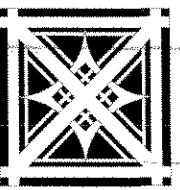


A REMODELING OF THE HISTORIC

HASTINGS BUILDING

TO LUXURY APARTMENT RESIDENCES

141 W. VINE STREET
MILWAUKEE, WI 53212



Erik L. Madisen, AIA
ARCHITECTURE
CONSULTING

828 N. Broadway, Suite 206
Milwaukee, WI 53202
phone (414) 277-8000
fax (414) 283-9569

project title:

A REMODELING OF
THE HISTORIC:

HASTINGS BUILDING

141 WEST VINE STREET
MILWAUKEE, WI 53202

CHAPTER 10 CODE ANALYSIS			
THIS ANALYSIS IS BASED ON EVALUATION CRITERIA OUTLINED IN 1021			
SAFETY PARAMETER	PREVAILING CODE	ACTUAL	NUMERICAL VALUE
1022-1	NUMBER OF STORIES	4	5
1022-2	ALLOWABLE BUILDING AREA	10,000 SF	LESS THAN 50%
1022-3	FIRE SEPARATION DISTANCE		COMPLIES
1022-4	ATTIC DRAFT-STOPPING AND COMPARTMENTALIZATION		COMPLIES
1022-5	FIRELOOKING		COMPLIES
1022-6	OCCUPANCY SEPARATION		COMPLIES
1022-7	VERTICAL OPENINGS		COMPLIES
1022-8	HVAC SYSTEMS		COMPLIES
1022-9	SMOKE DETECTION		COMPLIES
1022-10	FIRE ALARMS		COMPLIES
1022-11	SMOKE CONTROL		COMPLIES
1022-12	EXITS, FIRE ESCAPE ELIMINATED AND CODE COMPLYING ENCLOSED EXIT STAIRWAY SERVING 3 OR MORE LEVELS IS PROVIDED		0
1022-13	DEAD ENDS		COMPLIES
1022-14	MAXIMUM TRAVEL DISTANCE	75'-0"	LESS THAN 50%
1022-15	ILLUMINATION EMERGENCY POWER		COMPLIES
1022-16	ELEVATOR CONTROL, 3 STORIES OR MORE CONTAINING AN ELEVATOR WITHOUT PHASE I AND PHASE II EMERGENCY OPERATION		0
1022-17	SPRINKLERS		COMPLIES
	TOTAL SAFETY SCORE		0.0

CODE INFORMATION (IBC 2002)

PROJECT ADDRESS: 141 W. VINE STREET

PROPOSED ZONING DESIGNATION: DPD, DETAILED PLAN DEVELOPMENT

OCCUPANCY CLASSIFICATION: RESIDENTIAL, R2

CONSTRUCTION TYPE: IIB, MASONRY UNPROTECTED

ALLOWABLE AREAS (PER TABLE 503): 10,000 SQ. FT. PER FLOOR

ALLOWABLE HEIGHT (PER TABLE 503): 4 STORIES, 55 FT.

FIRE RESISTANCE RATINGS REQUIRED FOR BUILDING ELEMENTS (PER TABLE 601):
 STRUCTURAL FRAME: 0 HOURS
 EXTERIOR BEARING WALLS: 0 HOURS
 NON-BEARING WALLS: 0 HOURS
 FLOOR CONSTRUCTION: 0 HOURS
 ROOF CONSTRUCTION: 0 HOURS

REQUIRED STAIR/ELEVATOR SHAFT ENCLOSURE RATING (PER 1014): 1 HOUR, UL* U309

REQUIRED CORRIDOR WALL FIRE RATING (PER 10B.3): 1 HOUR, UL* U309

REQUIRED UNIT DIVISION WALL RATING (PER 10B.3): 1 HOUR, UL* U309

REQUIRED FIRE RATINGS BETWEEN GROUND FLOOR AND FIRST FLOOR (PER 10B.3): 1 HOUR, PER TABLE 1912, ITEM 4

REQUIRED FIRE RATING BETWEEN FIRST AND SECOND FLOOR: 1 1/2" GIB ATTACHED TO UNDERSIDE OF EXISTING FLOOR JOISTS, TOP SURFACE FINISHED FLOORING OVER EXISTING 3/4" X 3/4" SUBFLOOR OVER EXISTING 2X8 JOISTS AT 16" O.C. WITH CROSS BRIDGING, FILL VOIDS WITH 6" FIBERGLASS SOUND INSULATION, ONE HOUR FIRE RATED SYSTEM PER UL* L80.

