



REPLACE EXISTING GARAGE DOOR WITH STOREFRONT DOORS



ALIGN SOUTH WINDOWS WITH EAST WINDOWS TO PROVIDE REQUIRED EQUIPMENT INTAKE LOUVERS



NORTHEAST CORNER



REPLACE SIGNAGE

REPLACE EXISTING GARAGE DOOR WITH STOREFRONT DOORS

REMOVE SIGNAGE THAT NO LONGER APPLIES

FRONT FACE - NORTH AVE

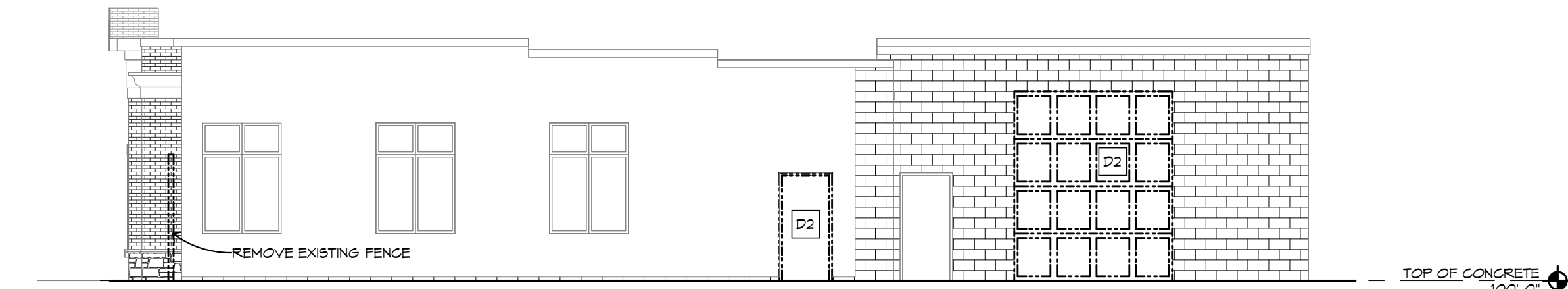


NORTHWEST CORNER

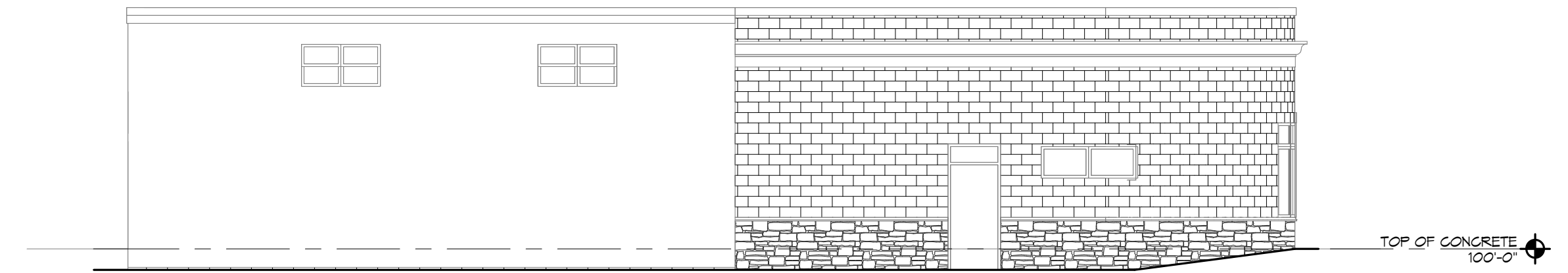
ALL EXISTING SITE LIGHTING TO REMAIN

REMOVE EXISTING FENCE

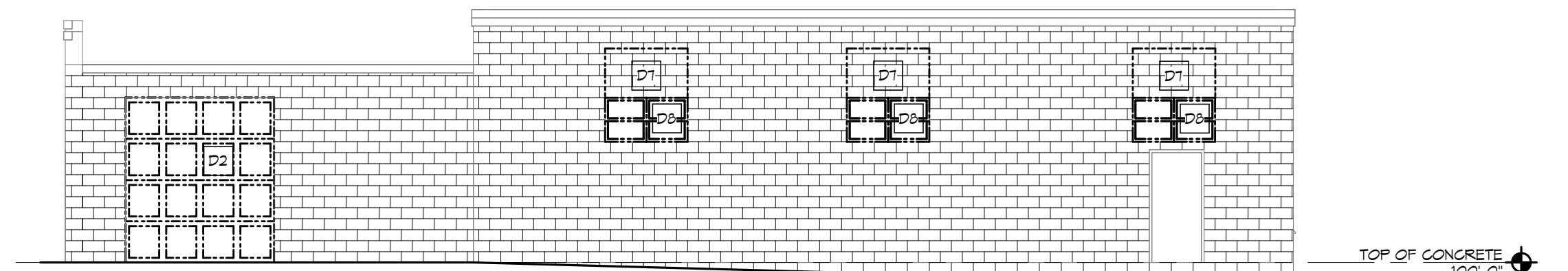
REPLACE EXISTING DOOR WITH STOREFRONT DOOR



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

DEMOLITION - GENERAL NOTES:

A. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. EXISTING DRAWINGS REPRESENTED THE INFORMATION AVAILABLE AT THE TIME OF DRAWING PREPARATION, HOWEVER THE EXISTING DRAWINGS MAY NOT REPRESENT ALL CURRENT CONDITIONS. BRING ALL CONFLICTS TO THE ATTENTION OF THE GENERAL CONTRACTOR.

B. ALL EXISTING STRUCTURAL COMPONENTS TO REMAIN.

C. REMOVE ALL EXISTING WALL COVERINGS AND MASTIC, WALL BASE, TRIM, WALL BUMPERS, CORNER GUARDS, ETC.; PATCH, REPAIR AND PREPARE SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED.

D. EXISTING WALLS, DOORS, FRAMES, ETC. THAT ARE SCHEDULED TO BE REMOVED ARE DASHED LINE TYPES (SEE BELOW). SEE DEMOLITION PLANS KEY NOTES FOR SPECIFIC INSTRUCTIONS.

E. EXISTING WALLS, DOORS, FRAMES ETC. THAT ARE SCHEDULED TO REMAIN ARE SHOWN IN A LIGHT LINE HEIGHT AND ARE TO BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. PATCH, REPAIR AND PREPARE SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED.

F. ANY REQUIRED DEMOLITION OF PLUMBING, HVAC, AND ELECTRICAL EQUIPMENT / MATERIALS SHALL BE COORDINATED WORK WITH ASSOCIATED CONTRACTORS.

