BORGER BUILDING

235 SOUTH 2ND STREET
MILWAUKEE, WISCONSIN

NPS PART 2

02/03/2021

DBA PROJECT #2012-003

OWNER:
ROBERT CHANDLER
235 SOUTH 2ND STREET
MILWAUKEE, WI 53204

ARCHITECT:
DAN BEYER ARCHITECTS
CONTACT: DANIEL BEYER
225 EAST ST. PAUL AVENUE, SUITE 303
MILWAUKEE, WI 53202
TEL. (414) 239-8267

HISTORIC ADVISOR:
MACROSTIE HISTORIC ADVISORS
CONTACT: RACHEL FIRGENS
53 WEST JACKSON BOULEVARD, SUITE 1142
CHICAGO, IL 60604
TEL. (312) 973-3903

GENERAL CONTRACTOR:
KELLY CONSTRUCTION & DESIGN
CONTACT: HOLLY HAWKINS
225 EAST ST. PAUL AVENUE, SUITE 205
MILWAUKEE, WI 53202
TEL. (414) 272-1110

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DAN BEYER ARCHITECTS
225 E ST. PAUL AVE, STE 303
MILWAUKEE WI, 53202
414-239-8267

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CONSULTANTS:

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BORGER BUILDING
235 SOUTH 2ND STREET
MILWAUKEE, WISCONSIN

SHEET TITLE:
TITLE SHEET

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**T000**

TOPOGRAPHIC MAP

CLIENT
Anderson-Ashton, Inc

SITE ADDRESS
235,237 South 2nd Street, City of Milwaukee, Milwaukee County, Wisconsin.

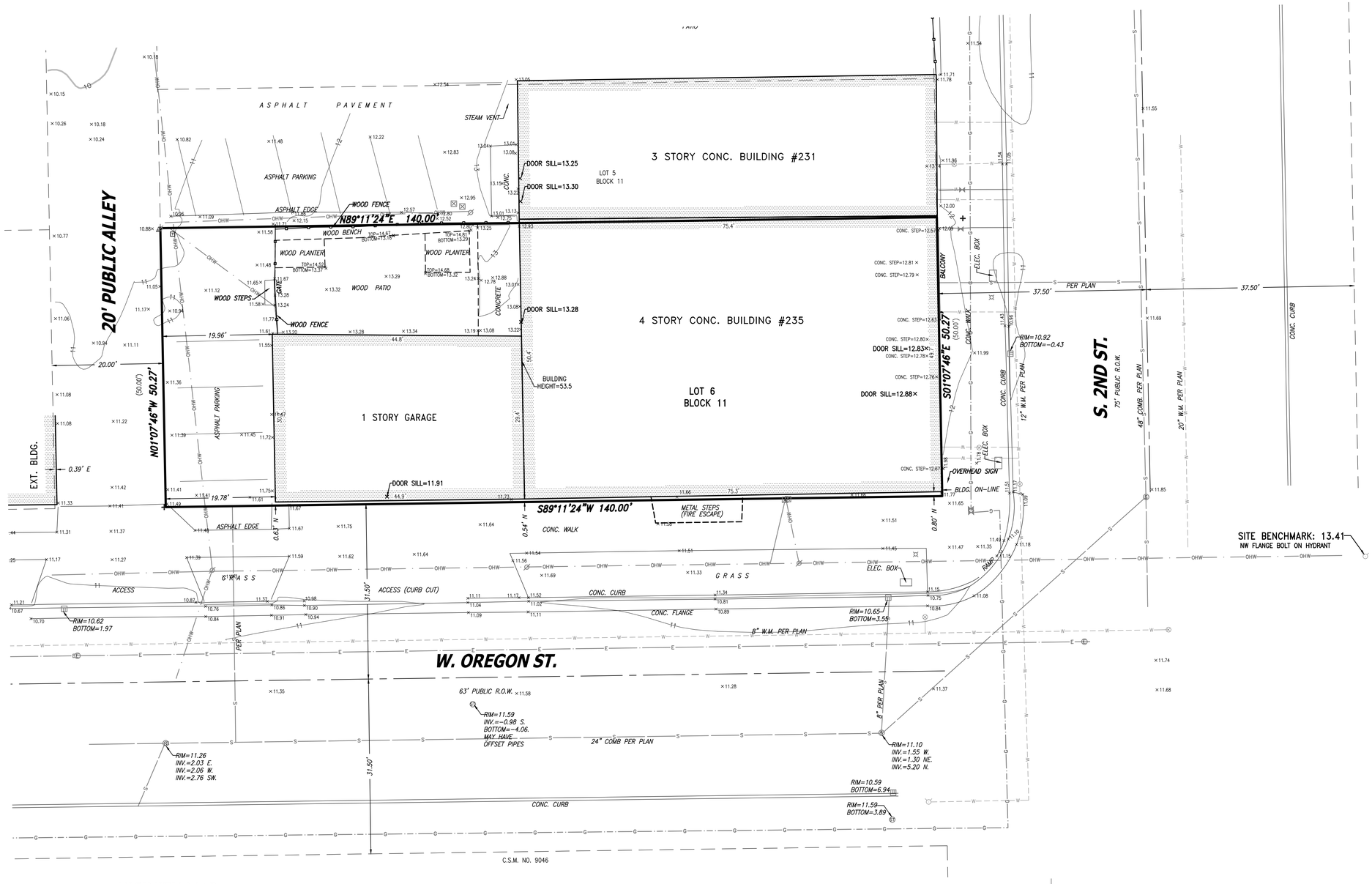
LEGAL DESCRIPTION
Lot Six (6), in Block Eleven (11), in Walker's Point, being a Subdivision of a part of the Northeast 1/4 of Section Thirty two (32), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the North line of West Oregon Street which is assumed to bear S89°11'24"W.

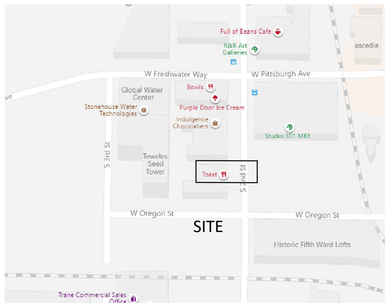
LAND AREA
The Land Area of the subject property is 7000 square feet or 0.1606 acres.

VERTICAL DATUM
Vertical datum is based on City of Milwaukee Vertical Datum which is NGVD 1929-580.603.

NOTE
Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20193217119.



VICINITY MAP



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.L.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- S — SANITARY SEWER
- STO — STORM SEWER
- W — WATERLINE
- G — MARKED GAS MAIN
- E — MARKED ELECTRIC
- OHW — OVERHEAD WIRES
- T — MARKED TELEPHONE
- TV — MARKED CABLE TV LINE
- FO — MARKED FIBER OPTIC
- B — BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

DATE
October 9, 2020.

CHAPUT LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description

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Drawing No. 20201009TOPO3303.03-far

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225 E ST. PAUL AVE, STE 303
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SHEET TITLE:
ARCHITECTURAL SITE PLAN, TRASH ENCLOSURE, AND DETAILS

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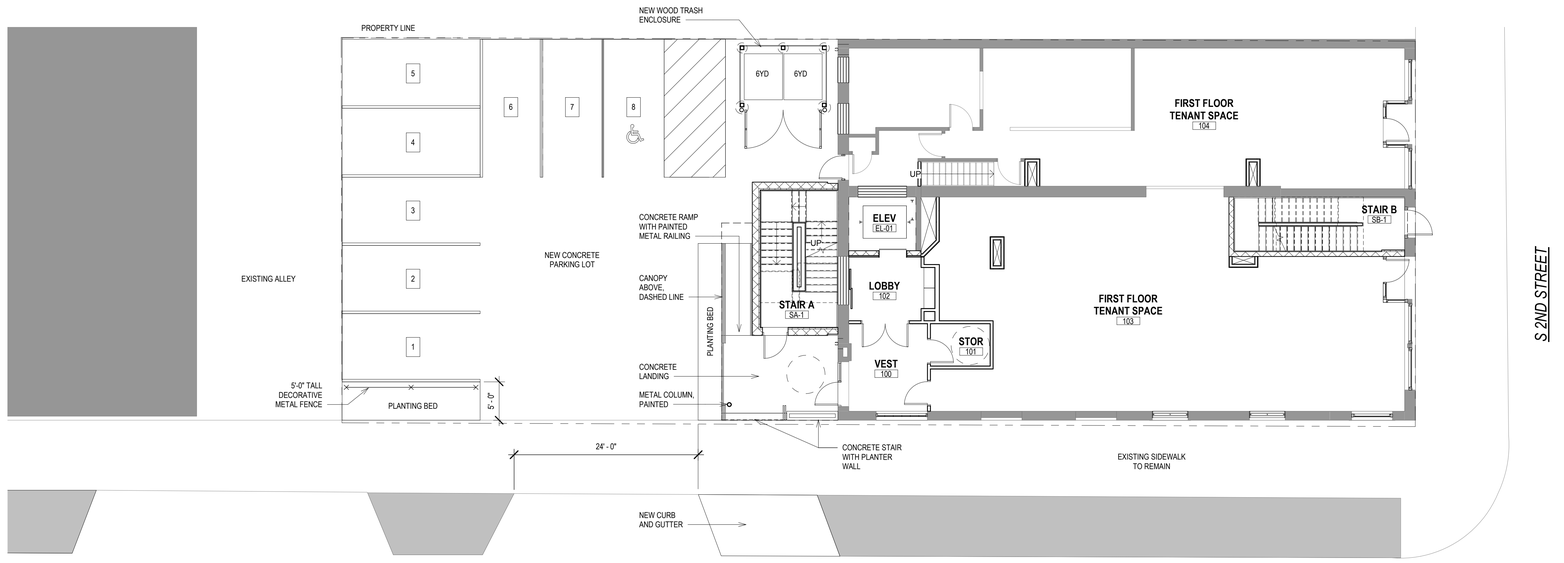
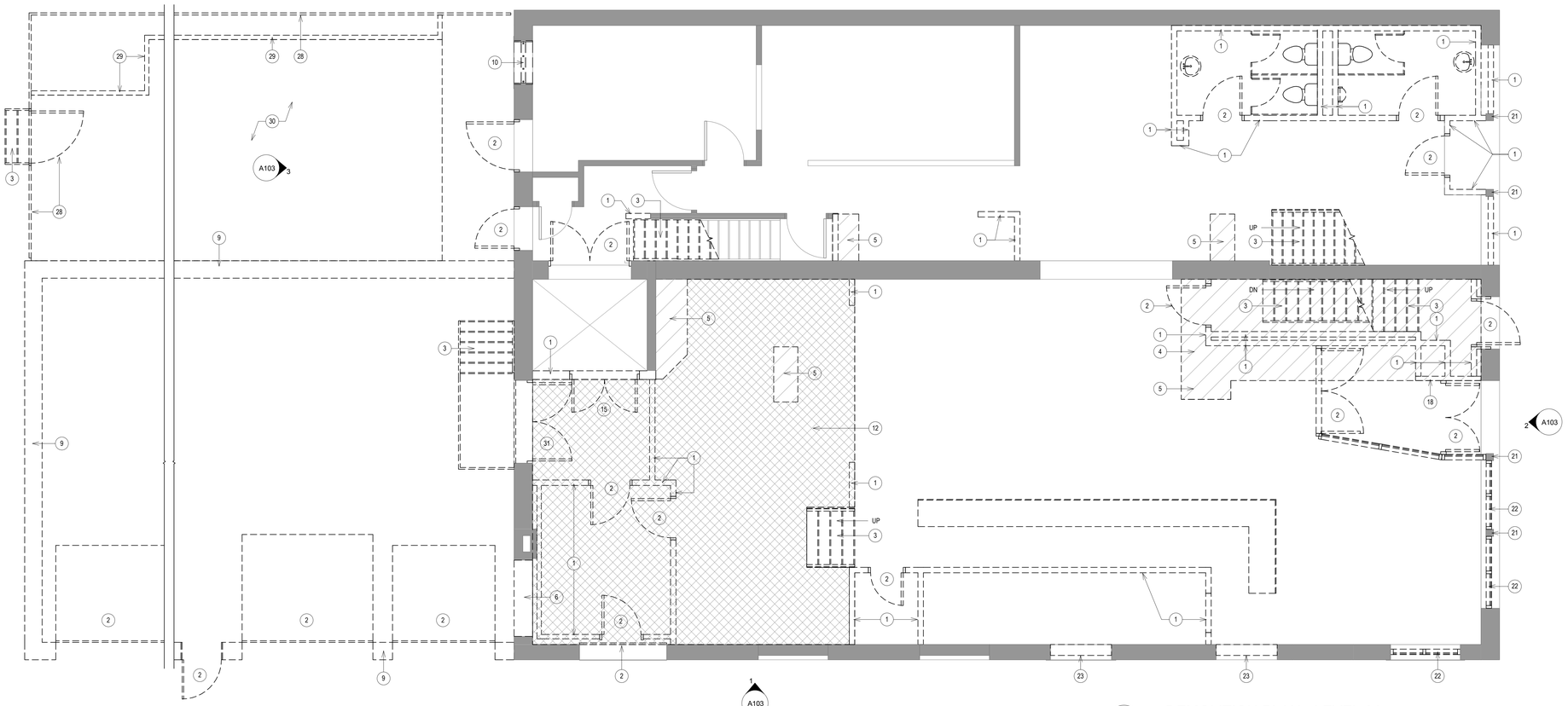
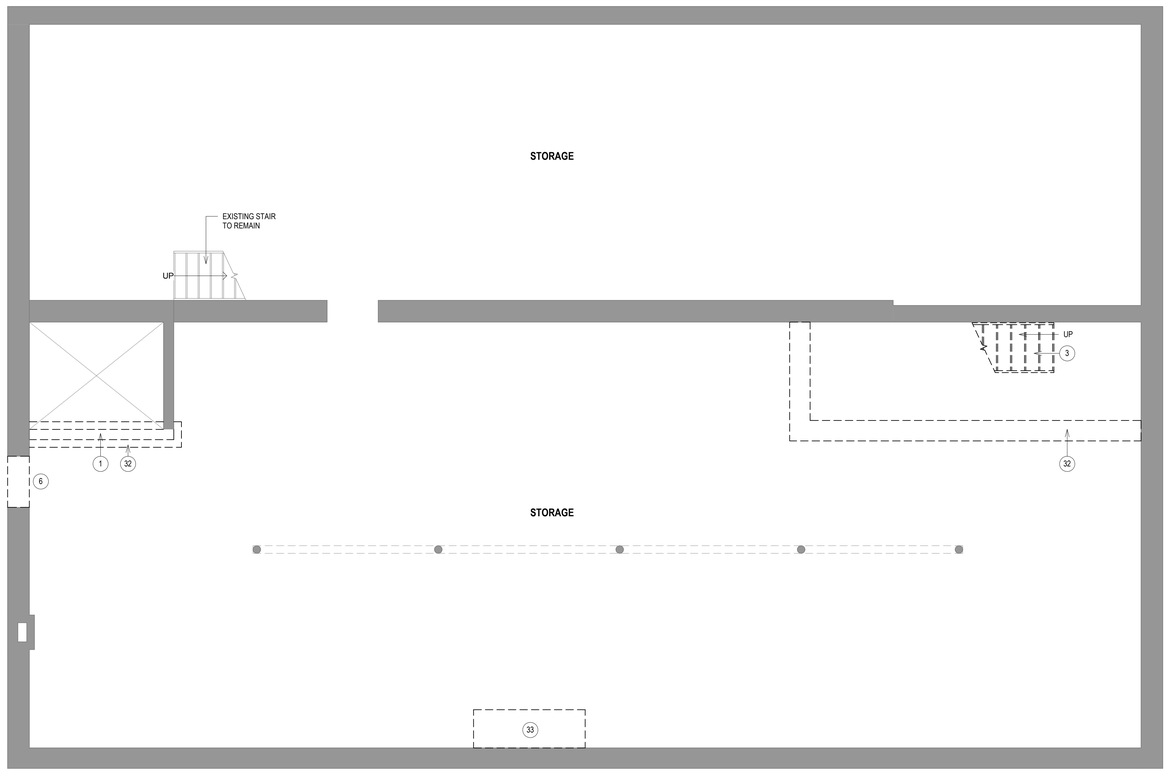


1 NEW WORK PLAN - SITE PLAN
Scale: 1/8" = 1'-0"



2 DEMOLITION PLAN - LEVEL 01
Scale: 1/4" = 1'-0"



1 DEMOLITION PLAN - BASEMENT
Scale: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES TO CONTRACTOR

1. DRAWINGS WERE PREPARED BASED ON AVAILABLE EXISTING BUILDING DOCUMENTATION AND FIELD MEASUREMENTS. ADDITIONAL INFORMATION IS SPECIFIED IN DIVISION 01 SECTIONS OF THE PROJECT MANUAL. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, AND DIMENSIONS TO SATISFY THEIR EXECUTION OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. EXISTING WALLS, DOORS, FRAMES, ETC. THAT ARE SCHEDULED TO BE REMOVED ARE SHOWN BY DASHED LINE TYPES. SEE DEMOLITION KEY NOTES FOR SPECIFIC INSTRUCTIONS.
3. EXISTING WALLS, DOORS, FRAMES, ETC. THAT ARE SCHEDULED TO REMAIN ARE SHOWN IN A LIGHT LINE WEIGHT AND ARE TO BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY SUCH EXISTING CONDITIONS WHICH ARE DAMAGED OR BECOME UNSTABLE DUE TO OTHER DEMOLITION SHALL BE REPLACED AT NO COST TO THE OWNER, WITH NEW CONSTRUCTION TO MATCH.
4. REMOVAL OF ALL HAZARDOUS MATERIALS IS THE SOLE RESPONSIBILITY OF THE OWNER. THE EXISTING BUILDING IS ASSUMED TO NOT CONTAIN SUCH MATERIALS. SHOULD ANY MATERIAL BE FOUND, OR IS SUSPECTED TO CONTAIN BE HAZARDOUS MATERIAL, THE CONTRACTOR SHOULD STOP WORK IMMEDIATELY AND NOTIFY OWNER AND ARCHITECT.
5. SEE MEPF DRAWINGS AND SPECIFICATIONS FOR ELECTRICAL, PLUMBING, FIRE PROTECTION AND HVAC REMOVAL. THESE SYSTEMS ARE SHOWN FOR COORDINATION PURPOSES ONLY.
6. COORDINATE ALL ITEMS TO BE SALVAGED AND TURN OVER TO OWNER.