REQUIRED STORAGE ROOM FIRE RATINGS (PER 300.1): STORAGE ROOMS OVER 100 SQ. FT., 1 HOUR

THIS BUILDING IS FULLY SPRINKLERED, PER NFPA 13.

GROSS PROJECT AREAS:
 GROUND FLOOR: 1413 SQ. FT.
 FIRST FLOOR: 1413 SQ. FT.
 SECOND FLOOR: 1413 SQ. FT.
 TOTAL AREA: 2249 SQ. FT.

TOTAL OCCUPANT LOAD, SECOND FLOOR: 23 PERSONS
 TOTAL OCCUPANT LOAD, FIRST FLOOR: 16 PERSONS
 TOTAL OCCUPANT LOAD, BASEMENT: 14 PERSONS

EGRESS WIDTH REQUIRED (PER TABLE 1003.7.3):
 STAIRWAYS: 3' PER PERSON + 30"
 OTHER EGRESS COMPONENTS: 2' PER PERSON + 30"

EGRESS WIDTH PROVIDED, FIRST AND SECOND FLOORS: 12'

EGRESS WIDTH PROVIDED, BASEMENT: 12'

EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM (1003.10.5).

EXIT ACCESS TRAVEL DISTANCE (1004.2.4): 90'-0"

NOTE: THIS BUILDING QUALIFIES FOR CHAPTER 10 HISTORIC BUILDING CODE REQUIREMENTS (STAIRS AND HEATLOSS).

sheet title:

TITLE SHEET

revisions:

date:

7/25/2005

drawn by:

KMM/AAH

file name:

line1

line 2

project number:

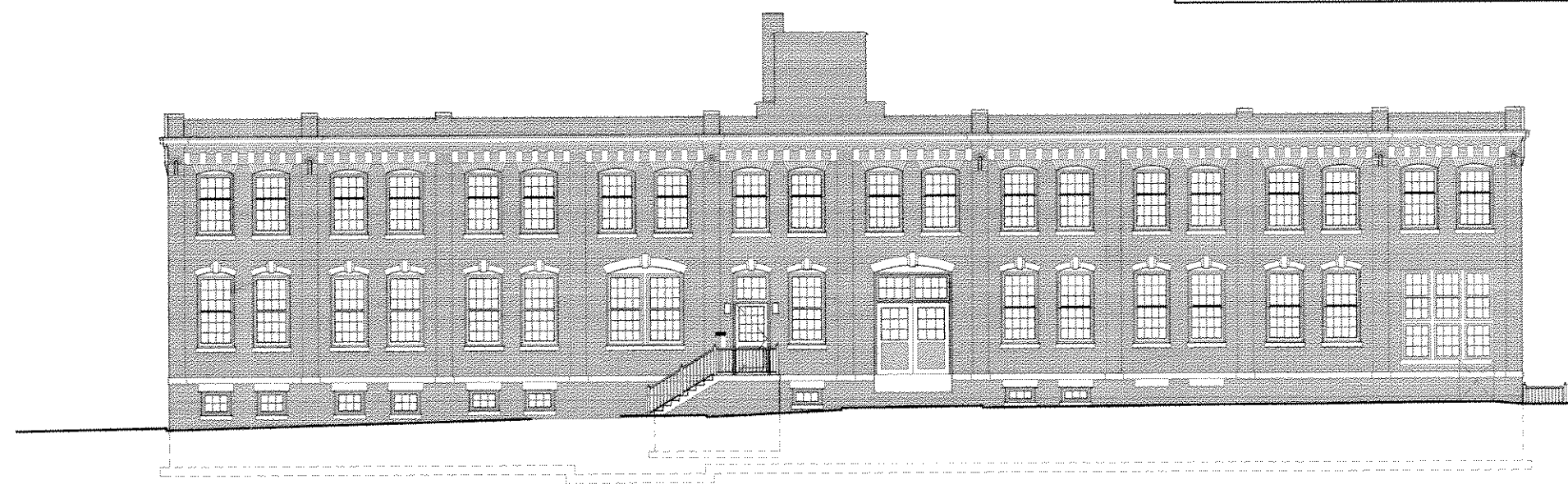
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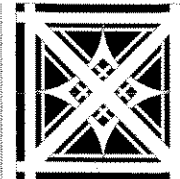
sheet number:

T1



OWNER:	ARCHITECT:	STRUCTURAL ENGINEER:	CIVIL ENGINEER:	CONSTRUCTION MANAGER:	LANDSCAPE DESIGNER:	LIST OF DRAWINGS:
Olson Management Group 1731 N. Palmer St. Milwaukee, WI 53212 telephone: (414) 263-4011 fax: (414) 263-4055	Erik L. Madisen, AIA 828 N. Broadway, Suite 206 Milwaukee, WI 53202 telephone: (414) 277-8000 fax: (414) 283-9569 emadisen@exacpc.com	Triad Engineering, Inc. 375 E. Chicago St. Milwaukee, WI 53202 telephone: (414) 291-8640 fax: (414) 291-8641	Capitol Survey, LLC 8676 W. Greenfield Ave. West Allis, WI 53214 telephone: (414) 302-4580 fax: (414) 302-5905	Gary Emmerich 1731 N. Palmer St. Milwaukee, WI 53212 telephone: (414) 263-4011 fax: (414) 263-4055 mobile: (414) 788-7474	Franses's Landscape Design and Development Nursery 3670 Highway W Fort Washington, WI 53074 telephone: (262) 284-5404 fax: (262) 284-6214	T1 Title Sheet C1 Site Plan L1 Landscape Plan D1 Ground and First Floor Demo D2 Second Floor Demo A1 Ground and First Floor Plans A2 Second Floor Plan A3 Enlarged Floor Plans A4 Enlarged Floor Plans A5 Reflected Ceiling Plan A6 South and East Elevations A7 North and West Elevations A8 Wall Section Details A9 Schedules S1 Structural Plans and Details

APPROVAL DOCUMENTS



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**ARCHITECTURE
CONSULTING**
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Milwaukee, WI 53202
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A REMODELING OF
THE HISTORIC:
**HASTINGS
BUILDING**
41 WEST VINE STREET
MILWAUKEE, WI 53202

sheet title:

**NORTH &
WEST
ELEVATIONS**

revisions:

date:
7/25/2005

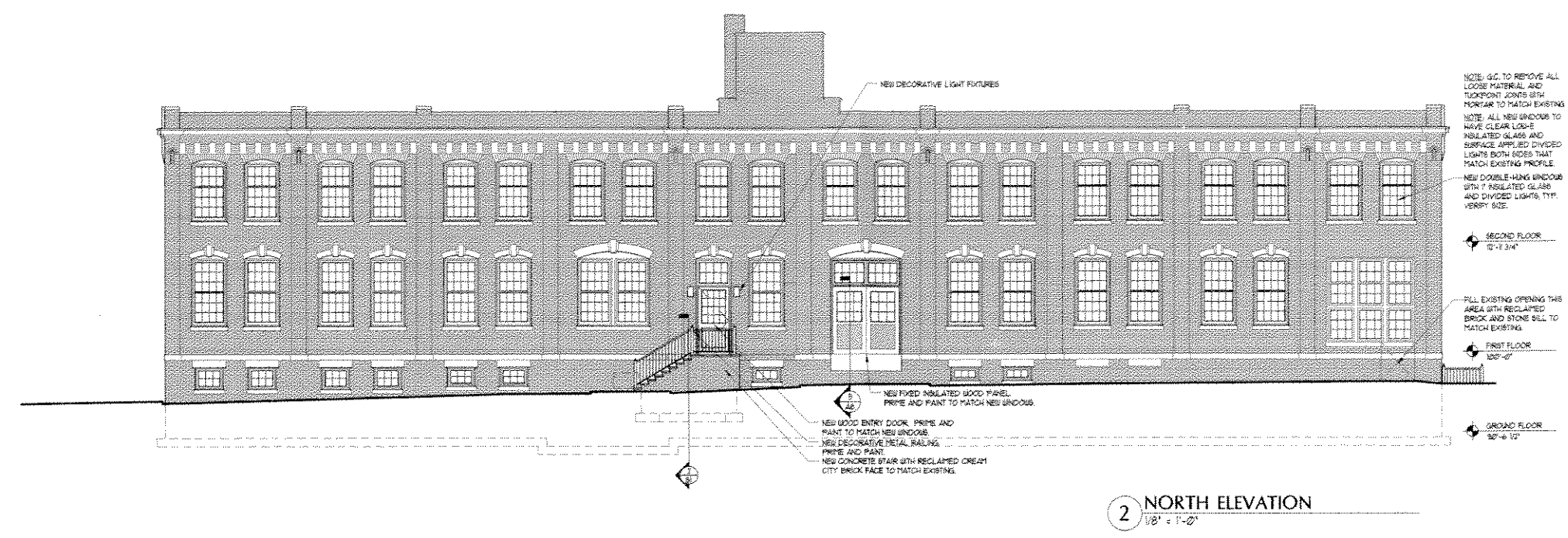
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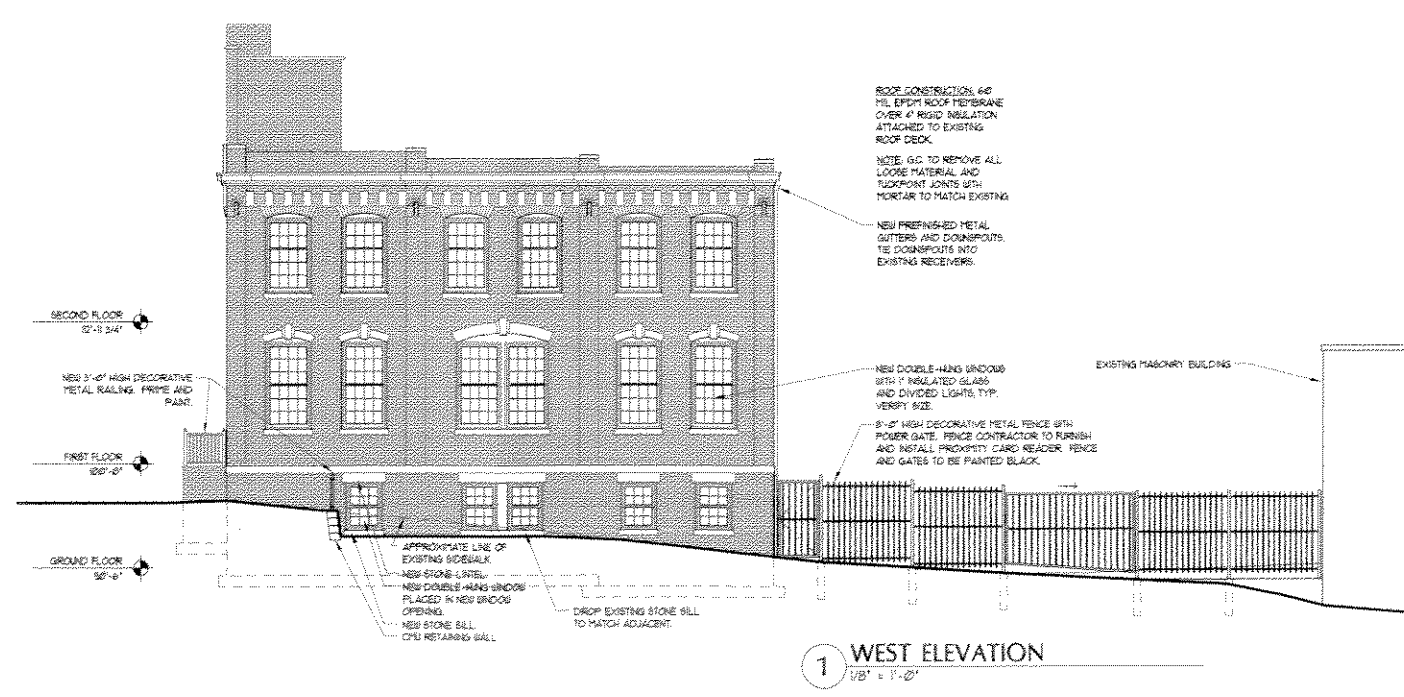
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1/4" = 1'-0"