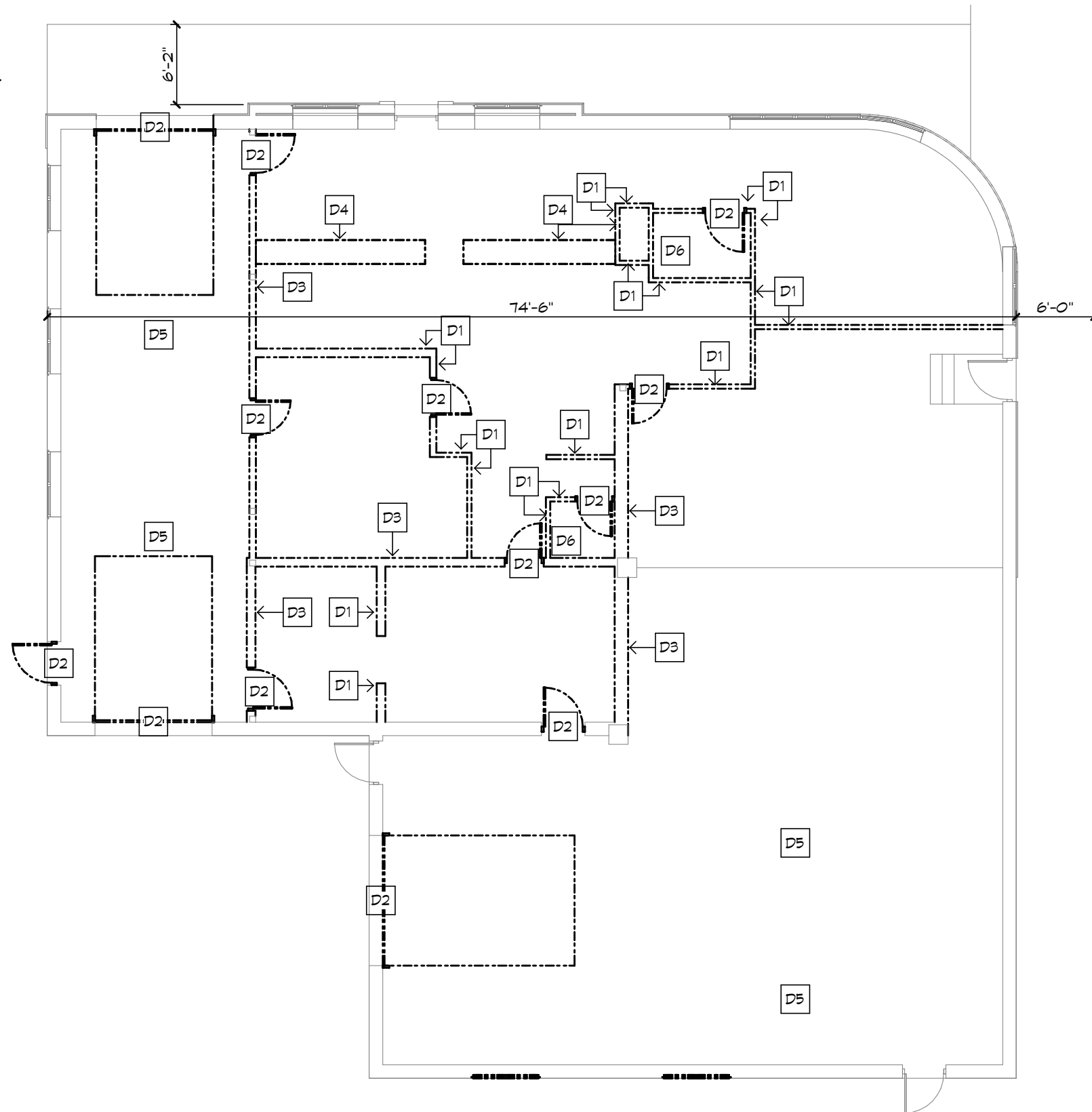
G. ALL DEMOLITION TO BE PATCHED AND REPAIRED TO MATCH EXISTING OR TO ACCOMMODATE NEW CONSTRUCTION.