DEMOLITION PLAN LEGEND

EXISTING, TO BE REMOVED

EXISTING, TO REMAIN

DEMOLITION KEYNOTES

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

DEMOLITION PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	REMOVE NON-HISTORIC PARTITION WALLS TO EXTENTS INDICATED BY DASHED LINES.
2	REMOVE NON-HISTORIC DOOR INCLUDING FRAME, HARDWARE, ACCESSORIES, CASING, TRIM, AND RELATED SUPPORTS.
3	REMOVE WOOD STAIRS AND RAILING ASSEMBLY, U.N.O., AND ALL SUPPORTING STRUCTURE.
4	PROVIDE OPENING IN EXISTING FLOOR STRUCTURE FOR NEW STAIR. SEE ARCHITECTURAL AND STRUCTURAL NEW WORK PLANS FOR OPENING DETAILS AND EXTENTS OF FOUNDATION WALLS AND FOOTINGS. AREAS INDICATED BY WIDELY SPACED DIAGONAL LINEWORK. WOOD FLOORING TO BE SALVAGED FOR REINSTALLATION.
5	PROVIDE OPENING IN EXISTING FLOOR STRUCTURE FOR NEW MECHANICAL SHAFT OR ROOM. SEE ARCHITECTURAL AND STRUCTURAL NEW WORK PLANS FOR OPENING DETAILS. WOOD FLOORING TO BE SALVAGED FOR REINSTALLATION.
6	DEMO, CUT, AND PATCH OPENING IN EXISTING WALL AS REQUIRED FOR NEW DOOR, WINDOW, OR NEW CONSTRUCTION AS SHOWN. ALL PATCHWORK TO MATCH EXISTING. ALL MASONRY WORK TO BE TOOTHED INTO EXISTING PATTERN USING FULL SIZE BLOCK OR BRICK. PROVIDE NEW LINTEL, SEE STRUCTURAL. SALVAGE BRICK AND TURN OVER TO OWNER FOR REINSTALLATION WHERE NEEDED FOR NEW WORK.
7	REMOVE EXTERIOR FIRE ESCAPE INCLUDING ALL RAILINGS AND SUPPORTS.
8	REMOVE HISTORIC WINDOW ASSEMBLY AND STONE SILL FOR ADDITION OF NEW EXIT STAIR ENCLOSURE.
9	REMOVE EXISTING NON-HISTORIC ONE-STORY GARAGE INCLUDING FOUNDATIONS, WALL ASSEMBLY, FLOOR ASSEMBLY, AND ROOF ASSEMBLY.
10	REMOVE EXISTING HISTORIC WINDOW ASSEMBLY. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM WINDOW WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT WINDOW SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
11	REMOVE SECTION OF EXISTING ROOF FOR NEW ROOF ACCESS HATCH.
12	REMOVE NON-HISTORIC RAISED FLOOR STRUCTURE IN THIS AREA. SHOWN WITH CROSSHATCH. MAINTAIN STRUCTURAL INTEGRITY OF FLOOR BELOW.
13	REMOVE EXTERIOR BALCONY INCLUDING RAILING, ALL SUPPORTS AND ANCHORS. PATCH EXISTING EXTERIOR FAÇADE TO MATCH EXISTING AT ALL AREAS DAMAGED BY BALCONY ATTACHMENTS.
14	REMOVE SECTION OF EXISTING ROOF FOR NEW MECHANICAL SHAFT.
15	REMOVE HISTORIC ELEVATOR DOORS INCLUDING FRAME, HARDWARE, ACCESSORIES, AND RELATED SUPPORTS. SALVAGE FOR REINSTALLATION.
16	REMOVE EXISTING NON-HISTORIC VINYL WINDOW ASSEMBLY. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM WINDOW WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT WINDOW SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
17	REMOVE EXISTING NON-HISTORIC DOOR ASSEMBLY. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM FULL LITE DOOR WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT DOOR SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
18	REMOVE NON-HISTORIC EXTERIOR TILE WALL TO EXTENTS INDICATED BY DASHED LINES.
19	REMOVE HISTORIC METAL WINDOW SHUTTERS AND SALVAGE FOR REINSTALLATION IN INTERIOR AS INDICATED ON PLANS. EXISTING EMBEDDED HINGES TO REMAIN IN BRICK.
20	EXISTING NEWEL POST AND BALUSTERS TO BE SALVAGED FOR REINSTALLATION.
21	EXISTING HISTORIC COLUMN TO REMAIN.
22	REMOVE EXISTING NON-HISTORIC STOREFRONT. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM STOREFRONT ASSEMBLY WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT STOREFRONT SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
23	REMOVE NON-HISTORIC BRICK INFILL AT EXISTING WINDOW OPENINGS. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM WINDOW WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT WINDOW SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
24	REMOVE EXISTING NON-HISTORIC DOOR ASSEMBLY AND TRANSOM ABOVE. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM FULL LITE DOOR WITH TRANSOM ABOVE. GLAZING TO BE 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT DOOR SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
25	REMOVE EXISTING NON-HISTORIC WINDOW ASSEMBLY, REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM FULL LITE DOOR WITH TRANSOM ABOVE. GLAZING TO BE 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT DOOR SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
26	REMOVE EXISTING NON-HISTORIC DOOR ASSEMBLY AND TRANSOM ABOVE. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM FLUSH DOOR WITH TRANSOM ABOVE. GLAZING TO BE 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT DOOR SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
27	REMOVE EXISTING DOWNSPOUT AND SCUPPER BOX.
28	REMOVE EXISTING WOOD FENCH, POSTS, GATE, AND RELATED SUPPORTS AND ANCHORS.
29	REMOVE EXISTING WOOD PLANTER BENCH WALL AND RELATED SUPPORTS AND ANCHORS.
30	REMOVE EXISTING WOOD PLATFORM AND RELATED SUPPORTS AND ANCHORS.
31	REMOVE HISTORIC FIRE DOORS INCLUDING FRAME, HARDWARE, ACCESSORIES, AND RELATED SUPPORTS. SALVAGE FOR REINSTALLATION.
32	DEMO EXISTING CONCRETE SLAB AS NEEDED FOR NEW CONCRETE FOOTING AT STAIR OR ELEVATOR.
33	EXISTING ELECTRICAL SERVICE TO BE REPLACED. GC TO DEMO ALL EQUIPMENT NOT REQUIRED FOR NEW SERVICE.
34	DEMO EXISTING NON-HISTORIC ROOF STRUCTURE.
35	REMOVE EXISTING ROOF JOISTS ABOVE THAT ARE DAMAGED AND FAILING. SEE STRUCTURAL.
36	REMOVE FAILING EXISTING HISTORICAL STONE SILL.
37	EXISTING ELECTRICAL SERVICE AND METERS TO BE REMOVED. NEW ELECTRICAL SERVICE TO BE INSTALLED IN THIS AREA. NEW ELECTRICAL METERS TO BE INSTALLED IN BASEMENT.

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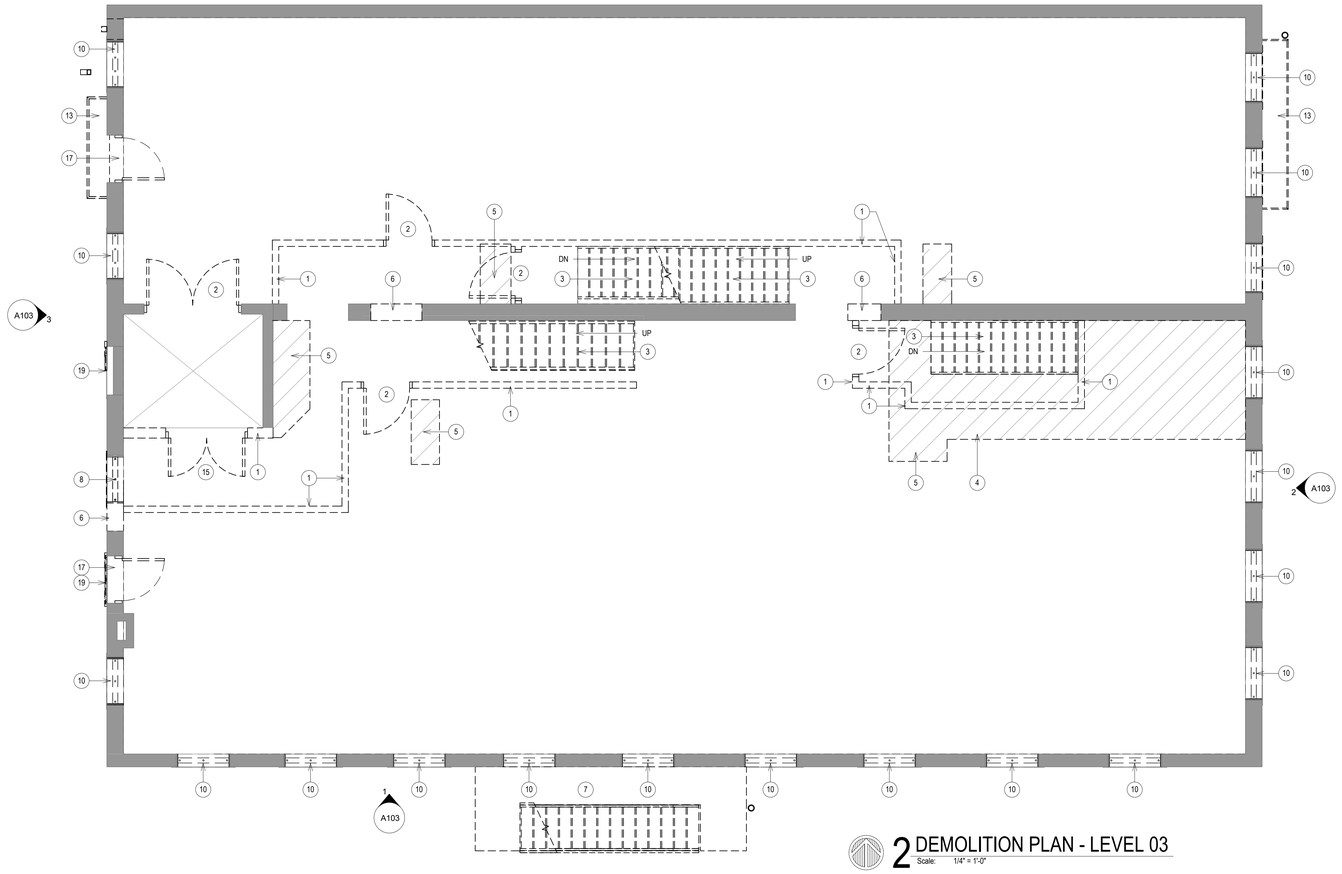
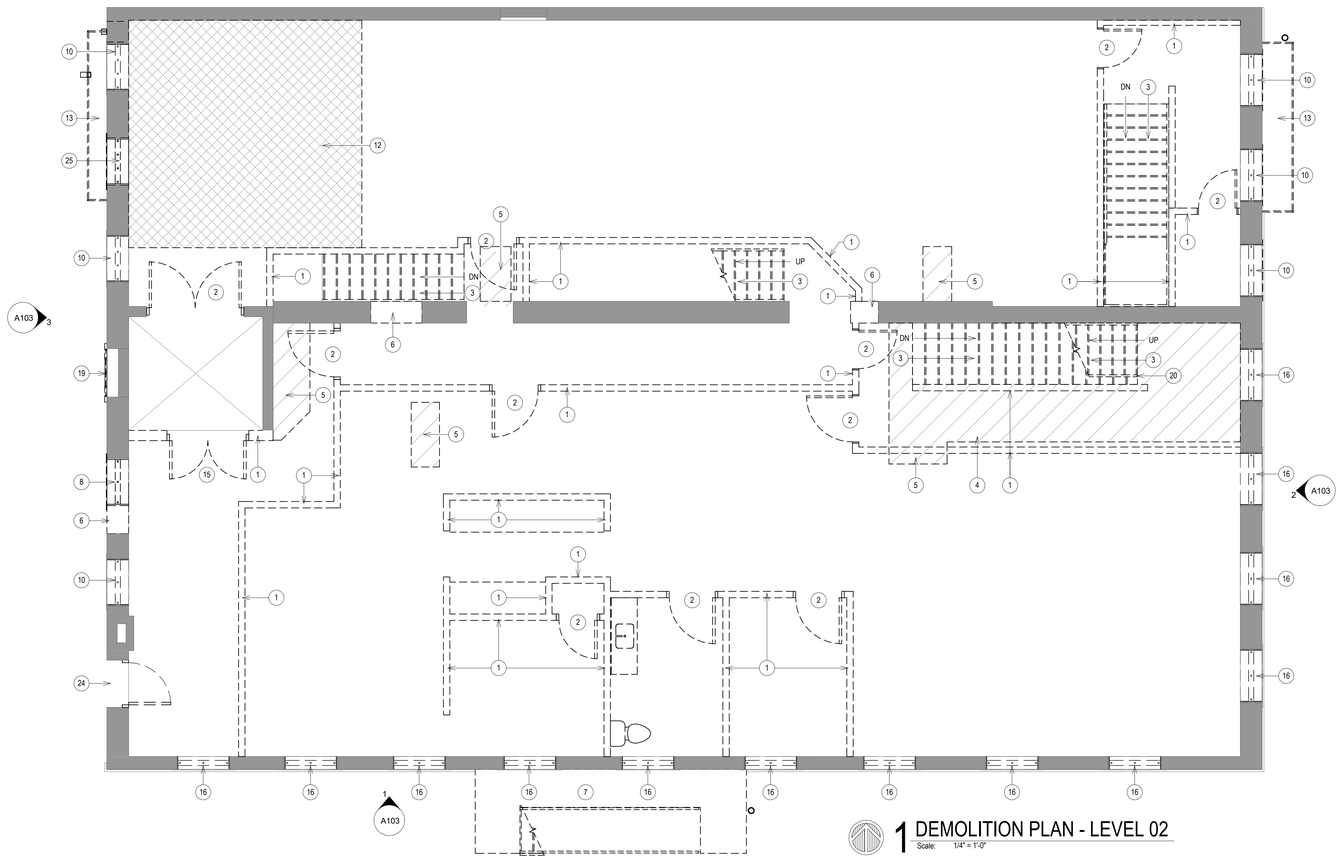
SHEET TITLE:
DEMOLITION PLANS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A100**



