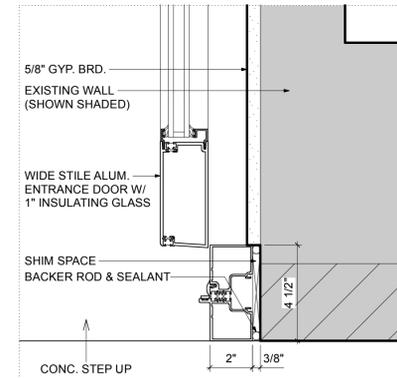
4 HEAD DETAIL (SEE FRAME TYPE)
SCALE: 3" = 1'-0"



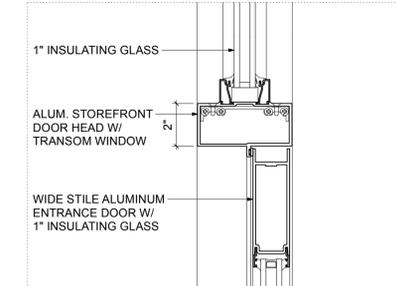
5 JAMB DETAIL
SCALE: 3" = 1'-0"



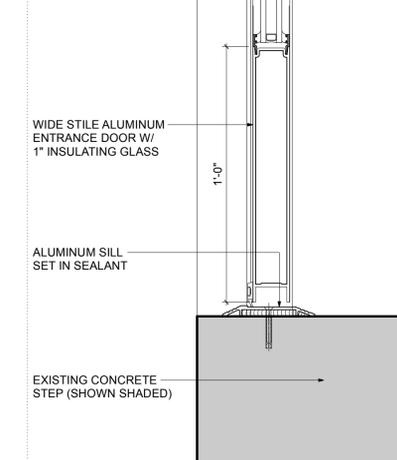
2 WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



6 JAMB DETAIL
SCALE: 3" = 1'-0"



3 DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



7 SILL DETAIL
SCALE: 3" = 1'-0"



The Kubala Washatko Architects, Inc.
W61 N617 Mequon Avenue
Cedarburg, WI 53012
p: 262.377.6039 | f: 262.377.2954

PROJECT
MOREY BUILDING
Restoration and Remodel
222 5th Street
Racine, WI 53403

OWNER
DOMINION PROPERTIES
2025 N. Summit Ave.
Milwaukee, WI 53202
p: 414.284.9901

NO.	REVISION	DATE
1	CB-1 REVISE WINDOW HEIGHT	05/08/2024

DATE
04/15/2024
PROJECT NUMBER
264524
SHEET TITLE

Door Schedule

SHEET NUMBER
A8.0

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EXHIBIT C – PRODUCT DATA & PHOTOS



Trulite GLASS & ALUMINUM SOLUTIONS **Glass Submittal**
Customer: Ackman Glass
Project: Morey Bldg
Date: 9/26/2024
Visible Light Trans: 68%
Exterior Reflectance: 11%
U-Value (winter): .29
Shading Coefficient: .43
Solar Heat Gain Co: .38

Make up: 1" OA
1/4" Guardian SN-68 #2
1/4" Airspace
1/4" Clear

THIS SAMPLE IS FOR COLOR COMPARISON ONLY
All Glass Samples are provided annealed.
Viewing of full size mock-up is highly recommended

For more information call:
1-800-243-2071 or visit
www.trulite.com

Trulite is fully certified by the Insulated
Glass Certification Council (IGCC)

Window & Window Frame Materials



Trulite Glass Submittal
GLASS & ALUMINUM ROOFING

Customer: Ackman Glass
Project: Morey Bldg
Date: 9/26/2024

Visible Light Trans: 68%
Exterior Reflectance 11%
U-Value (winter): .29
Shading Coefficient: .43
Solar Heat Gain Co: .38

Make up: 1" OA
3/4" Guardian SN-68 #2
1/2" Airspace
3/4" Clear

THIS SAMPLE IS FOR COLOR COMPARISON ONLY
All Glass Samples are provided annealed.
Viewing of full size mock-up is highly recommended

For more information call:
1-800-242-2073 or visit:
www.trulite.com

Trulite is fully certified by the Insulated
Glass Certification Council (IGCC)

Window & Window Frame Materials

 **Trulite**
GLASS & ALUMINUM SOLUTIONS™

Glass Submittal

Customer: Ackman Glass
Project: Morey Bldg
Date: 9/26/2024

Visible Light Trans: 68%
Exterior Reflectance 11%
U-Value (winter): .29
Shading Coefficient: .43
Solar Heat Gain Co: .38

Make up: 1" OA
 1/4" Guardian SN-68 #2
 1/2" Airspace
 1/4" Clear

THIS SAMPLE IS FOR COLOR COMPARISON ONLY
All Glass Samples are provided annealed.
Viewing of full size mock-up is highly recommended

For more information call:
1-800-242-2071 or visit
www.trulite.com

Trulite is fully certified by the Insulated
Glass Certification Council (IGCC)

 **KAWNEER**

High performance coating sample meets
AAMA 2605

**UC109846 Permafluor™
BLACK**

This is a lab prepared color display panel. A reasonable degree of color
variation can be expected on production line application.

777572 E.C. 97908-053

Window Apron Material Photo & Product Data

Cosentino » Colors » Dekton » Tk06 Marmorio

Tk06 Marmorio

DEKTON - PIETRA KODE

DESCRIPTION:

Its light striped structure with filled pores, which gives an elegant, bright and lightweight look to any design, is inspired by Travertino Navona, a natural stone quarried near Tivoli, east of Rome.

REQUEST SAMPLES

Finishes Matte 15X10X0,8

- 1 +

Order sample

CERTIFICATES



EXHIBIT D – PROPERTY PHOTOS