INDICATES EXISTING BUILDING COMPONENT TO REMAIN

INDICATES EXISTING BUILDING COMPONENT TO BE REMOVED

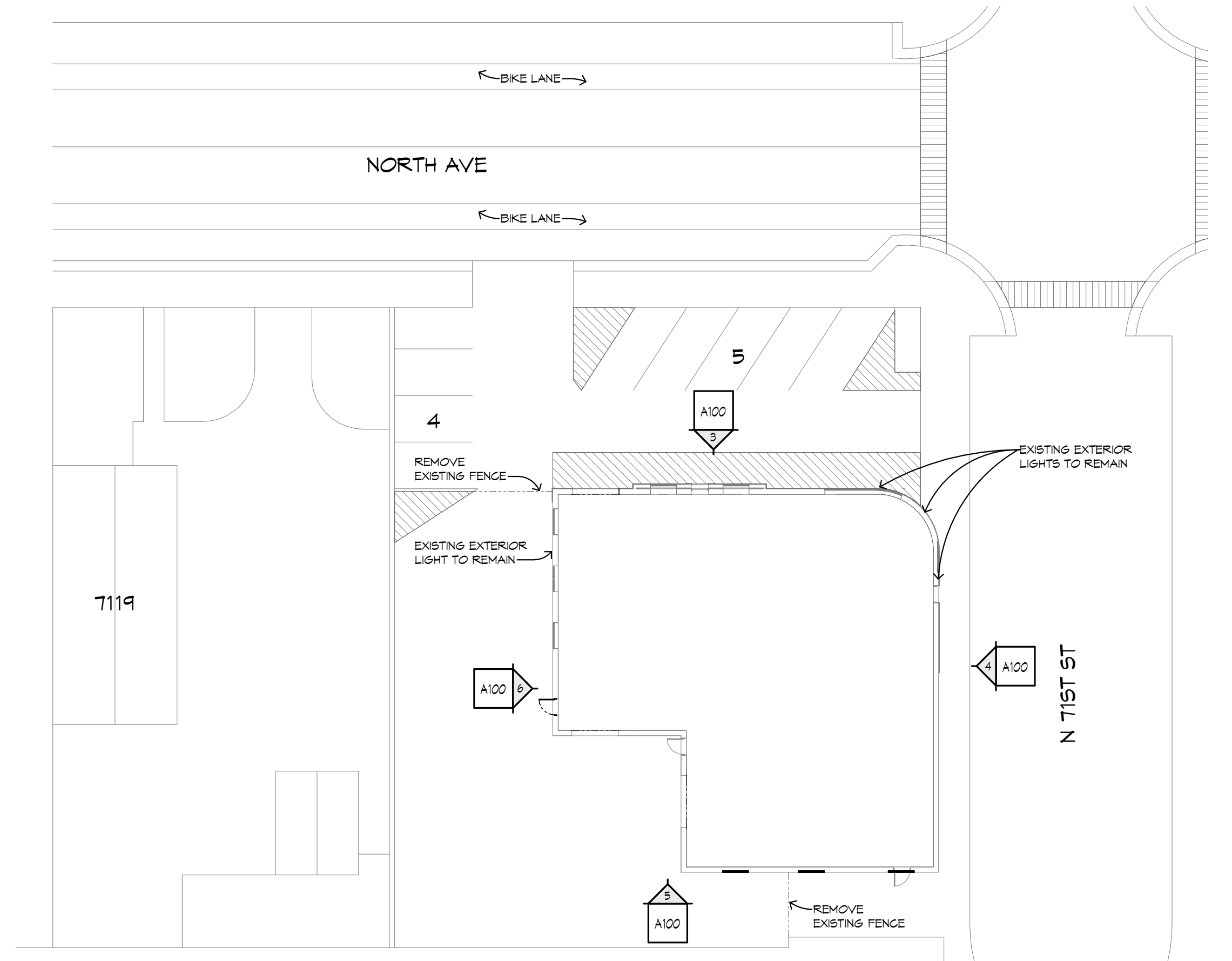
DEMOLITION PLANS KEY NOTES

- D1 REMOVE EXISTING NON-BEARING WALL ASSEMBLY IN ITS ENTIRETY UP TO CEILING OR ROOF FRAMING, AS APPLICABLE.
- D2 REMOVE EXISTING DOOR AND FRAME ASSEMBLY.
- D3 SANGUT AND REMOVE NON-LOAD BEARING PORTION OF BLOCK WALL.
- D4 REMOVE EXISTING COUNTER, MILLWORK, AND RELATED EQUIPMENT.
- D5 REMOVE EXISTING HYDRAULIC LIFT IN ITS ENTIRETY, PREPARE FLOOR FOR NEW SELF-LEVELING GYPCRETE.
- D6 REMOVE EXISTING BATHROOM FIXTURES, CAP ALL PIPES.
- D7 SANGUT AND REMOVE IDENTIFIED SECTION OF EXISTING EXTERIOR WALL, PREPARE OPENING FOR NEW INTEL TO MATCH EXISTING AND SALVAGED WINDOW BELOW.
- D8 SALVAGE EXISTING WINDOW TO BE REINSTALLED IN NEW OPENING ABOVE.



GROUND FLOOR DEMO PLAN

1" = 10'-0"



SITE DEMO PLAN

1" = 20'-0"

FLASH LAUNDROMAT

7105 W North Ave, Wauwatosa

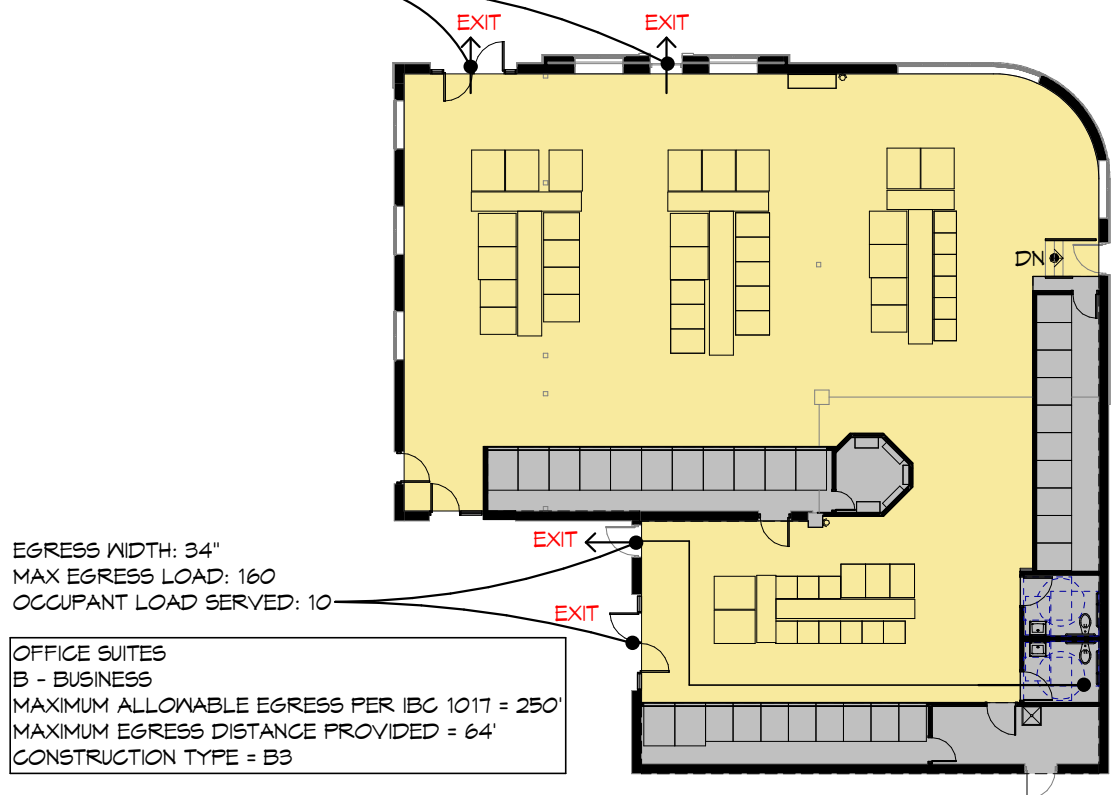
EXISTING CONDITIONS

6/17/2025

PROJECT STATISTICS

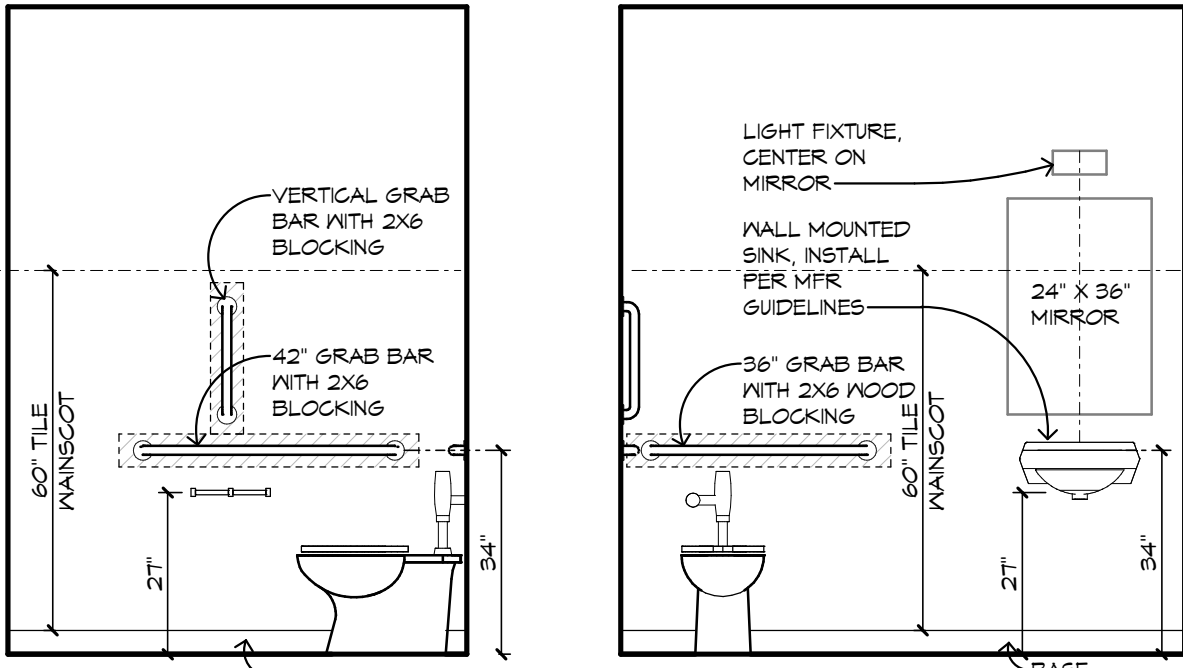
OCCUPANCY	B - BUSINESS (LAUNDRY)		
SPRINKLERS	NONE		
GROUND FLOOR AREA	4,577 SQ FT		
RENOVATION VOLUME	46,844 CU FT (2,542 SF X 4' + 1,436 SF X 12')		
APPLICABLE CODES	WISCONSIN EXISTING BUILDING CODE - 2015 IBC - WISCONSIN COMMERCIAL BUILDING CODE - 2015 IBC - WISCONSIN ACCESSIBILITY CODE - ICC/ANSI 117.1-2009 ENERGY - IECC 2009 - WISCONSIN ADOPTED IECC 2015 IV AMENDMENTS PLUMBING CODE - WISCONSIN SPS 381-387 MECHANICAL CODE - 2015 IMC - WISCONSIN SPS 364-365 ELECTRICAL CODE - NEC 2011 - SPS 316		
CONSTRUCTION TYPE	3B	FIRE RATING	
	CORRIDOR FIRE-RESISTANCE RATING	N/A	
	PRIMARY STRUCTURAL FRAME	0 HOUR	
	BEARING WALLS - EXTERIOR	2 HOUR	
	BEARING WALLS - INTERIOR	0 HOUR	
	NON-BEARING WALLS - EXTERIOR	0 HOUR	
	NON-BEARING WALLS - INTERIOR	0 HOUR	
OCCUPANT LOADS	FUNCTION	LOAD FACTOR	AREA
	BUSINESS	100 GROSS	9576 SQ FT
	ACCESSORY	300 GROSS	1001 SQ FT
	TOTAL OCCUPANTS		40
PLUMBING FIXTURE CALCULATIONS (202.1)	OCCUPANCY	LOAD	WATER CLOSETS LAVATORIES SERVICE SINK
	BUSINESS	40	1.64
	MINIMUM REQUIRED	2	1
	NUMBER PROVIDED	2	1