2 DEMOLITION PLAN - LEVEL 03
Scale: 1/4" = 1'-0"



1 DEMOLITION PLAN - LEVEL 02
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DEMOLITION PLAN LEGEND

EXISTING, TO BE REMOVED

EXISTING, TO REMAIN

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11	REMOVE SECTION OF EXISTING ROOF FOR NEW ROOF ACCESS HATCH.
12	REMOVE NON-HISTORIC RAISED FLOOR STRUCTURE IN THIS AREA. SHOWN WITH CROSSHATCH. MAINTAIN STRUCTURAL INTEGRITY OF FLOOR BELOW.
13	REMOVE EXTERIOR BALCONY INCLUDING RAILING, ALL SUPPORTS AND ANCHORS. PATCH EXISTING EXTERIOR FAÇADE TO MATCH EXISTING AT ALL AREAS DAMAGED BY BALCONY ATTACHMENTS.
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18	REMOVE NON-HISTORIC EXTERIOR TILE WALL TO EXTENTS INDICATED BY DASHED LINES.
19	REMOVE HISTORIC METAL WINDOW SHUTTERS AND SALVAGE FOR REINSTALLATION IN INTERIOR AS INDICATED ON PLANS. EXISTING EMBEDDED HINGES TO REMAIN IN BRICK.
20	EXISTING NEWEL POST AND BALUSTERS TO BE SALVAGED FOR REINSTALLATION.
21	EXISTING HISTORIC COLUMN TO REMAIN.
22	REMOVE EXISTING NON-HISTORIC STOREFRONT. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM STOREFRONT ASSEMBLY WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT STOREFRONT SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
23	REMOVE NON-HISTORIC BRICK INFILL AT EXISTING WINDOW OPENINGS. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM WINDOW WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT WINDOW SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
24	REMOVE EXISTING NON-HISTORIC DOOR ASSEMBLY AND TRANSOM ABOVE. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM FULL LITE DOOR WITH TRANSOM ABOVE. GLAZING TO BE 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT DOOR SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
25	REMOVE EXISTING NON-HISTORIC WINDOW ASSEMBLY. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM FULL LITE DOOR WITH TRANSOM ABOVE. GLAZING TO BE 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT DOOR SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
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27	REMOVE EXISTING DOWNSPOUT AND SCUPPER BOX.
28	REMOVE EXISTING WOOD FENCH, POSTS, GATE, AND RELATED SUPPORTS AND ANCHORS.
29	REMOVE EXISTING WOOD PLANTER BENCH WALL AND RELATED SUPPORTS AND ANCHORS.
30	REMOVE EXISTING WOOD PLATFORM AND RELATED SUPPORTS AND ANCHORS.
31	REMOVE HISTORIC FIRE DOORS INCLUDING FRAME, HARDWARE, ACCESSORIES, AND RELATED SUPPORTS. SALVAGE FOR REINSTALLATION.
32	DEMO EXISTING CONCRETE SLAB AS NEEDED FOR NEW CONCRETE FOOTING AT STAIR OR ELEVATOR.
33	EXISTING ELECTRICAL SERVICE TO BE REPLACED. GC TO DEMO ALL EQUIPMENT NOT REQUIRED FOR NEW SERVICE.
34	DEMO EXISTING NON-HISTORIC ROOF STRUCTURE.
35	REMOVE EXISTING ROOF JOISTS ABOVE THAT ARE DAMAGED AND FAILING. SEE STRUCTURAL.
36	REMOVE FAILING EXISTING HISTORICAL STONE SILL.
37	EXISTING ELECTRICAL SERVICE AND METERS TO BE REMOVED. NEW ELECTRICAL SERVICE TO BE INSTALLED IN THIS AREA. NEW ELECTRICAL METERS TO BE INSTALLED IN BASEMENT.

DAN BEYER ARCHITECTS
225 E ST. PAUL AVE, STE 303
MILWAUKEE WI, 53202
414-239-8267

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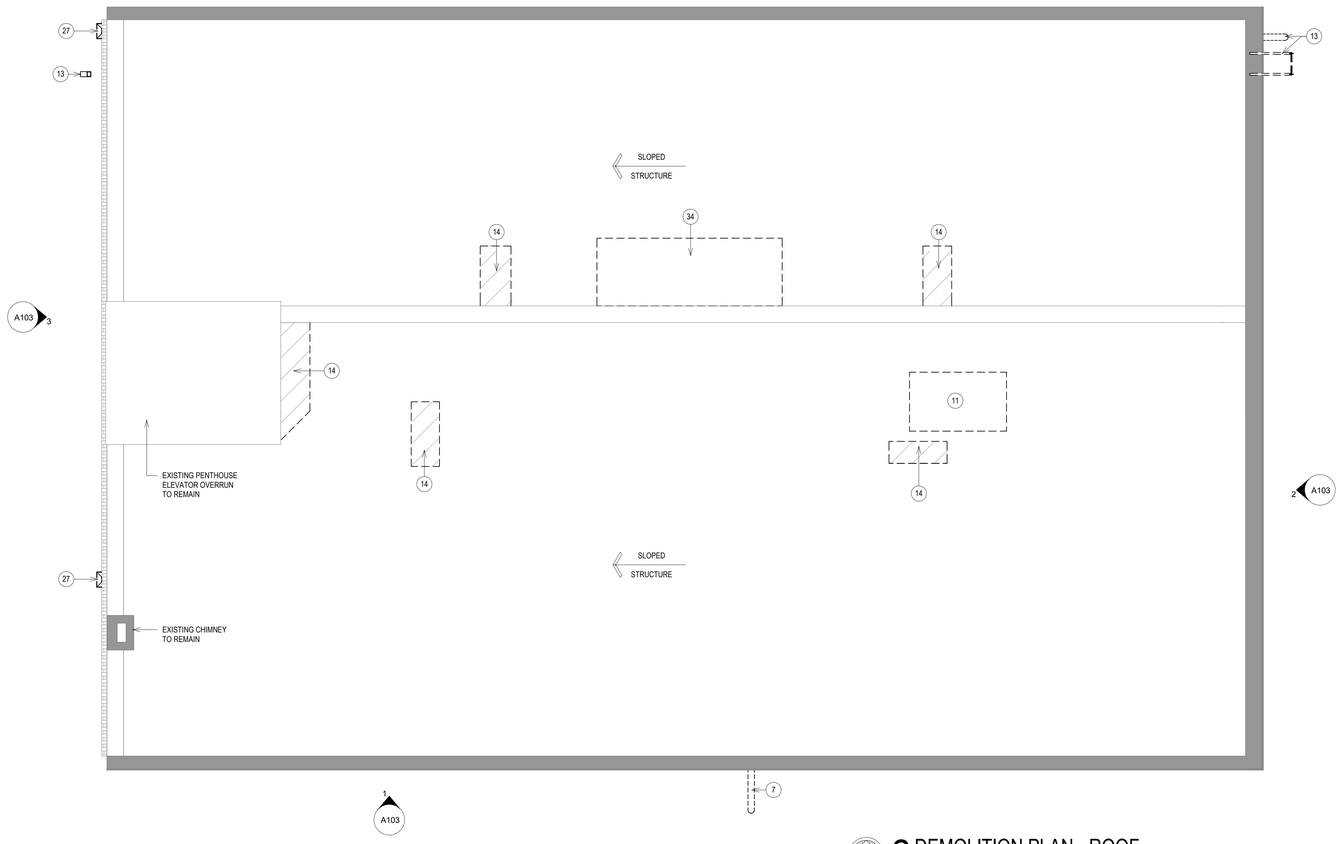
BORGER BUILDING
235 SOUTH 2ND STREET
MILWAUKEE, WISCONSIN

SHEET TITLE:
DEMOLITION PLANS

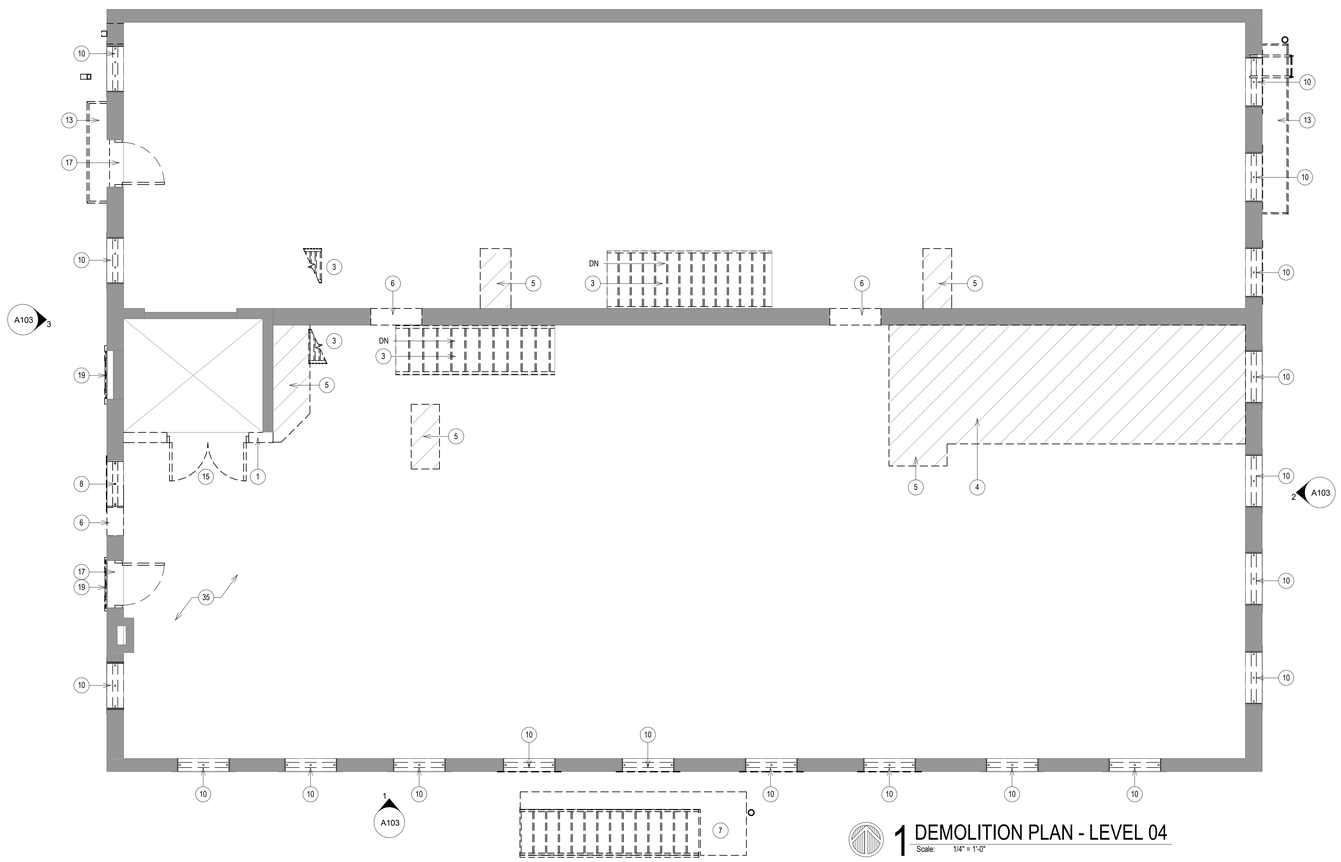
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A101**



2 DEMOLITION PLAN - ROOF

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



1 DEMOLITION PLAN - LEVEL 04

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

GENERAL DEMOLITION NOTES TO CONTRACTOR

1. DRAWINGS WERE PREPARED BASED ON AVAILABLE EXISTING BUILDING DOCUMENTATION AND FIELD MEASUREMENTS. ADDITIONAL INFORMATION IS SPECIFIED IN DIVISION 01 SECTIONS OF THE PROJECT MANUAL. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, AND DIMENSIONS TO SATISFY THEIR EXECUTION OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. EXISTING WALLS, DOORS, FRAMES, ETC. THAT ARE SCHEDULED TO BE REMOVED ARE SHOWN BY DASHED LINE TYPES. SEE DEMOLITION KEY NOTES FOR SPECIFIC INSTRUCTIONS.
3. EXISTING WALLS, DOORS, FRAMES, ETC. THAT ARE SCHEDULED TO REMAIN ARE SHOWN IN A LIGHT LINE WEIGHT AND ARE TO BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY SUCH EXISTING CONDITIONS WHICH ARE DAMAGED OR BECOME UNSTABLE DUE TO OTHER DEMOLITION SHALL BE REPLACED AT NO COST TO THE OWNER, WITH NEW CONSTRUCTION TO MATCH.
4. REMOVAL OF ALL HAZARDOUS MATERIALS IS THE SOLE RESPONSIBILITY OF THE OWNER. THE EXISTING BUILDING IS ASSUMED TO NOT CONTAIN SUCH MATERIALS. SHOULD ANY MATERIAL BE FOUND, OR IS SUSPECTED TO CONTAIN BE HAZARDOUS MATERIAL, THE CONTRACTOR SHOULD STOP WORK IMMEDIATELY AND NOTIFY OWNER AND ARCHITECT.
5. SEE MEPF DRAWINGS AND SPECIFICATIONS FOR ELECTRICAL, PLUMBING, FIRE PROTECTION AND HVAC REMOVAL. THESE SYSTEMS ARE SHOWN FOR COORDINATION PURPOSES ONLY.
6. COORDINATE ALL ITEMS TO BE SALVAGED AND TURN OVER TO OWNER.

DEMOLITION PLAN LEGEND

EXISTING, TO BE REMOVED

EXISTING, TO REMAIN

DEMOLITION KEYNOTES

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

DEMOLITION PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	REMOVE NON-HISTORIC PARTITION WALLS TO EXTENTS INDICATED BY DASHED LINES.
2	REMOVE NON-HISTORIC DOOR INCLUDING FRAME, HARDWARE, ACCESSORIES, CASING, TRIM, AND RELATED SUPPORTS.
3	REMOVE WOOD STAIRS AND RAILING ASSEMBLY, U.N.O...AND ALL SUPPORTING STRUCTURE.
4	PROVIDE OPENING IN EXISTING FLOOR STRUCTURE FOR NEW STAIR. SEE ARCHITECTURAL AND STRUCTURAL NEW WORK PLANS FOR OPENING DETAILS AND EXTENTS OF FOUNDATION WALLS AND FOOTINGS. AREAS INDICATED BY WIDELY SPACED DIAGONAL LINEWORK. WOOD FLOORING TO BE SALVAGED FOR REINSTALLATION.
5	PROVIDE OPENING IN EXISTING FLOOR STRUCTURE FOR NEW MECHANICAL SHAFT OR ROOM. SEE ARCHITECTURAL AND STRUCTURAL NEW WORK PLANS FOR OPENING DETAILS. WOOD FLOORING TO BE SALVAGED FOR REINSTALLATION.
6	DEMO, CUT, AND PATCH OPENING IN EXISTING WALL AS REQUIRED FOR NEW DOOR, WINDOW, OR NEW CONSTRUCTION AS SHOWN. ALL PATCHWORK TO MATCH EXISTING. ALL MASONRY WORK TO BE TOOTHED INTO EXISTING PATTERN USING FULL SIZE BLOCK OR BRICK. PROVIDE NEW LINTEL, SEE STRUCTURAL. SALVAGE BRICK AND TURN OVER TO OWNER FOR REINSTALLATION WHERE NEEDED FOR NEW WORK.
7	REMOVE EXTERIOR FIRE ESCAPE INCLUDING ALL RAILINGS AND SUPPORTS.
8	REMOVE HISTORIC WINDOW ASSEMBLY AND STONE SILL FOR ADDITION OF NEW EXIT STAIR ENCLOSURE.
9	REMOVE EXISTING NON-HISTORIC ONE-STORY GARAGE INCLUDING FOUNDATIONS, WALL ASSEMBLY, FLOOR ASSEMBLY, AND ROOF ASSEMBLY.
10	REMOVE EXISTING HISTORIC WINDOW ASSEMBLY. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM WINDOW WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT WINDOW SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
11	REMOVE SECTION OF EXISTING ROOF FOR NEW ROOF ACCESS HATCH.
12	REMOVE NON-HISTORIC RAISED FLOOR STRUCTURE IN THIS AREA. SHOWN WITH CROSSHATCH. MAINTAIN STRUCTURAL INTEGRITY OF FLOOR BELOW.
13	REMOVE EXTERIOR BALCONY INCLUDING RAILING, ALL SUPPORTS AND ANCHORS. PATCH EXISTING EXTERIOR FAÇADE TO MATCH EXISTING AT ALL AREAS DAMAGED BY BALCONY ATTACHMENTS.
14	REMOVE SECTION OF EXISTING ROOF FOR NEW MECHANICAL SHAFT.
15	REMOVE HISTORIC ELEVATOR DOORS INCLUDING FRAME, HARDWARE, ACCESSORIES, AND RELATED SUPPORTS. SALVAGE FOR REINSTALLATION.
16	REMOVE EXISTING NON-HISTORIC VINYL WINDOW ASSEMBLY. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM WINDOW WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT WINDOW SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
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18	REMOVE NON-HISTORIC EXTERIOR TILE WALL TO EXTENTS INDICATED BY DASHED LINES.
19	REMOVE HISTORIC METAL WINDOW SHUTTERS AND SALVAGE FOR REINSTALLATION IN INTERIOR AS INDICATED ON PLANS. EXISTING EMBEDDED HINGES TO REMAIN IN BRICK.
20	EXISTING NEWEL POST AND BALUSTERS TO BE SALVAGED FOR REINSTALLATION.
21	EXISTING HISTORIC COLUMN TO REMAIN.
22	REMOVE EXISTING NON-HISTORIC STOREFRONT. REPLACE WITH NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM STOREFRONT ASSEMBLY WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT STOREFRONT SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
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34	DEMO EXISTING NON-HISTORIC ROOF STRUCTURE.
35	REMOVE EXISTING ROOF JOISTS ABOVE THAT ARE DAMAGED AND FAILING. SEE STRUCTURAL.
36	REMOVE FAILING EXISTING HISTORICAL STONE SILL.
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MILWAUKEE WI, 53202
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BORGER BUILDING

235 SOUTH 2ND STREET
MILWAUKEE, WISCONSIN

SHEET TITLE:
DEMOLITION PLANS

REVISIONS:

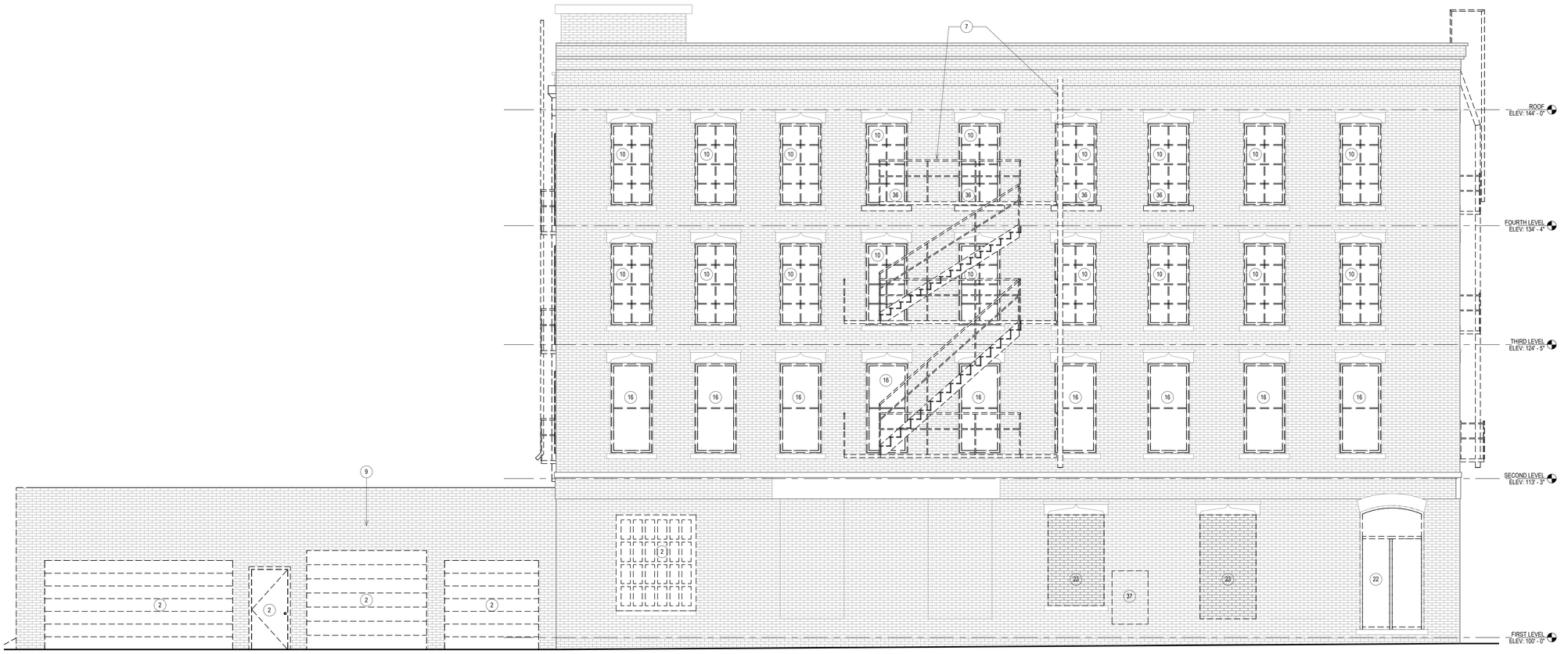
SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A102**

3 DEMOLITION EXTERIOR ELEVATION - WEST

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

2 DEMOLITION EXTERIOR ELEVATION - EAST

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



1 DEMOLITION EXTERIOR ELEVATION - SOUTH

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

DEMOLITION KEYNOTES

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

DEMOLITION PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

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6	DEMO, CUT, AND PATCH OPENING IN EXISTING WALL AS REQUIRED FOR NEW DOOR, WINDOW, OR NEW CONSTRUCTION AS SHOWN. ALL PATCHWORK TO MATCH EXISTING. ALL MASONRY WORK TO BE TOOTHED INTO EXISTING PATTERN USING FULL SIZE BLOCK OR BRICK. PROVIDE NEW LINTEL. SEE STRUCTURAL. SALVAGE BRICK AND TURN OVER TO OWNER FOR REINSTALLATION WHERE NEEDED FOR NEW WORK.
7	REMOVE EXTERIOR FIRE ESCAPE INCLUDING ALL RAILINGS AND SUPPORTS.
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36	REMOVE FAILING EXISTING HISTORICAL STONE SILL.
37	EXISTING ELECTRICAL SERVICE AND METERS TO BE REMOVED. NEW ELECTRICAL SERVICE TO BE INSTALLED IN THIS AREA. NEW ELECTRICAL METERS TO BE INSTALLED IN BASEMENT.

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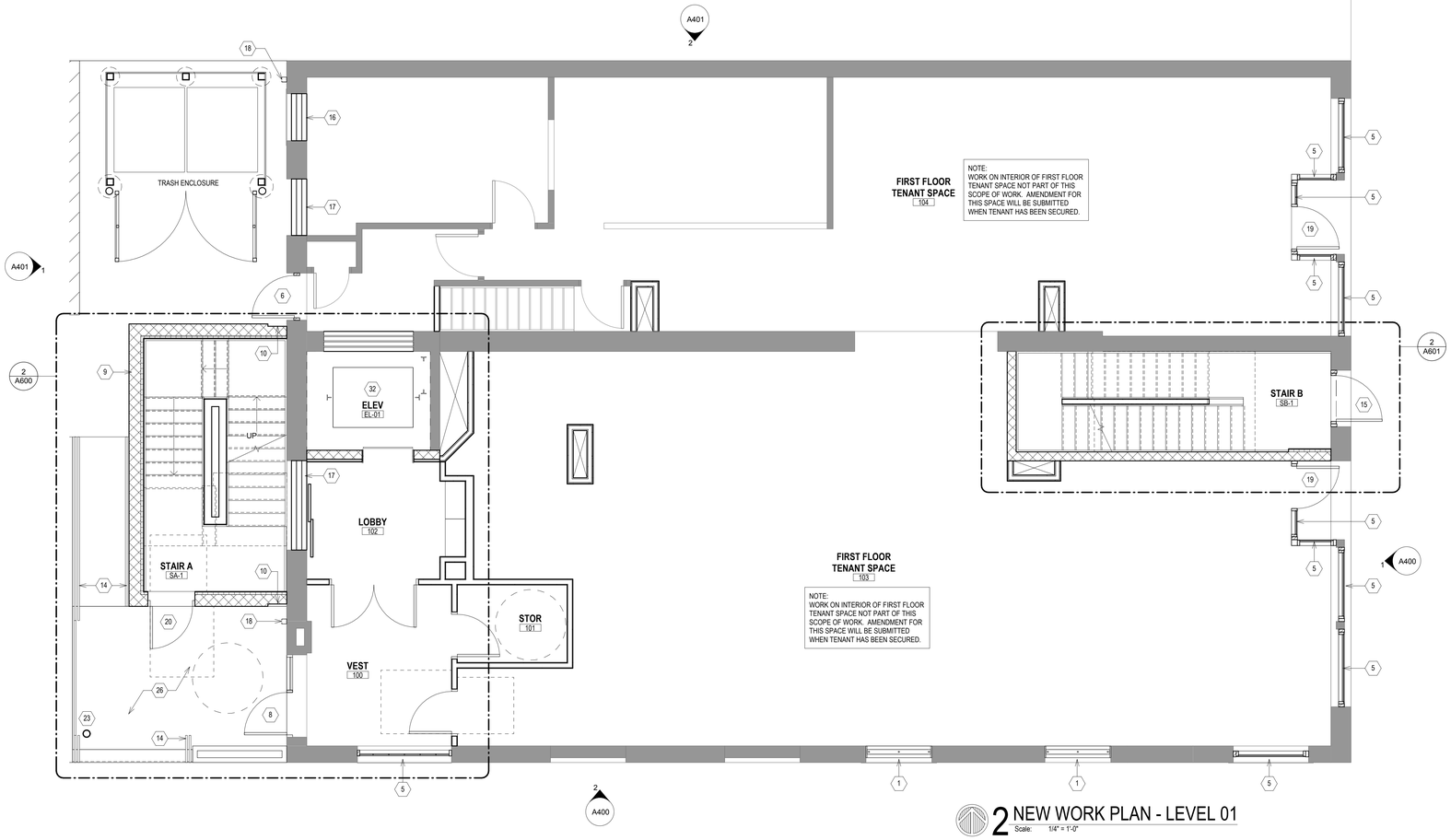
BORGER BUILDING

235 SOUTH 2ND STREET
MILWAUKEE, WISCONSIN

SHEET TITLE:
DEMOLITION EXTERIOR ELEVATIONS

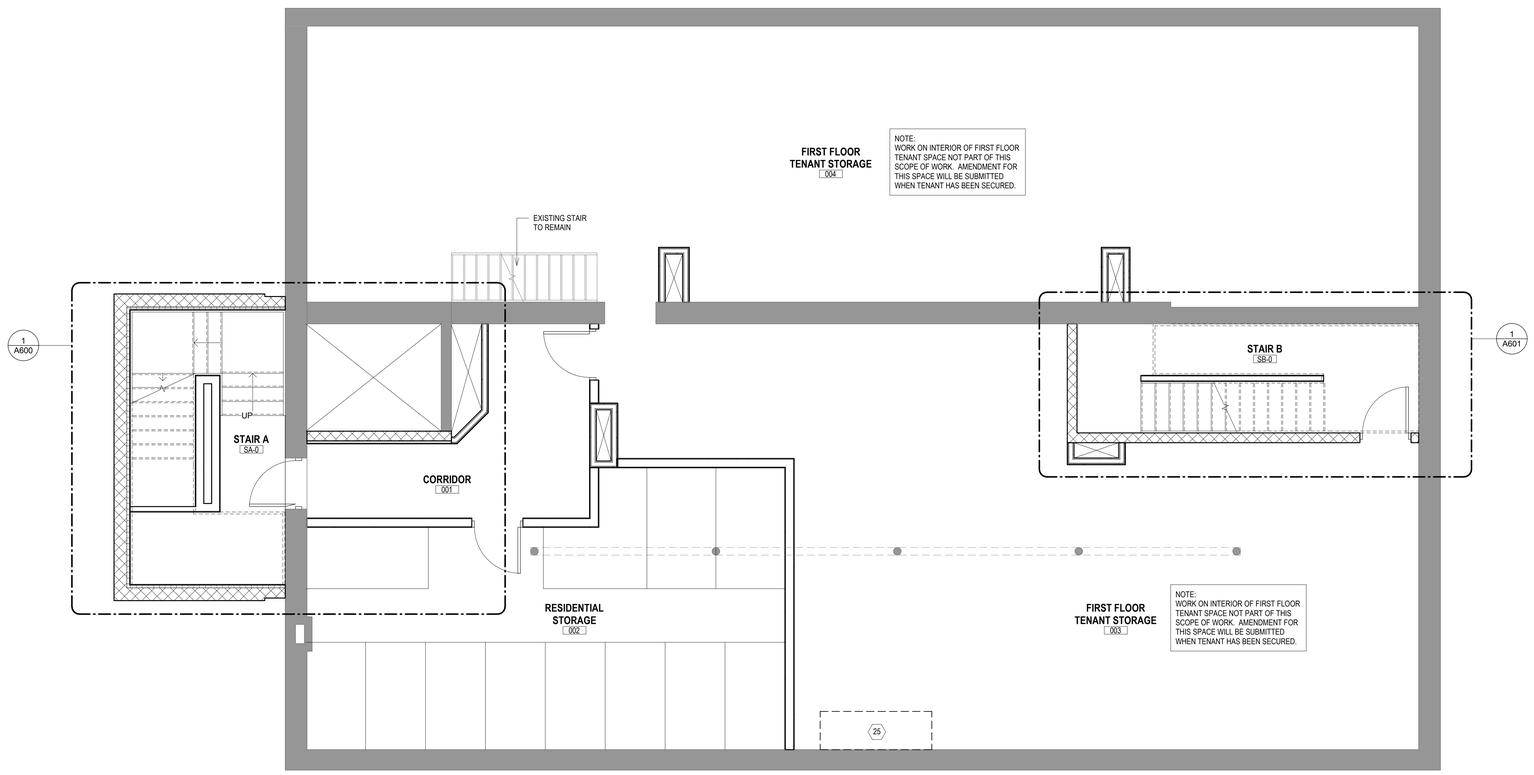
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A103**



2 NEW WORK PLAN - LEVEL 01

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



1 NEW WORK PLAN - BASEMENT

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

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1. THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATIONS.
2. THE CIVIL AND STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INFORMATION CONTAINED IN ALL THE DRAWINGS BEFORE THE INSTALLATION OF ALL WORK.
3. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. FINISH FLOOR ELEVATIONS ARE TO THE TOP OF THE FINISHED FLOOR MATERIAL UNLESS OTHERWISE NOTED.
5. CONTRACTORS SHALL JOINTLY PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKING PLATES, WALL BLOCKING AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, TOILET ACCESSORIES, PARTITIONS, MILLWORK, AND ALL WORK MOUNTED OR SUSPENDED BY ALL TRADES.
6. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK IS DESIGN BUILD BY GENERAL CONTRACTOR. GC IS RESPONSIBLE FORCOORDINATING WORK OF ALL SUB CONTRACTORS.

NEW WORK PLAN LEGEND

- EXISTING, TO REMAIN
- MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
- METAL STUD PARTITION, SEE PARTITION TYPES FOR DETAILS.

NEW WORK KEYNOTES

NEW WORK KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM WINDOW WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT WINDOW SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
2	NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM FULL LITE DOOR WITH TRANSOM ABOVE. GLAZING TO BE 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT DOOR SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
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7	METAL PANEL GLAZED INTO STOREFRONT WINDOW SYSTEM.
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9	NEW CMU AT STAIR ENCLOSURE, TYPE 1.
10	NEW CMU RECESS BAND, TYPE 2, SHOWN WITH DIAGONAL CROSSHATCH IN ELEVATION.
11	NEW CMU BORDER AT STOREFRONT, TYPE 3.
12	NEW METAL CANOPY AT ACCESSIBLE ENTRANCE.
13	NEW METAL COPING AT STAIR ENCLOSURE.
14	NEW METAL RAILING ASSEMBLY AT ENTRANCE.
15	NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM FLUSH 6-PANEL DOOR. SPECIFIC DETAILS ON REPLACEMENT DOOR SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
16	NEW BRICK INFILL AT EXISTING WINDOW OPENING. BRICK INFILL TO BE RECESSED.
17	NEW BRICK INFILL AT EXISTING DOOR OPENING. BRICK INFILL TO BE RECESSED.
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19	NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM FULL LITE 2-PANEL DOOR. GLAZING TO BE 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT DOOR SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
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23	NEW METAL COLUMN, PAINTED.
24	NEW WOOD STAIRS TO BE CARPETED. UNDERSIDE TO BE FINISHED WITH GWB AND PAINTED.
25	NEW ELECTRICAL SERVICE. GC TO COORDINATE LOCATION WITH PROPOSED NEW WALLS.
26	NEW CONCRETE ENTRANCE LANDING.
27	FLOOR TO BE RECEIVE 3/4" SOUND MATT WITH 2 1/2" GYPCRETE UNDERLAYMENT.
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29	NEW LADDER TO ROOF HATCH.
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32	NEW ELEVATOR. PROVIDE NEW HOIST BEAM.