EGRESS WIDTH: 34"
MAX EGRESS LOAD: 180
OCCUPANT LOAD SERVED: 10



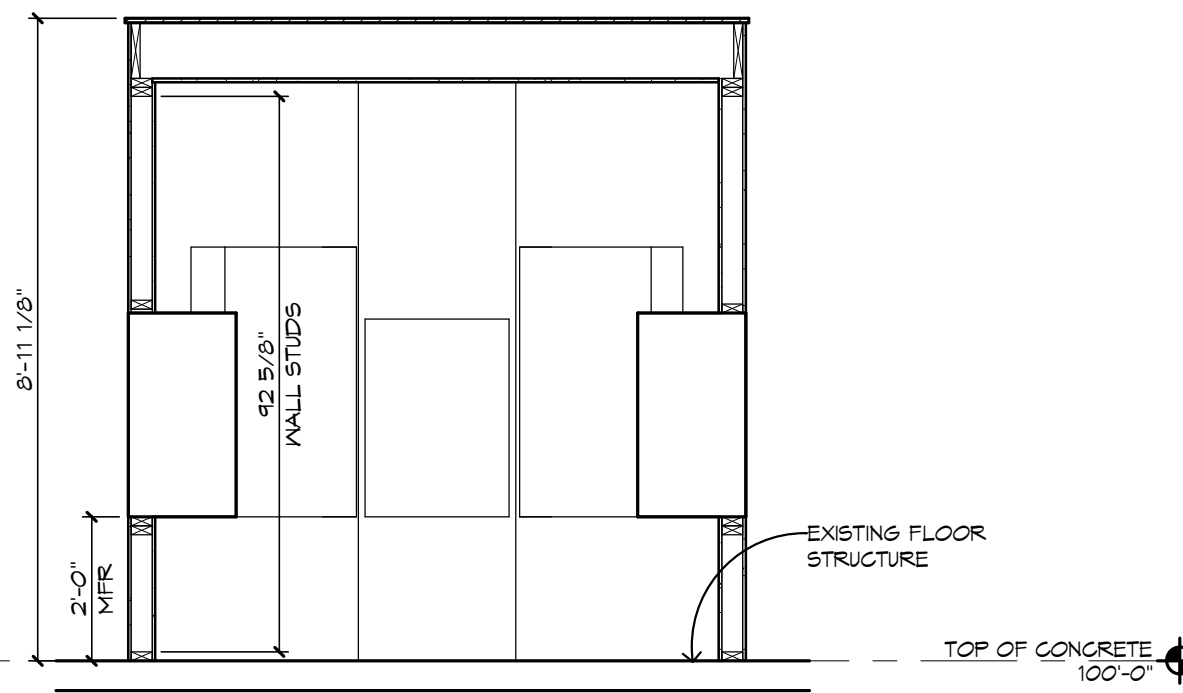
GROUND FLOOR LIFE SAFETY PLAN

1" = 20'-0"



TOILET

TOILET



SERVICE ROOM SECTION

3/8" = 1'-0"

NEW WORK GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. DRAWINGS REPRESENTED THE INFORMATION AVAILABLE AT THE TIME OF DRAWING PREPARATION. HOWEVER THE EXISTING DRAWINGS MAY NOT REPRESENT ALL CURRENT CONDITIONS. BRING ALL CONFLICTS TO THE ATTENTION OF THE GENERAL CONTRACTOR.
- DIMENSIONS AT EXISTING INTERIOR AND EXTERIOR WALLS ARE TO FINISHED FACE OF EXISTING DRYWALL OR MASONRY.
- ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
- ALL DEMOLITION TO BE PATCHED AND REPAIRED TO MATCH EXISTING OR TO ACCOMMODATE NEW CONSTRUCTION. PREPARE SUBSTRATES AS REQUIRED FOR NEW FINISHES.
- FILL DEPRESSIONS WHERE TILE, GROUT, MORTAR BEDS, ETC. WERE REMOVED WITH A CONCRETE THASSET (USE BONDING AGENTS) COMPATIBLE WITH THE FINISHED FLOORING.
- COORDINATE STUD LOCATION WITH ELECTRICAL AND MECHANICAL CONTRACTORS TO ALLOW FOR ELECTRICAL PANELS, VENTS, ETC.
- VERIFY WALL CONSTRUCTION WITH WALL TYPE.
- FIELD VERIFY EXISTING WALL CONSTRUCTION, PROVIDE 2x 6 WOOD BLOCKING AS REQUIRED WHERE NEW CONSTRUCTION, ETC. IS SHOWN ATTACHING TO EXISTING WALLS.