DAN BEYER ARCHITECTS
225 E ST. PAUL AVE, STE 303
MILWAUKEE WI, 53202
414-239-8267

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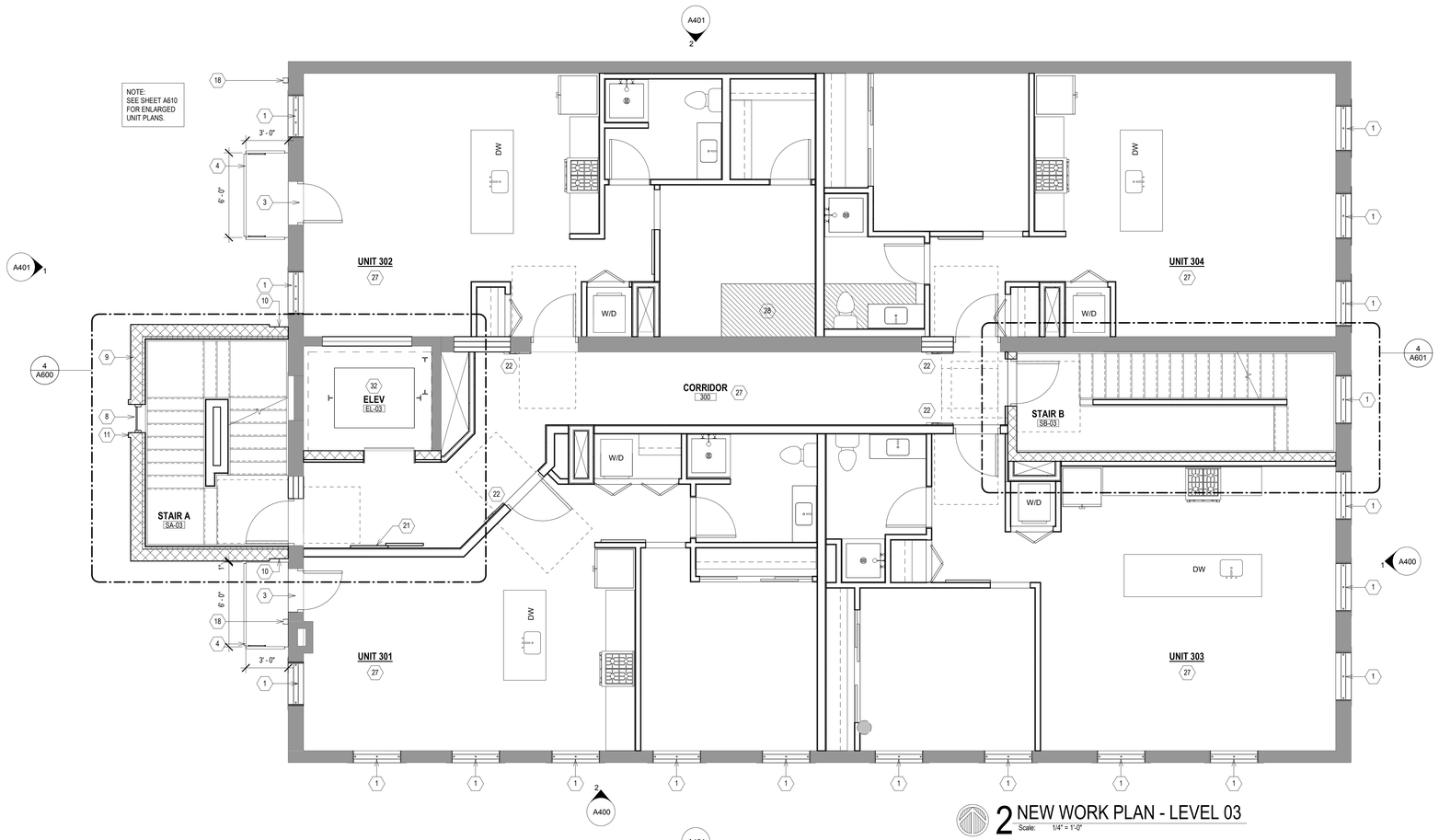
BORGER BUILDING
235 SOUTH 2ND STREET
MILWAUKEE, WISCONSIN

SHEET TITLE:
NEW WORK PLANS

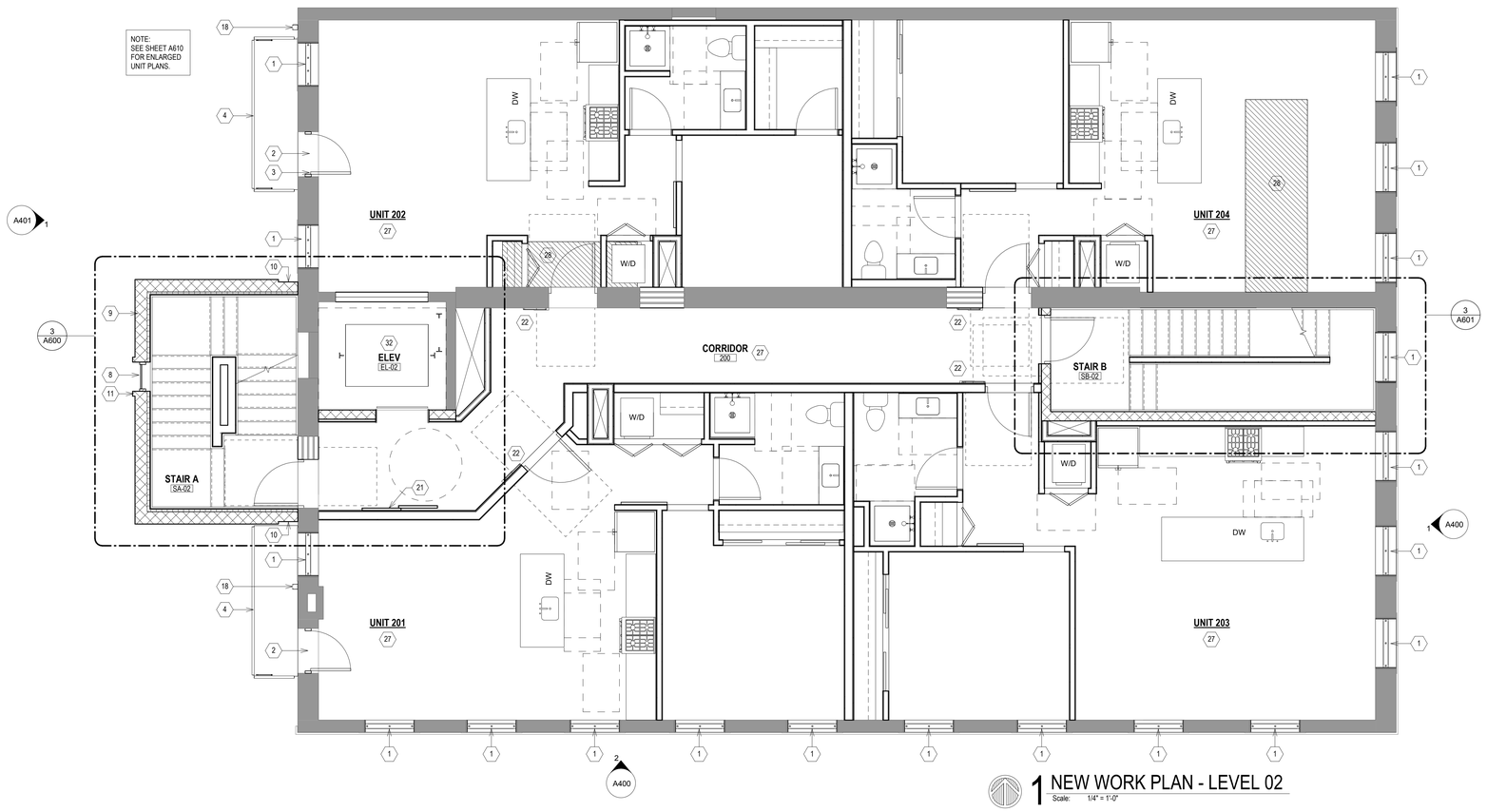
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A200**



2 NEW WORK PLAN - LEVEL 03

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



1 NEW WORK PLAN - LEVEL 02

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

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

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3. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. FINISH FLOOR ELEVATIONS ARE TO THE TOP OF THE FINISHED FLOOR MATERIAL UNLESS OTHERWISE NOTED.
5. CONTRACTORS SHALL JOINTLY PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKING PLATES, WALL BLOCKING AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, TOILET ACCESSORIES, PARTITIONS, MILLWORK, AND ALL WORK MOUNTED OR SUSPENDED BY ALL TRADES.
6. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK IS DESIGN BUILD BY GENERAL CONTRACTOR. GC IS RESPONSIBLE FORCOORDINATING WORK OF ALL SUB CONTRACTORS.

NEW WORK PLAN LEGEND

- EXISTING, TO REMAIN
- MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
- METAL STUD PARTITION, SEE PARTITION TYPES FOR DETAILS.

NEW WORK KEYNOTES

NEW WORK KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

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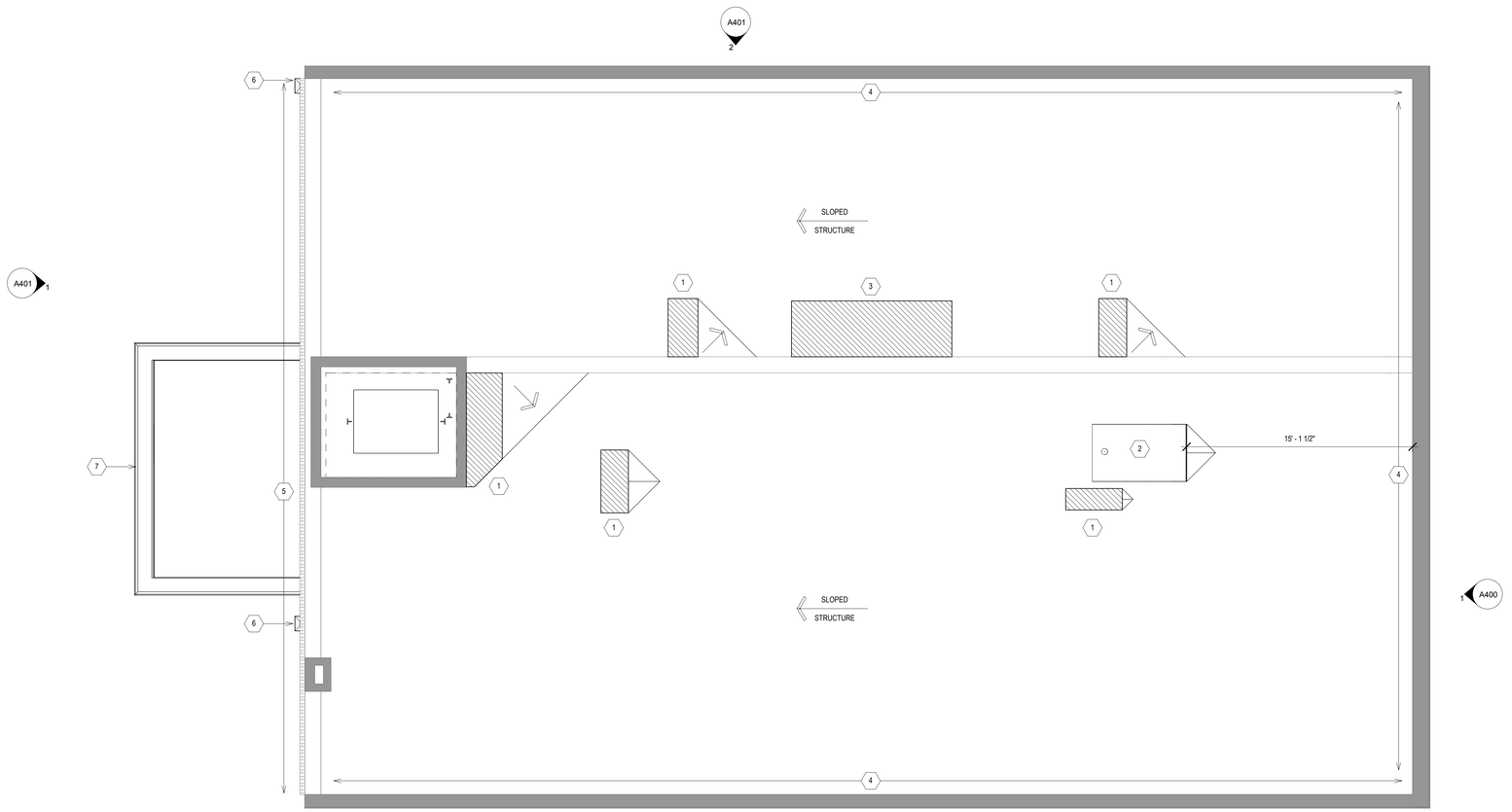
MILWAUKEE, WISCONSIN

SHEET TITLE:
NEW WORK PLANS

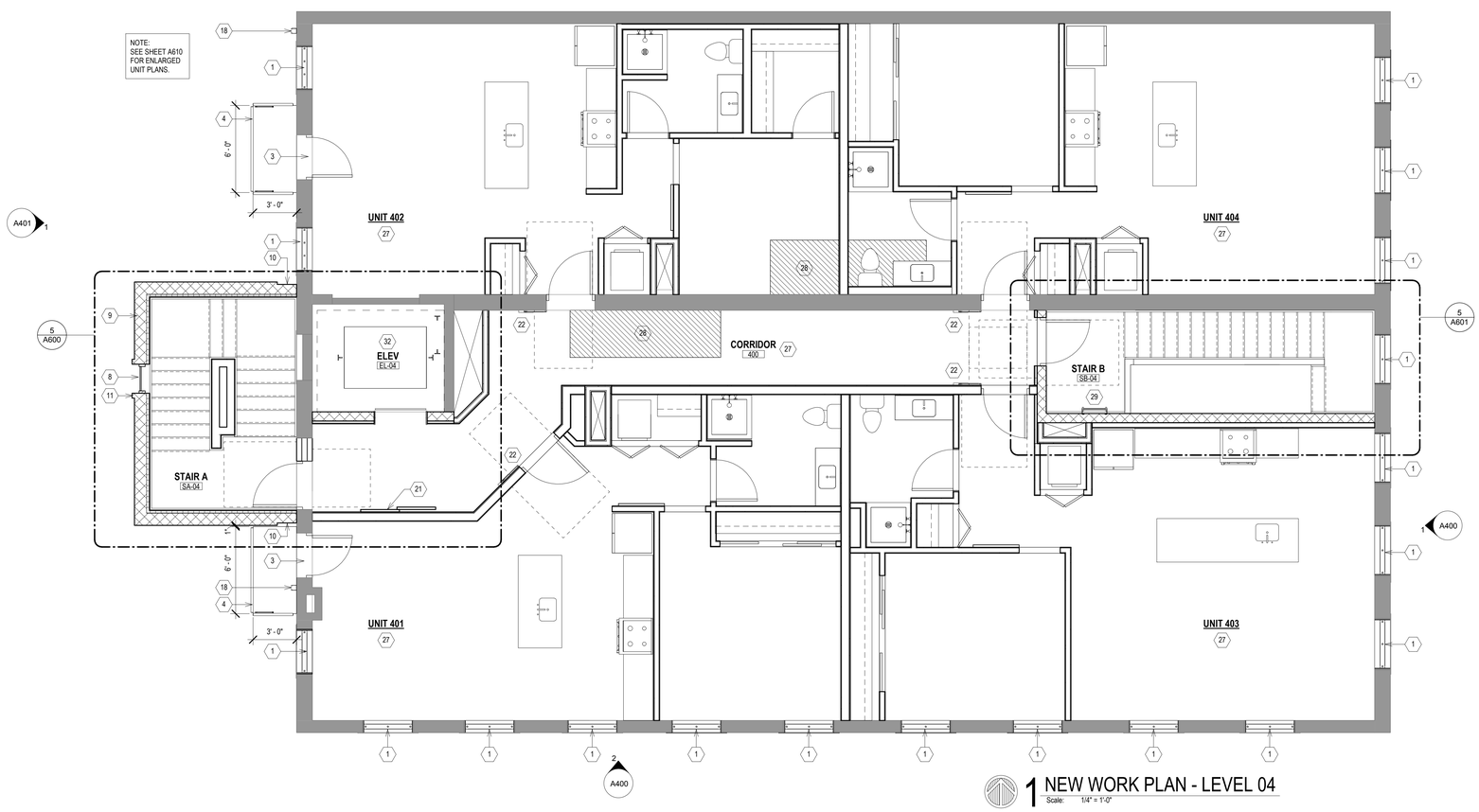
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A201**



2 NEW WORK PLAN - ROOF

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



1 NEW WORK PLAN - LEVEL 04

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

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

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29	NEW LADDER TO ROOF HATCH.
30	NEW STONE SILL TO MATCH EXISTING SILL IN DIMENSION AND PROFILE.
31	NEW ELECTRICAL SERVICE.
32	NEW ELEVATOR. PROVIDE NEW HOIST BEAM.

GENERAL ROOF PLAN NOTES TO CONTRACTOR

1. ROOFING CONTRACTOR TO PROVIDE FLASHINGS AND CRICKETS AT ALL EXTERIOR EQUIPMENT PENETRATIONS AND SUPPORT POSTS, ETC. REFER TO MECHANICAL DRAWINGS FOR DETAILS AND EXTENTS.
2. ROOFING CONTRACTOR TO PROVIDE MAINTENANCE WALK-OFF PADS AT ALL EXTERIOR EQUIPMENT LOCATIONS. REFER TO MECHANICAL DRAWINGS FOR EXTENTS.

NEW WORK ROOF PLAN LEGEND

- OVERFLOW SCUPPER. SEE DETAIL X/AXXX.
- DIRECTION OF DOWNWARD DRAINAGE FLOW
- +X — INDICATES INSULATION THICKNESS ABOVE ROOF DECK
- TAPERED INSULATION

NEW WORK ROOF KEYNOTES

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

ROOF PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	WOOD INFILL IN ROOF OPENING AT MECHANICAL SHAFT, TYP. SEE STRUCTURAL. PROVIDE CRICKETS FOR POSITIVE ROOF DRAINAGE.
2	NEW ROOF HATCH WITH INSULATED CURB. ROOF HATCH MUST BE AT MINIMUM 16 SF IN SIZE. PROVIDE STRAIGHT LADDER AT SOUTH WALL OF STAIR B BELOW. PROVIDE CRICKETS FOR POSITIVE ROOF DRAINAGE.
3	WOOD INFILL IN EXISTING ROOF OPENING. SEE STRUCTURAL.
4	NORTH, SOUTH, AND EAST PARAPET WALL WILL BE REVIEWED BY ARCHITECT, GENERAL CONTRACTOR AND MASONRY SUB-CONTRACTOR. TUCKPOINTING AS REQUIRED. EXISTING PARAPET STONE CAP TO REMAIN.
5	WEST PARAPET WALL WILL BE REVIEWED BY ARCHITECT, GENERAL CONTRACTOR AND MASONRY SUB-CONTRACTOR. REBUILD PARAPET AT ALL AREAS WHERE EXISTING PARAPET HAS BEEN DEGRADED. PROVIDE AND INSTALL NEW PARAPET CAP STONE.
6	REPLACE ALL METAL FLASHING AT EXISTING ROOF SCUPPER. PROVIDE OVERFLOW ROOF SCUPPER.
7	NEW METAL COPING AT STAIR ENCLOSURE.

DAN BEYER ARCHITECTS
225 E ST. PAUL AVE, STE 303
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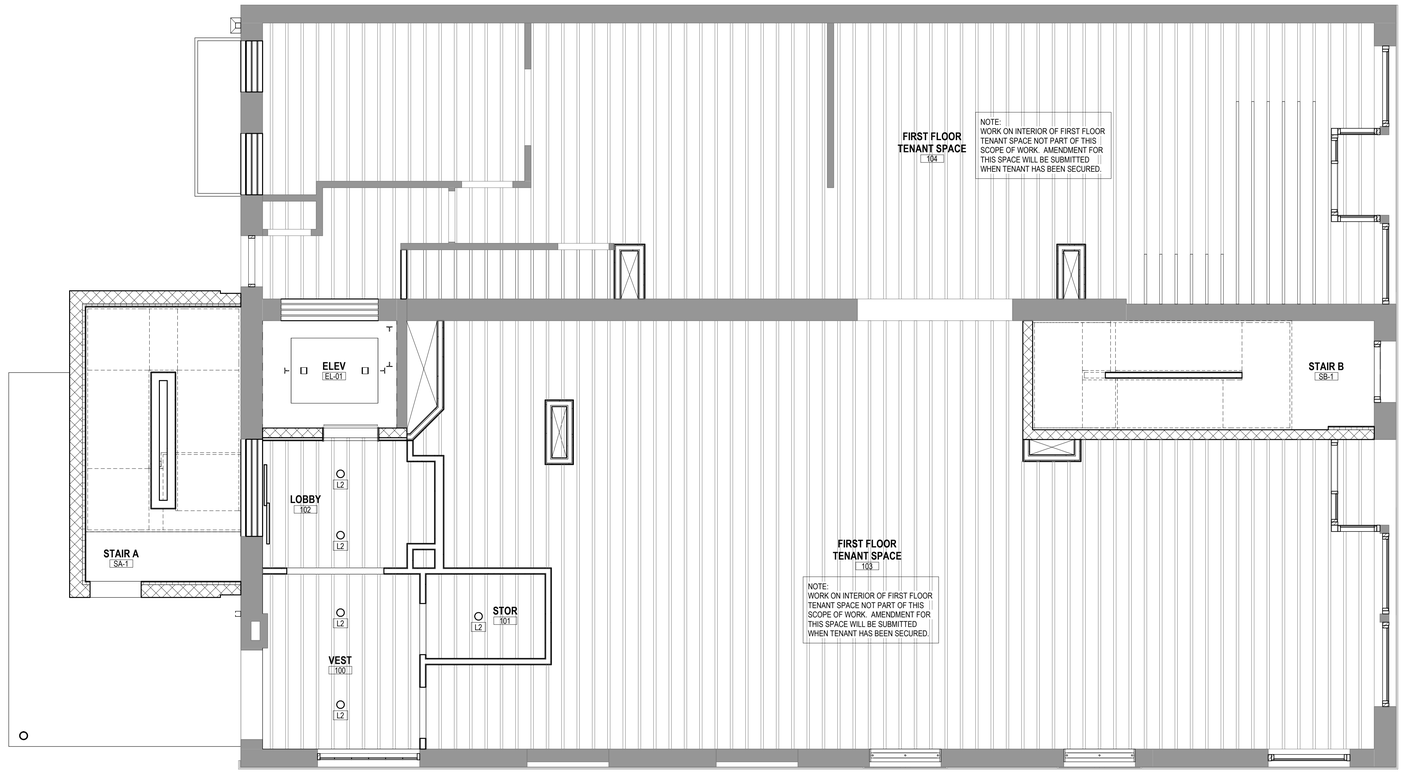
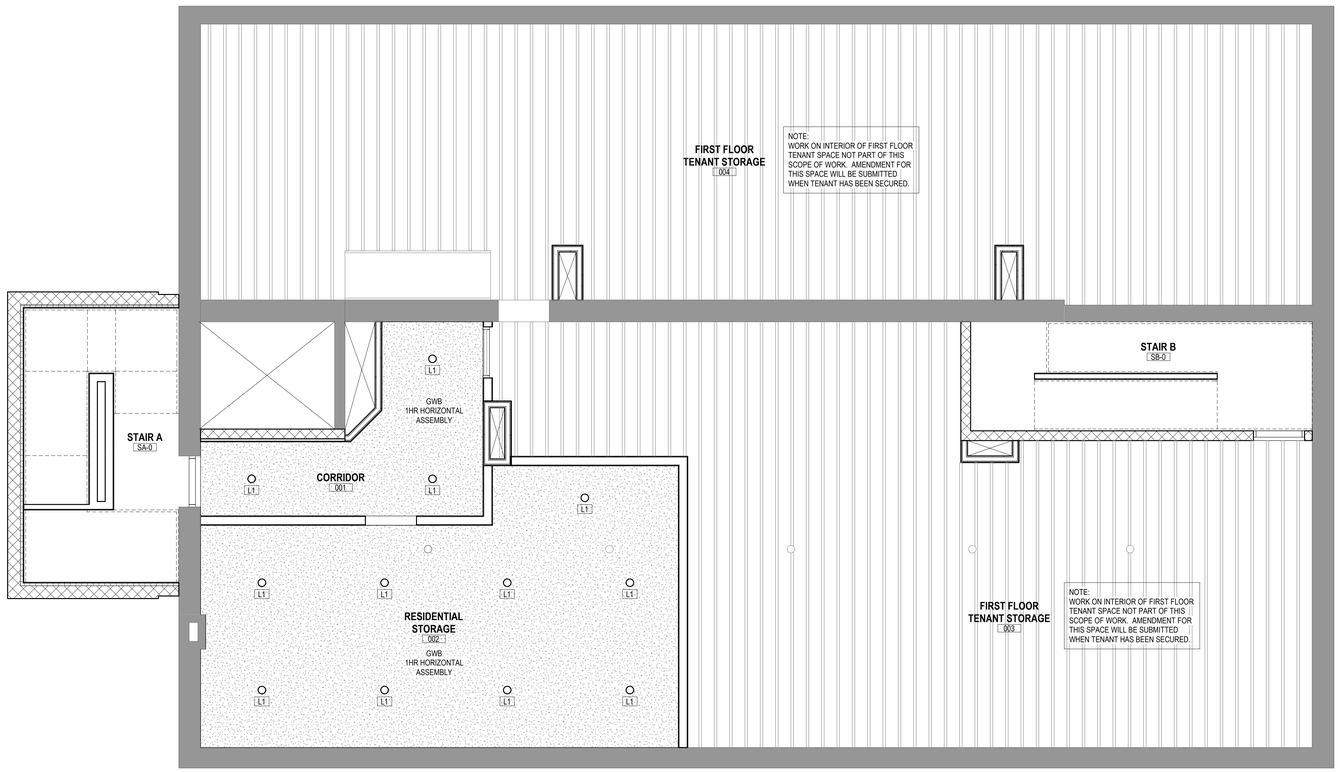
SHEET TITLE:
NEW WORK PLANS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A202**



2 REFLECTED CEILING PLAN - LEVEL 01
Scale: 1/4" = 1'-0"



1 REFLECTED CEILING PLAN - BASEMENT
Scale: 1/4" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES TO CONTRACTOR

1. THIS PLAN SHALL BE USED TO ESTABLISH THE LOCATIONS OF THE MAJOR CEILING PENETRATIONS INCLUDING: LIGHTING, HVAC, ACCESS PANEL, SPRINKLERS, SPEAKERS, ETC. SEE M.E.P. DRAWINGS FOR MORE SPECIFIC INFORMATION REGARDING EACH DISCIPLINE. IF CONFLICTS ARE DISCOVERED REGARDING LOCATION OF CEILING PENETRATIONS, CONTACT ARCHITECT FOR FURTHER INFORMATION.
2. ALL DEVICES SHOWN IN CEILING TILE SHALL BE LOCATED IN THE CENTER OF THAT TILE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO CEILING FIXTURES ARE TO CENTER OF FIXTURE.

REFLECTED CEILING PLAN KEY

- GYPSUM WALL BOARD CEILING
  SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION
- 2X2 ACOUSTICAL CEILING TILE
  SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION
- EXPOSED CEILING
  SEE ROOM FINISH SCHEDULE
- EXIT SIGN

REFLECTED CEILING PLAN KEYNOTES

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REFLECTED CEILING PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	EXPOSED DUCTWORK, PAINTED. SHOWN WITH DIAGONAL HATCH.
2	PROVIDE ACCESS PANEL WITHIN CEILING FOR FURNACE ABOVE.
3	PLUMBING WASTE AND VENT PIPING TO BE PVC CONTAINED WITHIN JOIST SPACE. SHOWN DIAGONAL CROSSHATCH.
4	EXPOSED WOOD JOISTS TO REMAIN.

LIGHT FIXTURE SCHEDULE

SCHEDULE IS GENERIC LIGHTING LAYOUT TO BE USED FOR DESIGN INTENT ONLY. ELECTRIC DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR DESIGNING THE LIGHTING WITH ADEQUATE LIGHT LEVELS, AND FIXTURES THAT ARE APPROVED BY OWNER.

L1	RECESSED DOWNLIGHTS.
L2	SURFACE MOUNTED DOWNLIGHTS.
L3	PENDANT LIGHT.
L4	SURFACE WALL MOUNTED VANITY LIGHT.

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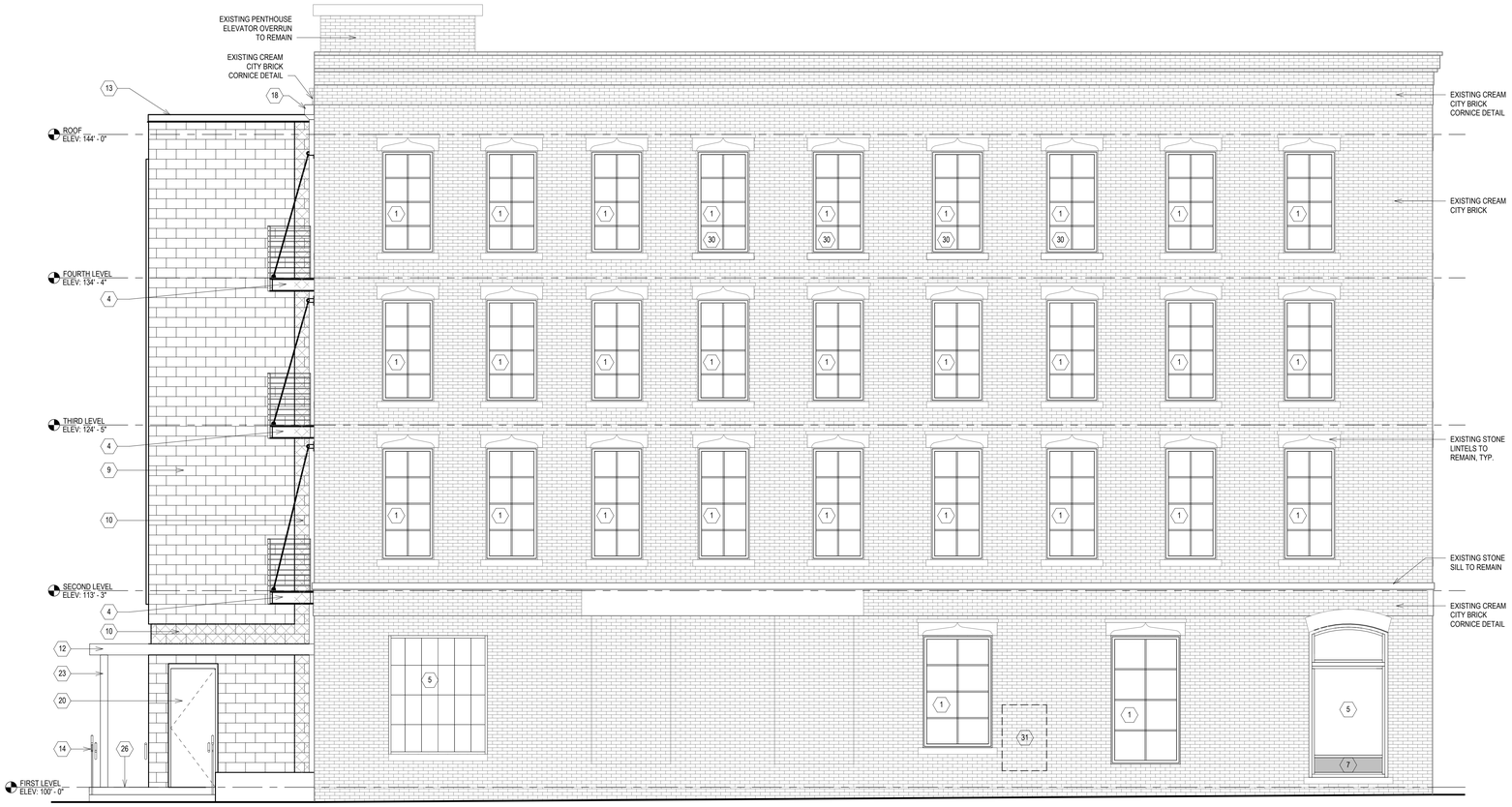
SHEET TITLE:
REFLECTED CEILING PLANS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A300**



2 SOUTH ELEVATION - NEW WORK
Scale: 1/4" = 1'-0"

1 EAST ELEVATION - NEW WORK
Scale: 1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES TO CONTRACTOR

1. BRICK TO BE CLEANED, RETAINED, AND REPAIRED, AS NECESSARY. STAINED OR SOILED AREAS OF THE BRICK WILL BE SELECTIVELY CLEANED WHERE NECESSARY. ALL BRICK MASONRY CLEANING WILL BE DONE USING WATER RINSE OR APPROPRIATE CHEMICAL CLEANERS (PEEL AWAY, PROSOCO, OR EQUIVALENTS) WITH CONCENTRATIONS, DWELL TIMES, AND APPLICATION PROCEDURES PER MANUFACTURER'S SPECIFICATIONS. WATER RINSE AND/OR APPLICATION PRESSURES WILL BE GENTLE. ANY NECESSARY BRUSHING WILL BE DONE WITH FIBER BRISTLES ONLY. THE GENTLEST MEANS NECESSARY WILL BE EMPLOYED TO CARRY OUT THE CLEANING PROGRAM.
2. DAMAGED BRICK TO BE REPAIRED OR REPLACED WHERE NECESSARY TO MATCH THE ORIGINAL CONDITION. REPLACEMENT BRICK WILL MATCH THE HISTORIC BRICK IN COLOR, TEXTURE, AND UNIT SIZE. SMALL AREAS OF DAMAGED BRICK WILL BE REPAIRED USING A COMPOSITE PATCHING COMPOUND TO MATCH THE HISTORIC MASONRY IN COLOR, TEXTURE, AND FINISH. COMPOSITE REPAIRS WILL RETAIN THE EXISTING MASONRY JOINT PATTERNS.
3. BRICK TO BE SELECTIVELY REPOINTED USING A POINTING MORTAR TO MATCH THE ORIGINAL IN STRENGTH, PERMEABILITY, COLOR, TEXTURE, TOOLING, AND JOINT WIDTH
4. AT EXTERIOR LINTELS AND SILLS: PROVIDE & INSTALL NEW SEALANT AT STONE TO MASONRY JOINTS.