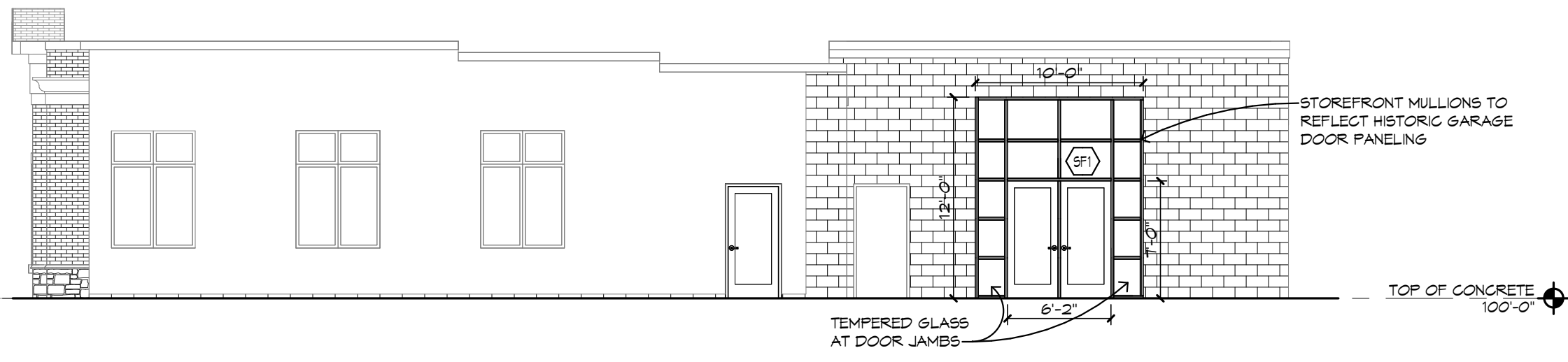
WALL TYPES

DOOR SCHEDULE

FE FIRE EXTINGUISHER WITH SURFACE MOUNTED BRACKET.
INDICATES EXISTING BUILDING COMPONENT TO REMAIN

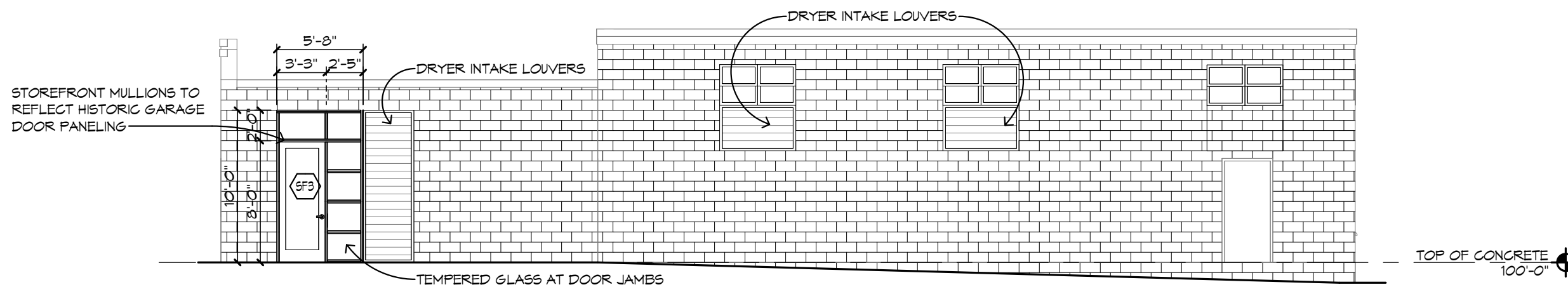
INTERIOR ELEVATION NOTES

- MOUNT WASHROOM ACCESSORIES AT HEIGHTS AS RECOMMENDED BY MANUFACTURER FOR ADA COMPLIANCE.
- FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
- PROVIDE 2 x 6 WOOD BLOCKING FOR ALL GRAB BARS. PROVIDE 2 x 6 WOOD BLOCKING AS REQUIRED FOR MIRRORS, ETC.



WEST ELEVATION

1/8" = 1'-0"



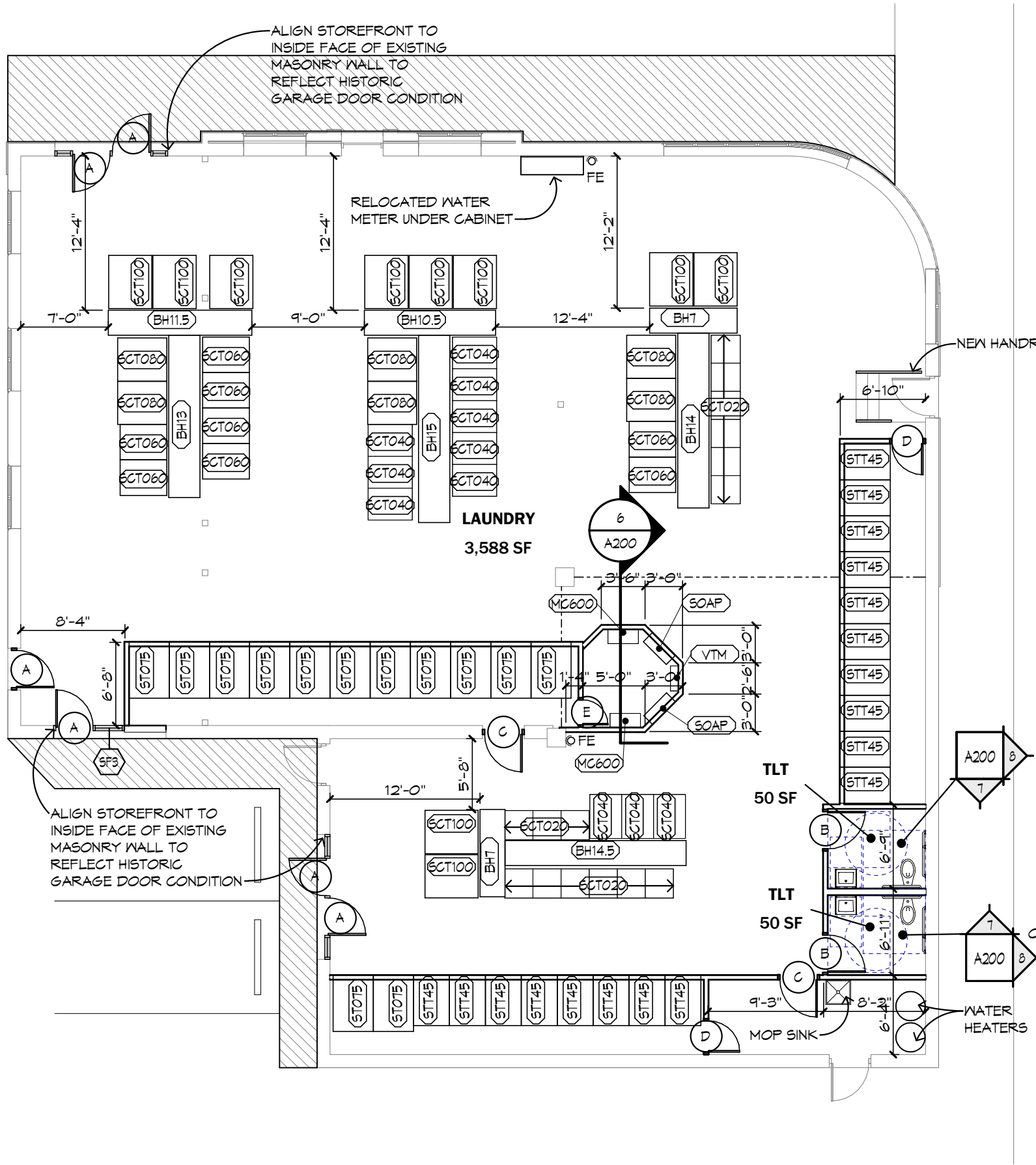
SOUTH ELEVATION

1/8" = 1'-0"