NEW WORK KEYNOTES

NEW WORK KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM WINDOW WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT WINDOW SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
2	NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM FULL LITE DOOR WITH TRANSOM ABOVE. GLAZING TO BE 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT DOOR SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
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4	METAL BALCONY WITH DECORATIVE METAL RAILING. HANG TO EXISTING BRICK STRUCTURE WITH STEEL CABLES.
5	NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM STOREFRONT ASSEMBLY WITH 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT STOREFRONT SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
6	NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM FLUSH DOOR WITH TRANSOM ABOVE. GLAZING TO BE 1" CLEAR INSULATED GLASS. SPECIFIC DETAILS ON REPLACEMENT DOOR SIZES, DIMENSIONS, PROFILES, AND DETAILS TO BE FORTHCOMING IN AN AMENDMENT TO THE PART 2 APPLICATION.
7	METAL PANEL GLAZED INTO STOREFRONT WINDOW SYSTEM.
8	NEW THERMALLY BROKEN PRE-FINISHED (PAINTED) ALUMINUM STOREFRONT ASSEMBLY WITH 1" CLEAR INSULATED GLASS.
9	NEW CMU AT STAIR ENCLOSURE, TYPE 1.
10	NEW CMU RECESS BAND, TYPE 2, SHOWN WITH DIAGONAL CROSSHATCH IN ELEVATION.
11	NEW CMU BORDER AT STOREFRONT, TYPE 3.
12	NEW METAL CANOPY AT ACCESSIBLE ENTRANCE.
13	NEW METAL COPING AT STAIR ENCLOSURE.
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23	NEW METAL COLUMN, PAINTED.
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26	NEW CONCRETE ENTRANCE LANDING.
27	FLOOR TO BE RECEIVE 3/4" SOUND MATT WITH 2 1/2" GYPCRETE UNDERLAYMENT.
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DAN BEYER ARCHITECTS
225 E ST. PAUL AVE, STE 303
MILWAUKEE WI, 53202
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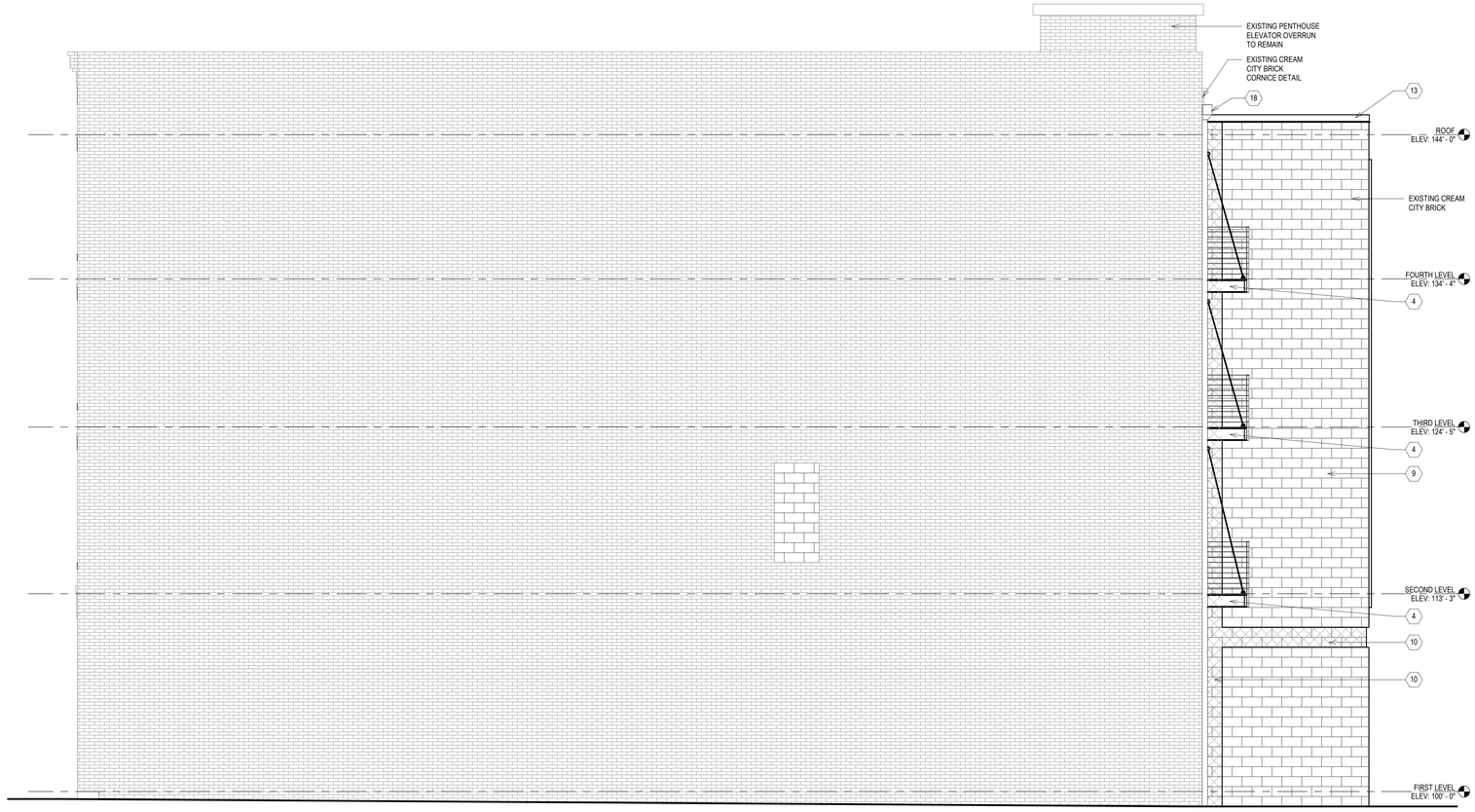
BORGER BUILDING
235 SOUTH 2ND STREET
MILWAUKEE, WISCONSIN

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A400**



2 NORTH ELEVATION - NEW WORK
Scale: 1/4" = 1'-0"

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225 E ST. PAUL AVE, STE 303
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BORGER BUILDING
235 SOUTH 2ND STREET
MILWAUKEE, WISCONSIN

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A401**

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1. THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATIONS.
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NEW WORK PLAN LEGEND

- EXISTING, TO REMAIN
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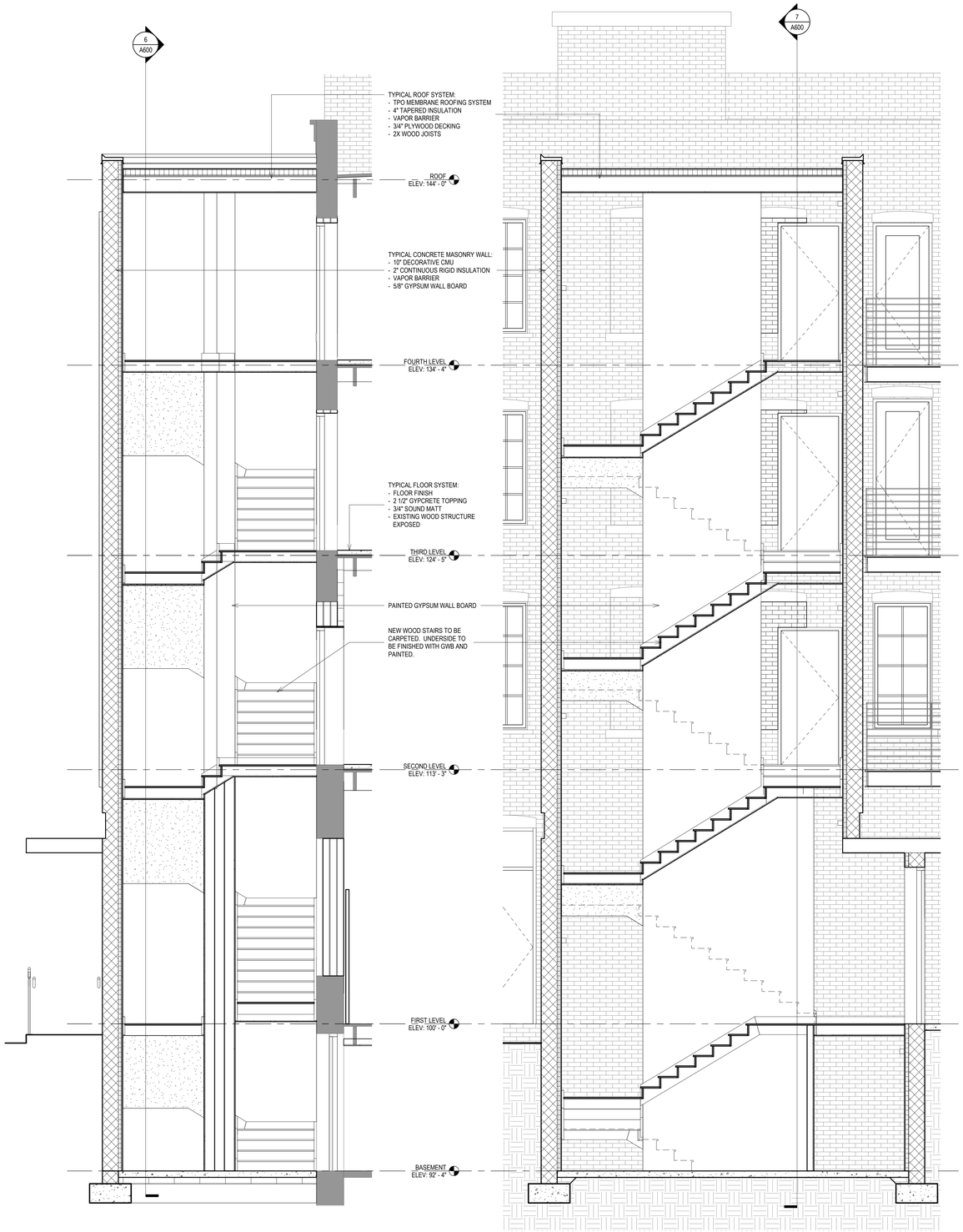
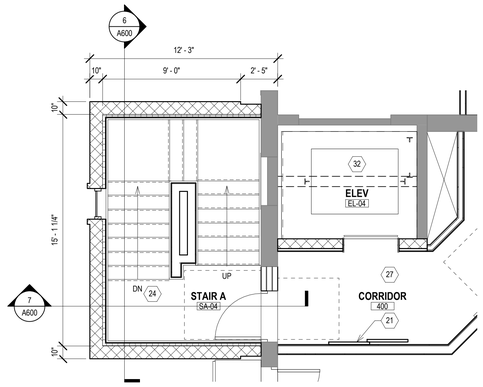
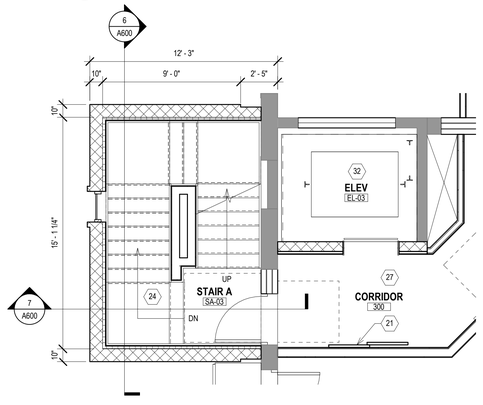


7 EAST/WEST SECTION AT STAIR A
Scale: 3/8" = 1'-0"

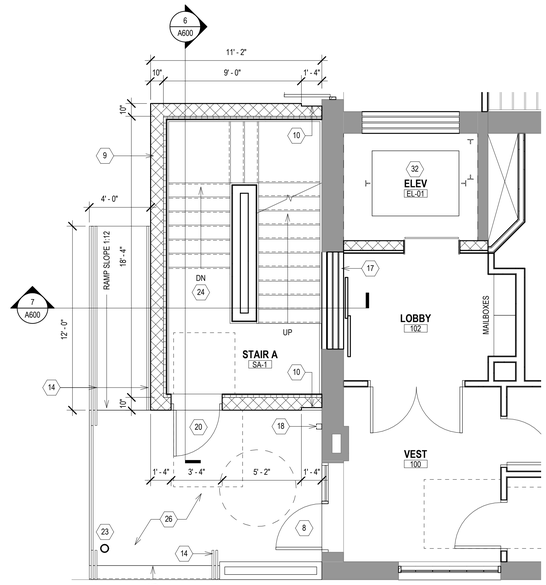
6 NORTH/SOUTH SECTION AT STAIR A
Scale: 3/8" = 1'-0"



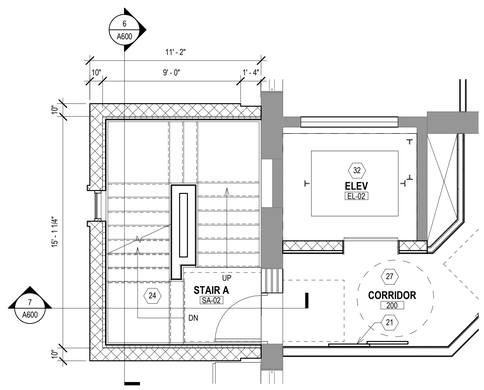
5 ENLARGED PLAN - STAIR A - LEVEL 04
Scale: 1/4" = 1'-0"



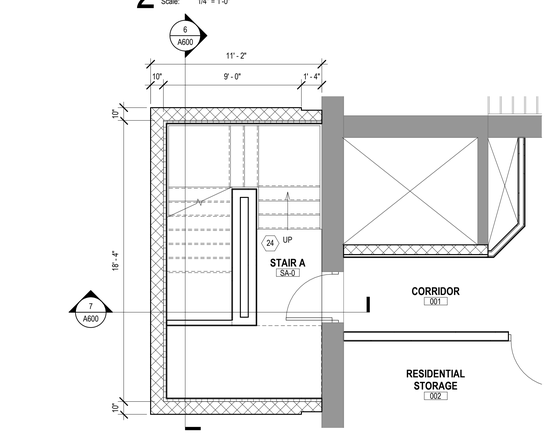
4 ENLARGED PLAN - STAIR A - LEVEL 03
Scale: 1/4" = 1'-0"



2 ENLARGED PLAN - STAIR A - LEVEL 01
Scale: 1/4" = 1'-0"



3 ENLARGED PLAN - STAIR A - LEVEL 02
Scale: 1/4" = 1'-0"



1 ENLARGED PLAN - STAIR A - BASEMENT
Scale: 1/4" = 1'-0"

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BORGER BUILDING
235 SOUTH 2ND STREET
MILWAUKEE, WISCONSIN

SHEET TITLE:
ENLARGED PLANS, SECTIONS, DETAILS - STAIR A

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	NPS PART 2
DATE ISSUED	02/03/2021
SHEET NUMBER	**A600**