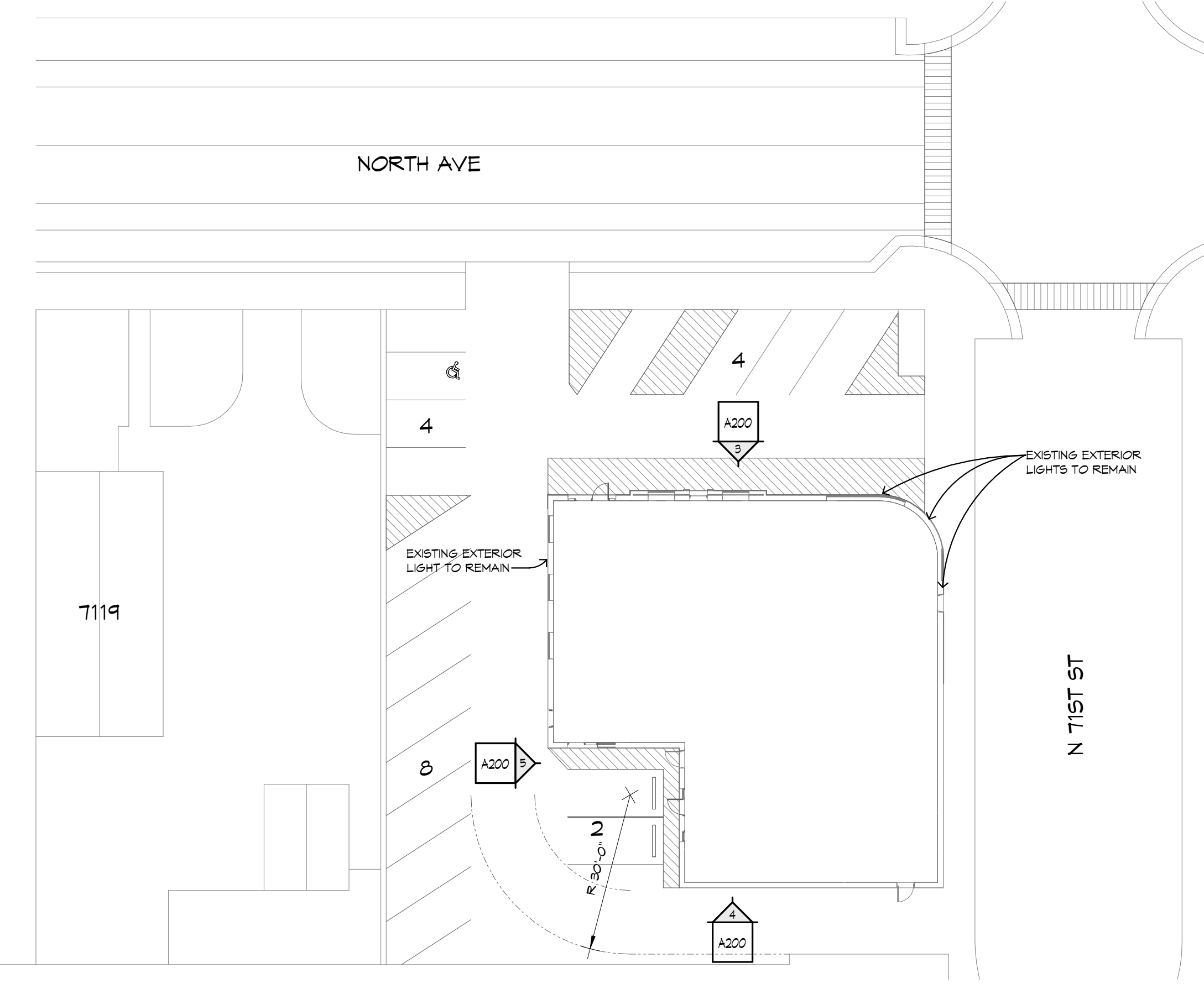
NORTH ELEVATION

1/8" = 1'-0"



NEW GROUND FLOOR PLAN

1" = 10'-0"



NEW SITE PLAN

1" = 20'-0"



FLASH LAUNDROMAT

7105 W North Ave, Wauwatosa

NEW CONSTRUCTION

6/17/2025



B

STOREFRONTS

- Series 400/450 Center Glaze
- Series 451/IT451 Center Glaze
- Flush Front™
- Accessory Hardware

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U.S. and Canada



02-B1

STOREFRONTS

Specifications

SECTION 08 41 13 ALUMINUM STOREFRONTS

SERIES	FACE WIDTH	DEPTH	GLAZING INFILLS	GLAZING METHOD
400	1-3/4" (44.5)	4" (101.6)	1/4" (6) or 3/8" (10)	Exterior/Interior
450	1-3/4" (44.5)	4-1/2" (114.3)	1/4" (6) or 3/8" (10)	
451	2" (50.8)	4-1/2" (114.3)	1" (25)	

I. GENERAL DESCRIPTION
Work Included: Furnish all necessary materials, labor, and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein. (Specifier Note: It is suggested that related items such as aluminum entrance doors, glass, and sealants be included whenever possible).
Work Not Included: Structural support of the framing system, interior closures, trim. (Specifier list other exclusions).
Related Work Specified Elsewhere: (Specifier list).

QUALITY ASSURANCE
Drawings and specifications are based on the Series (Specify) Center Glazed System as manufactured by U.S. Aluminum. Whenever substitute products are to be considered, supporting technical literature, samples, drawings, and performance data must be submitted 10 days prior to bid in order to make a valid comparison of the products involved. Test reports certified by an independent test laboratory must be made available upon request.

PERFORMANCE REQUIREMENTS
Air Infiltration: shall be tested in accordance with ASTM E 283. Infiltration shall not exceed .06 cfm per square foot (.0003m³/sm²) of fixed area when tested at 6.24 psf (300 Pa).
Water Infiltration: shall be tested in accordance with ASTM E 331. No water penetration at test pressure of

8 psf (384 Pa). When tested with the high performance sub sill.
Structural Performance: shall be tested in accordance with ASTM E 330 and based on:
• Maximum deflection of L/175 of the span
• Allowable stress with a safety factor of 1.65
The system shall perform to this criteria under a windload of (Specify) psf.
Testing Procedures -
ASTM 283, E 331, and E 330 - Laboratory performance testing. AAMA 503-08 - Newly installed storefronts. AAMA 511-08 - Installed storefronts after six months.