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

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13	NEW METAL COPING AT STAIR ENCLOSURE.
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25	NEW ELECTRICAL SERVICE. GC TO COORDINATE LOCATION WITH PROPOSED NEW WALLS.
26	NEW CONCRETE ENTRANCE LANDING.
27	FLOOR TO BE RECEIVE 3/4" SOUND MATT WITH 2 1/2" GYPCRETE UNDERLAYMENT.
28	INFILL EXISTING FLOOR OPENING WITH ENGINEERED WOOD JOISTS WITH 3/4" PLYWOOD DECKING AND 3/4" PLYWOOD SUBFLOOR.
29	NEW LADDER TO ROOF HATCH.
30	NEW STONE SILL TO MATCH EXISTING SILL IN DIMENSION AND PROFILE.
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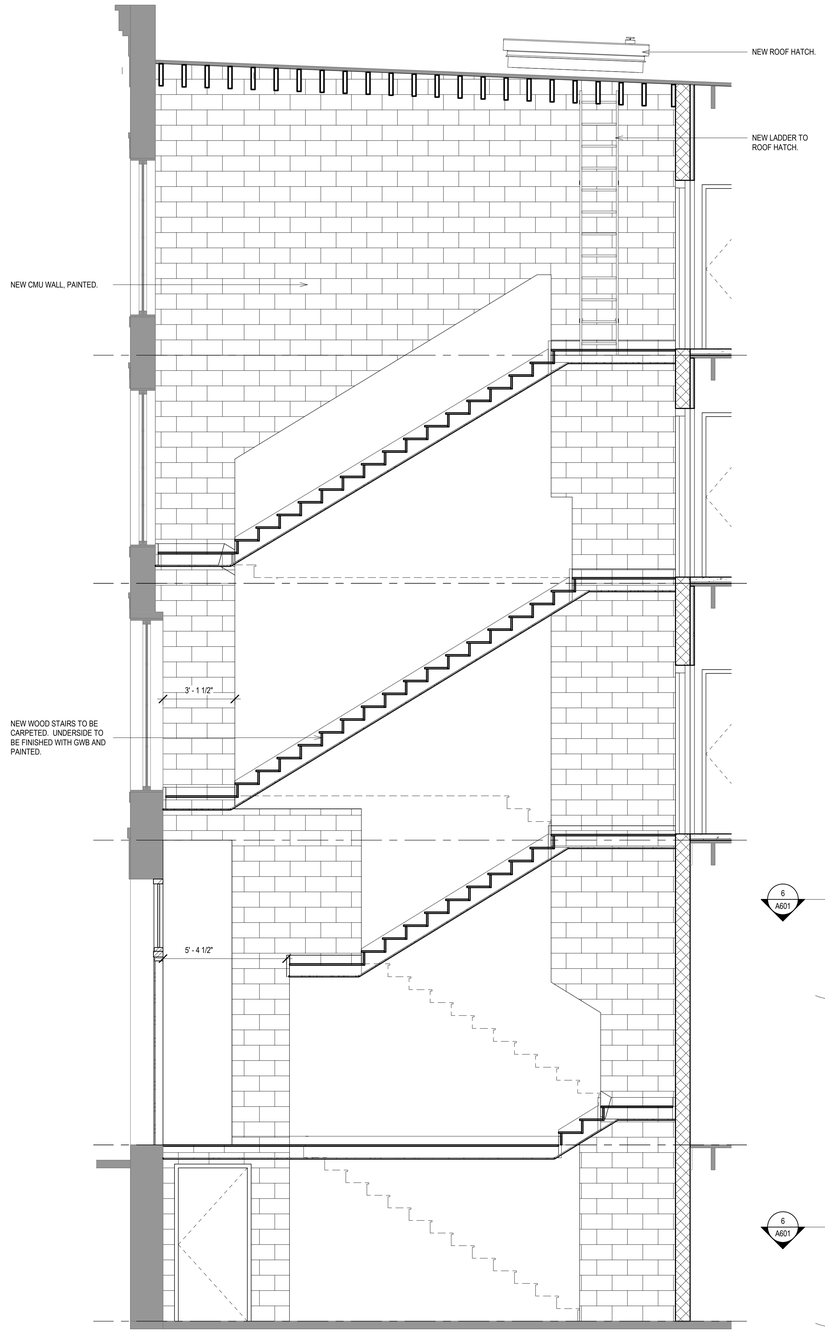
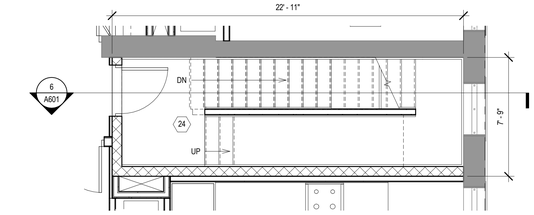
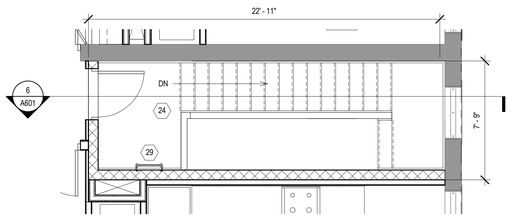
32	NEW ELEVATOR. PROVIDE NEW HOIST BEAM.



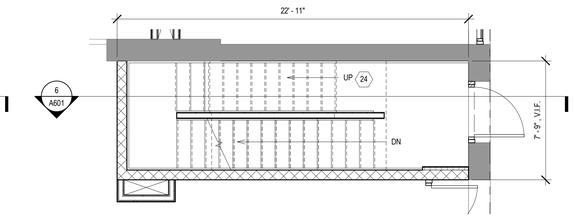
6 EAST/WEST SECTION AT STAIR B
Scale: 3/8" = 1'-0"



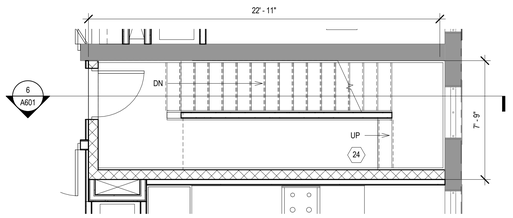
3 ENLARGED PLAN - STAIR B - LEVEL 02
Scale: 1/4" = 1'-0"



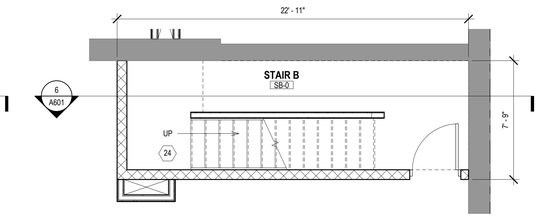
5 ENLARGED PLAN - STAIR B - LEVEL 04
Scale: 1/4" = 1'-0"



2 ENLARGED PLAN - STAIR B - LEVEL 01
Scale: 1/4" = 1'-0"



4 ENLARGED PLAN - STAIR B - LEVEL 03
Scale: 1/4" = 1'-0"



1 ENLARGED PLAN - STAIR B - BASEMENT
Scale: 1/4" = 1'-0"

DAN BEYER ARCHITECTS
225 E ST. PAUL AVE, STE 303
MILWAUKEE WI, 53202
414-239-8267

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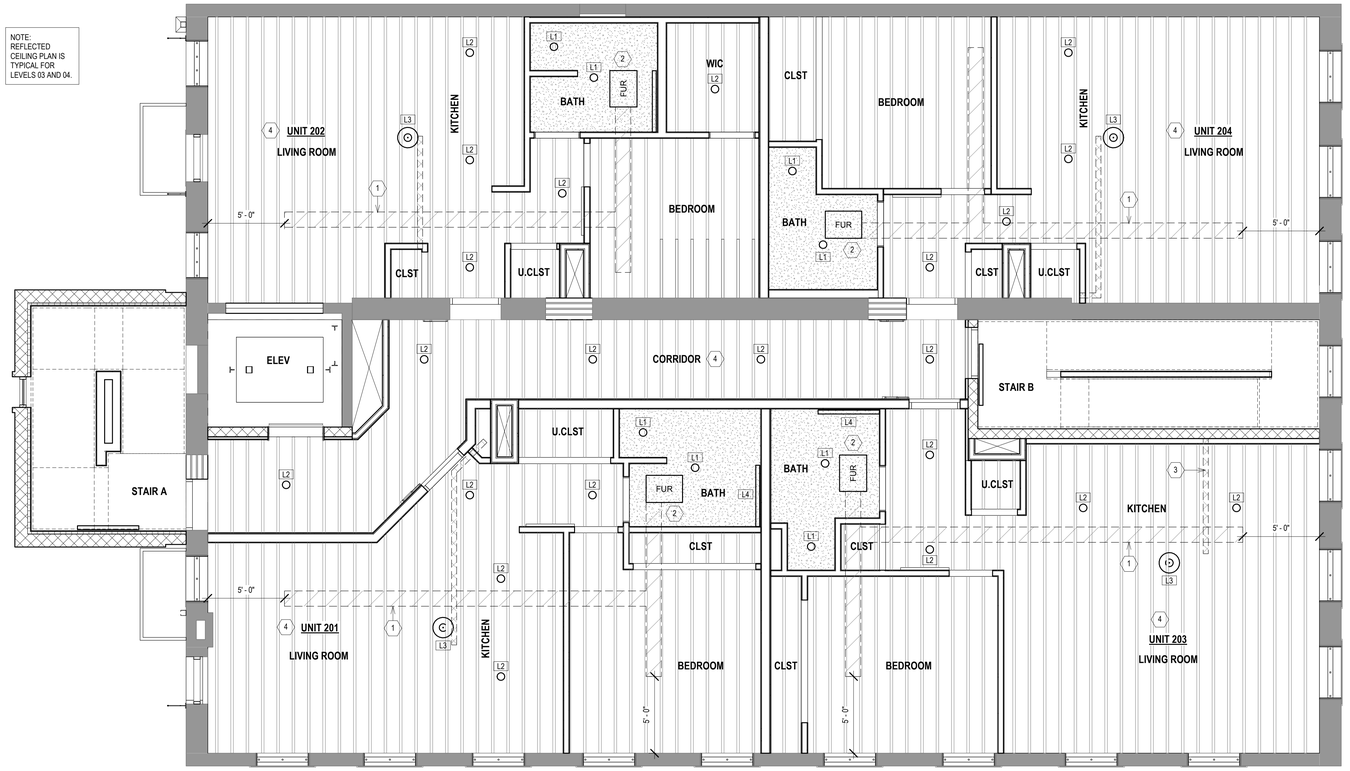
BORGER BUILDING
235 SOUTH 2ND STREET
MILWAUKEE, WISCONSIN

SHEET TITLE:
ENLARGED PLANS, SECTIONS, DETAILS - STAIR B

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A601**

NOTE:
REFLECTED CEILING PLAN IS TYPICAL FOR LEVELS 03 AND 04.



2 REFLECTED CEILING PLAN - LEVEL 02

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

GENERAL REFLECTED CEILING PLAN NOTES TO CONTRACTOR

1. THIS PLAN SHALL BE USED TO ESTABLISH THE LOCATIONS OF THE MAJOR CEILING PENETRATIONS INCLUDING: LIGHTING, HVAC, ACCESS PANEL, SPRINKLERS, SPEAKERS, ETC. SEE M.E.P. DRAWINGS FOR MORE SPECIFIC INFORMATION REGARDING EACH DISCIPLINE. IF CONFLICTS ARE DISCOVERED REGARDING LOCATION OF CEILING PENETRATIONS, CONTACT ARCHITECT FOR FURTHER INFORMATION.
2. ALL DEVICES SHOWN IN CEILING TILE SHALL BE LOCATED IN THE CENTER OF THAT TILE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO CEILING FIXTURES ARE TO CENTER OF FIXTURE.

REFLECTED CEILING PLAN KEY

- GYPSUM WALL BOARD CEILING
  SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION
- 2X2 ACOUSTICAL CEILING TILE
  SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION
- EXPOSED CEILING
  SEE ROOM FINISH SCHEDULE
- EXIT SIGN

REFLECTED CEILING PLAN KEYNOTES

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

REFLECTED CEILING PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	EXPOSED DUCTWORK, PAINTED. SHOWN WITH DIAGONAL HATCH.
2	PROVIDE ACCESS PANEL WITHIN CEILING FOR FURNACE ABOVE.
3	PLUMBING WASTE AND VENT PIPING TO BE PVC CONTAINED WITHIN JOIST SPACE. SHOWN DIAGONAL CROSSHATCH.
4	EXPOSED WOOD JOISTS TO REMAIN.

LIGHT FIXTURE SCHEDULE

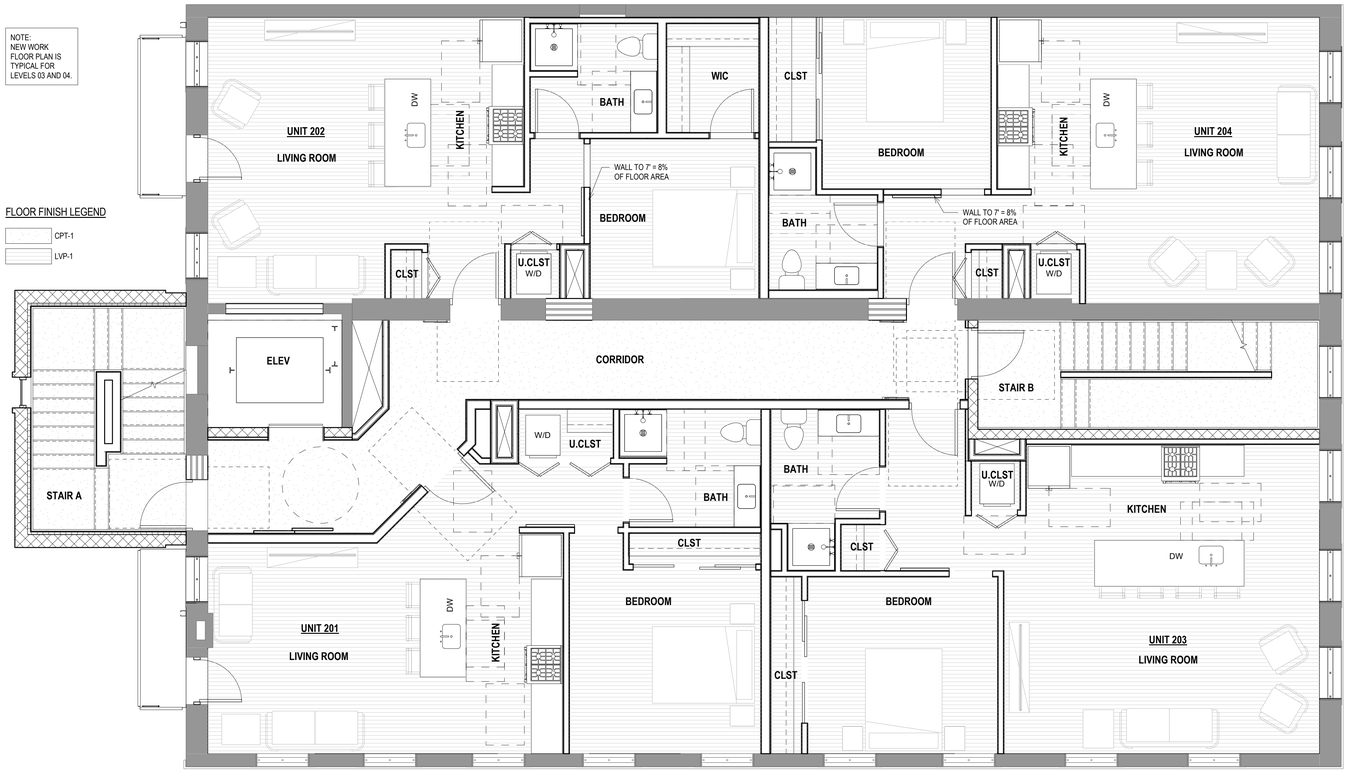
SCHEDULE IS GENERIC LIGHTING LAYOUT TO BE USED FOR DESIGN INTENT ONLY. ELECTRIC DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR DESIGNING THE LIGHTING WITH ADEQUATE LIGHT LEVELS, AND FIXTURES THAT ARE APPROVED BY OWNER.

L1	RECESSED DOWNLIGHTS.
L2	SURFACE MOUNTED DOWNLIGHTS.
L3	PENDANT LIGHT.
L4	SURFACE WALL MOUNTED VANITY LIGHT.

NOTE:
NEW WORK
FLOOR PLAN IS TYPICAL FOR LEVELS 03 AND 04.

FLOOR FINISH LEGEND

- CPT-1
- LVP-1



1 ENLARGED UNIT PLAN - LEVEL 02

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

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1. THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATIONS.
2. THE CIVIL AND STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INFORMATION CONTAINED IN ALL THE DRAWINGS BEFORE THE INSTALLATION OF ALL WORK.
3. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. FINISH FLOOR ELEVATIONS ARE TO THE TOP OF THE FINISHED FLOOR MATERIAL UNLESS OTHERWISE NOTED.
5. CONTRACTORS SHALL JOINTLY PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKING PLATES, WALL BLOCKING AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, TOILET ACCESSORIES, PARTITIONS. MILLWORK, AND ALL WORK MOUNTED OR SUSPENDED BY ALL TRADES.
6. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK IS DESIGN BUILD BY GENERAL CONTRACTOR. GC IS RESPONSIBLE FORCOORDINATING WORK OF ALL SUB CONTRACTORS.

NEW WORK PLAN LEGEND

- EXISTING, TO REMAIN
- MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
- METAL STUD PARTITION, SEE PARTITION TYPES FOR DETAILS.

NEW WORK KEYNOTES

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BORGER BUILDING
235 SOUTH 2ND STREET
MILWAUKEE, WISCONSIN

SHEET TITLE:
ENLARGED PLANS - UNIT

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2012-003
SET TYPE	**NPS PART 2**
DATE ISSUED	**02/03/2021**
SHEET NUMBER	**A610**