II. PRODUCTS MATERIALS
Extrusions shall be 6063-T5 alloy and temper (ASTM B221 alloy T5 temper). Fasteners, where exposed, shall be aluminum, stainless steel or zinc plated steel in accordance with ASTM A 164. Perimeter anchors shall be aluminum or steel, providing the steel is properly isolated from the aluminum. Glazing gaskets shall be E.P.D.M. elastomeric extrusions.

FINISH
All exposed framing surfaces shall be free of scratches and other serious blemishes. Aluminum extrusions shall be given a caustic etch followed by an anodic oxide treatment to obtain... (Specify one of the following):
— #11 Clear anodic coating
— #22 Dark Bronze anodic coating
— #33 Black anodic coating

A Fluoropolymer paint coating conforming with the requirements of AAMA 2605. Color shall be (Specify a U.S. Aluminum standard color).
FABRICATION
The framing system shall provide for flush glazing on all sides with no projecting stops. Vertical and horizontal framing members shall have a nominal face dimension of (Specify). Overall depth shall be (Specify). Entrance framing members shall be compatible with glass framing in appearance. Provide for internal drainage of infiltrated water into an extruded aluminum sub sill channel where it is drained to the exterior through weep slots.

III. EXECUTION INSTALLATION
All glass framing shall be set in correct locations as shown in the details and shall be level, square, plumb, and in alignment with other work in accordance with the manufacturer's installation instructions and approved shop drawings. All joints between framing and the building structure shall be sealed in order to secure a watertight installation.

PROTECTION AND CLEANING
After installation the General Contractor shall adequately protect exposed portions of aluminum surfaces from damage by grinding and polishing compounds, plaster, lime, acid, cement or other contaminants. The General Contractor shall be responsible for final cleaning.

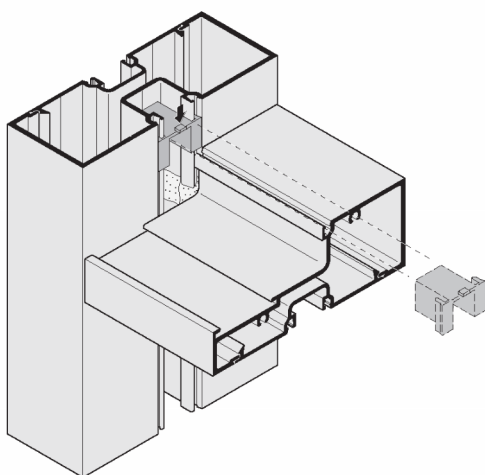
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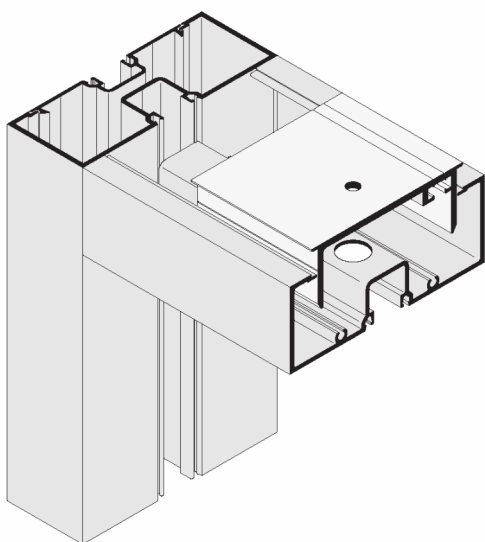
Special Features

Details show Series 450 members. Other Series are similar



Apply silicone to two sides of glazing pocket at vertical/horizontal joint and glazing reglets. Slide Water Deflector down into position. Seal over top edges of Water Deflector leaving a gap on outside edge allowing water to drain into Sub sill.

Stretch "W" Block and slide it between glass and mullion into deep glazing pocket. Push it all the way until it clears glass and locks into place. These blocks are used to prevent glass from "walking" out of the pocket caused by extreme vibration or minor earthquakes.



When optional Head Anchors are used, fasten them to structure through head member access hole. Anchors may be shimmed as required. Use AF400 or FF400 Sub sill when using option Head Anchors.

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B1

07-B1

STOREFRONTS

- Center Glazed
- Series 400 & 400-S
- Series 450 & 450-S
- Series 451 & 451-S
- Series IT451

16-B1

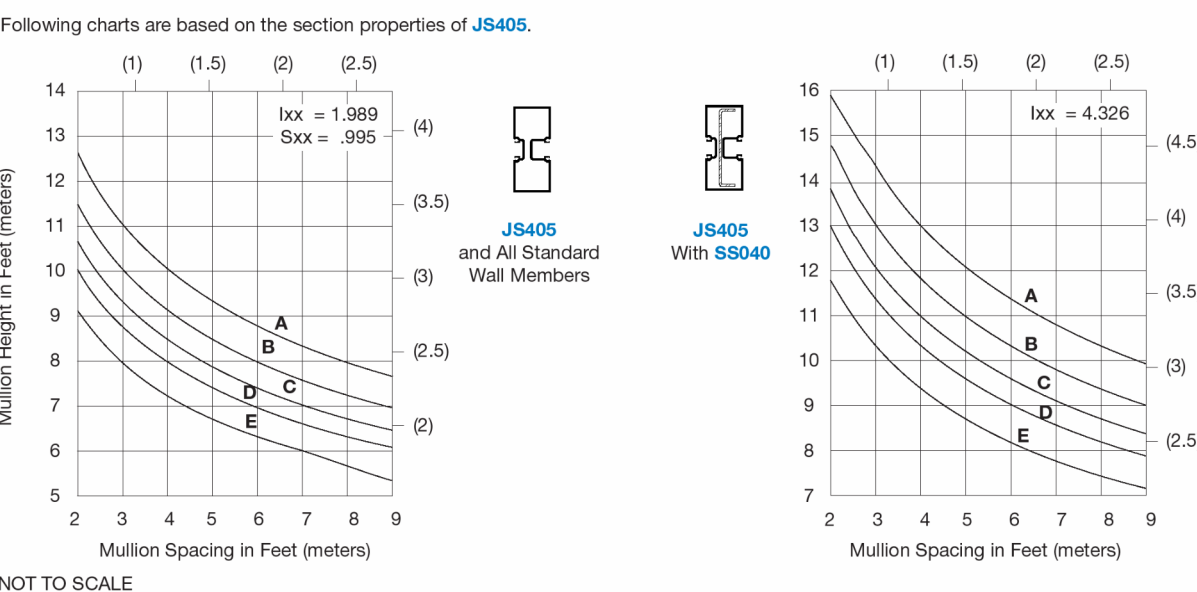
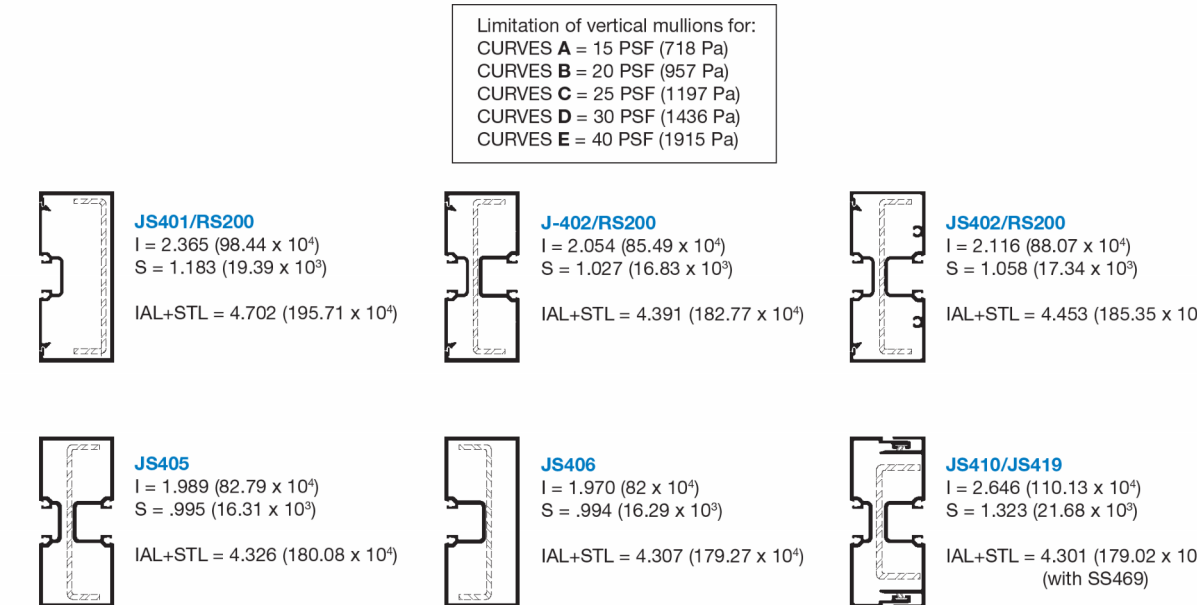
STOREFRONTS

Windload Charts

STANDARD WALL VERTICAL MULLIONS FOR 1/4" (6) OR 3/8" (10) GLAZING

Deflection criteria to be in accordance with AAMA TIR-A11 - L/175 or L/240 + 1/4" (6.4 mm) for spans greater than 13'-6" (4.1 m) but less than 40'-0" (12.2 m). Codes and specifications may vary. No single lite of glass shall deflect more than 3/4" (19 mm). Glass is not considered as contributing to resistance of deflection. Aluminum alloy 6063-T6 allowable stress for windload is 15,200 psi. (89 MPa), and steel reinforcing allowable stress for windload is 21,600 psi. (150 MPa).

These charts include unbraced length analysis and are based on at least one horizontal being placed at the midpoint of the span. For other applications, please contact U.S. Aluminum Technical Sales at (800) 262-5151, or visit our web site at usalum.com.



NOT TO SCALE

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B1



MECHANICAL LOUVERS



04-B1

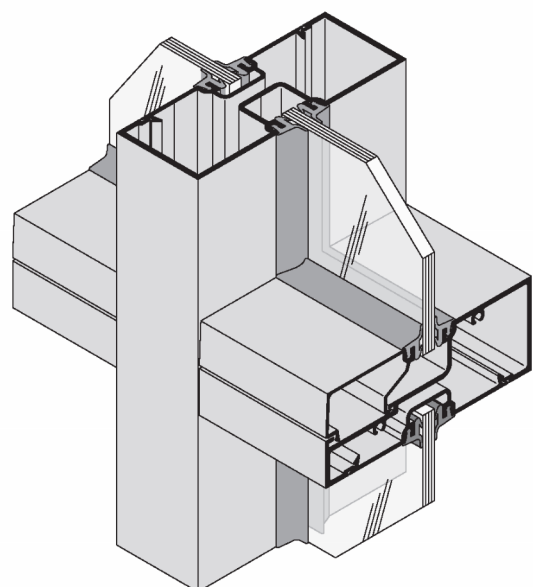
STOREFRONTS

Technical Data



- Center Glazed
- Series 400 & 400-S
- Series 450 & 450-S
- Series 451 & 451-S

Fabrication and installation labor costs have always been a decisive factor in selecting framing systems for storefront projects. U.S. Aluminum offers cost efficient versatile Center Glazed Systems with clean lines and superb performance. Series 400, 450, and 451 offer simple panel type installation. Series 400-S, 450-S, and 451-S feature stacking type installation. All series may be interior or exterior glazed. A top load E.P.D.M. gasket is used to position and weatherseal the glass in the aluminum pocket. Center Glazed Systems are compatible with most U.S. Aluminum Entrance Doors. See page 01-B3 for E.P.D.M. gasket options.



SERIES	WIDTH	DEPTH	GLAZING INFILLS	APPLICATION
400 or 400-S	1-3/4" (44.5)	4" (101.6)	1/4" (6) or 3/8" (10)	Retail Shopping Centers, Schools, Post Offices, Clinics or Any Ground Floor Application
450 or 450-S	1-3/4" (44.5)	4-1/2" (114.3)	1/4" (6) or 3/8" (10)	
451 or 451-S	2" (50.8)	4-1/2" (114.3)	1" (25)	

GLASS SIZES*	
For Series 400 and 450 Glass Width and Glass Height	= Daylight Opening + 5/8" (15.9)
For Series 451 Glass Width and Glass Height	= Daylight Opening + 7/8" (22.2)

* These formulas do not take into account glass tolerances. Consult glass manufacturer before ordering glass.

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B1

STOREFRONT

2
A300

FLASH LAUNDROMAT

7105 W North Ave, Wauwatosa

PROPOSED REFACE PYLON SIGN

FRONT VIEW

7'-7"

5'-0"

FLASH LAUNDROMAT WASH IN A FLASH OPEN 24HRS DAILY

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Scale: 1" = 1'-0"

DATE: 06-13-2025
PROJECT NAME: Flash Laundromat
ADDRESS: 7105 W North Ave, Wauwatosa, WI 53113
PROJECT TYPE: CHANNEL LETTERS
DRAWN BY: JMW
DESIGNED BY: JMW

PROPOSED FRONT-LIT CHANNEL LETTERS - RACEWAY MOUNTED

FRONT VIEW

4'-0"

2'-8"

1'-6"

FLASH LAUNDROMAT

SIDE VIEW | INSTALLATION DETAIL

LED ILLUMINATED CHANNEL LETTERS / RACEWAY MOUNTED

NOTE: SPECIFIC MOUNTING REQUIREMENTS FOR THIS SIGN TYPE WILL BE DETERMINED BASED ON MANUFACTURER'S RECOMMENDATIONS.

FLASH LAUNDROMAT

NIGHT VIEW

SOFT CALCULATION

Wide: 13'-11"

High: 4'-7"

Total SQFT: 63.78

ELECTRICAL

120/277 VOLTS
20 AMPS

POWER SUPPLY: POWER SUPPLY TO BE PROVIDED BY CUSTOMER. CONSULT ELECTRICAL CODE.

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SIGNAGE

1
A300

SAMPLES

6/17/2025