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A7

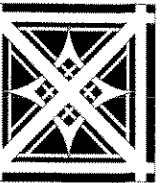


2 NORTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

APPROVAL DOCUMENTS



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sheet title:

**STRUCTURAL
PLANS AND
DETAILS**

revisions:

date:

7/25/2005

drawn by:

KMM/AH

file name:

project number:

2005030

scale:

sheet number:

S1

APPROVAL DOCUMENTS

DESIGN LIVE LOADS:

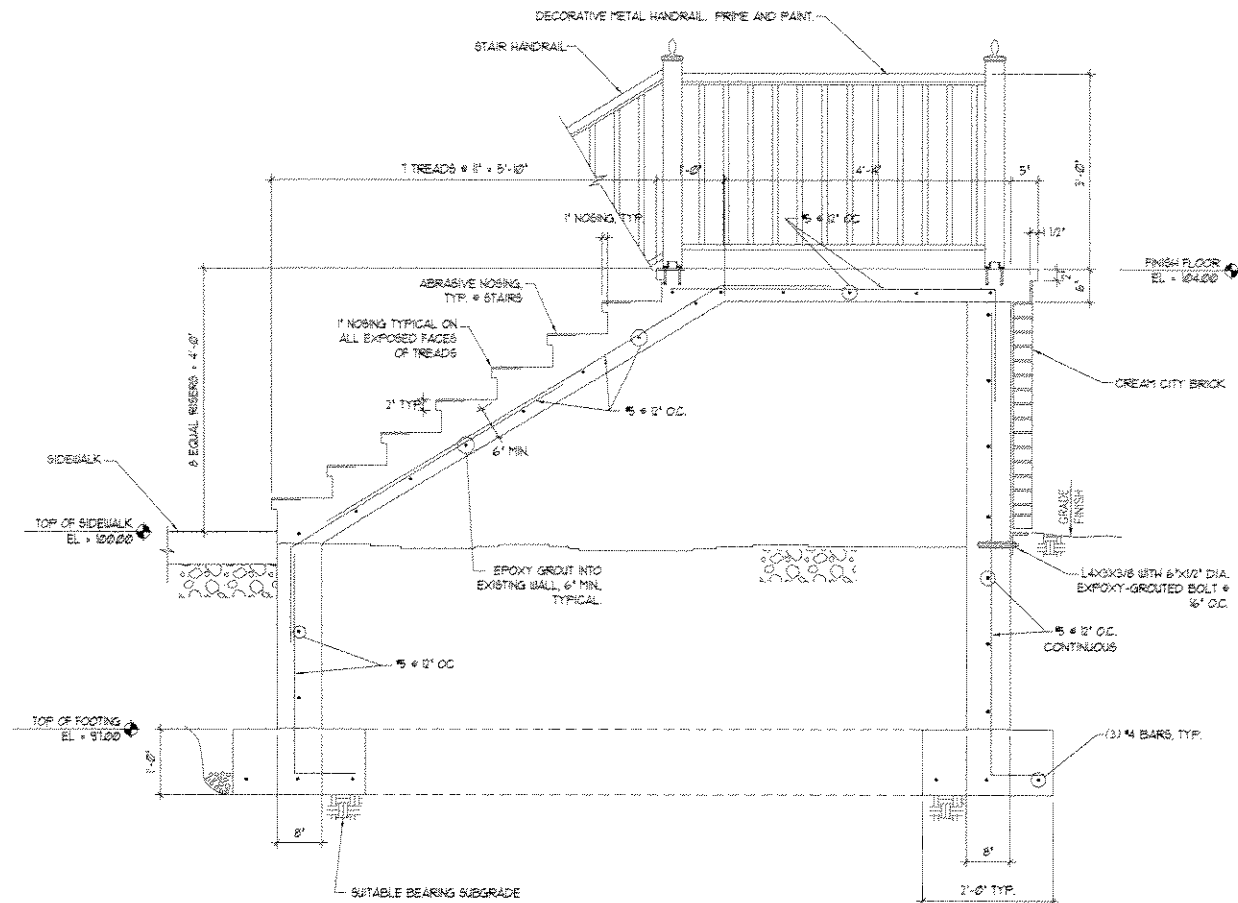
SHOW 25 PSF
STAIRS + EXITSWAYS 100 PSF

DESIGN STRESSES:

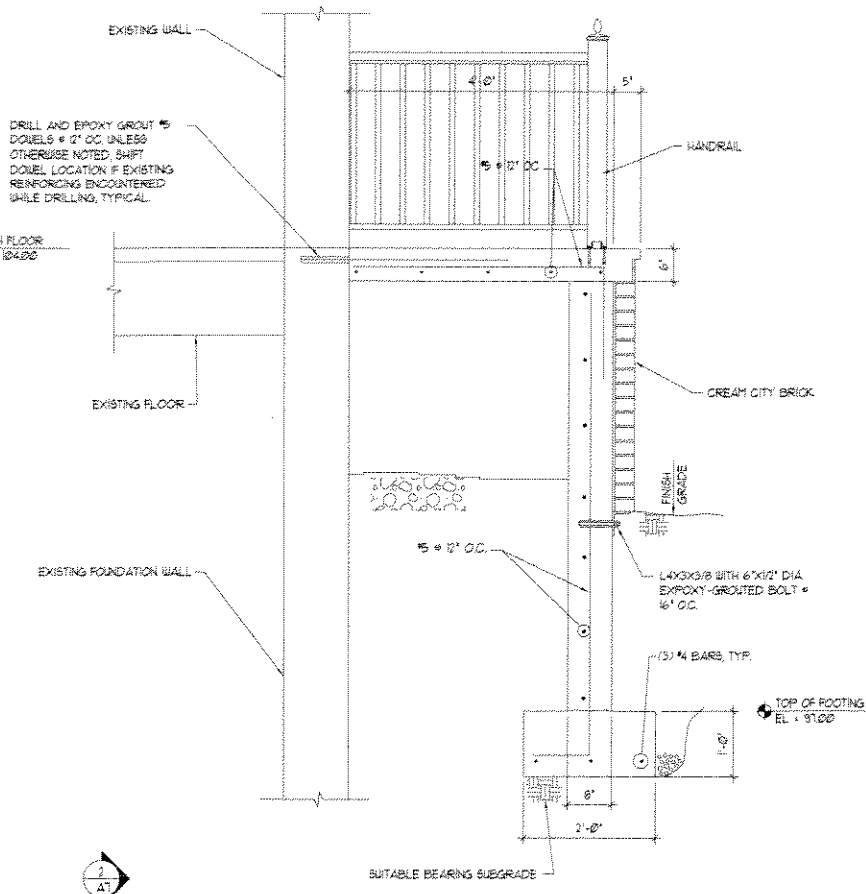
CAST IN PLACE CONCRETE:
FOOTINGS $f_c = 3000$ PSI
FOUNDATION WALLS $f_c = 4000$ PSI
REINFORCEMENT:
TIES, BAR, STRIPPERS $f_y = 40,000$ PSI
WELDED WIRE FABRIC $f_y = 65,000$ PSI
STRUCTURAL STEEL:
PLATES, ANGLES, ETC. $f_y = 36,000$ PSI
A571 A36 $f_y = 36,000$ PSI
SOIL BEARING CAPACITY: 3000 PSF (ASSUMED)
(GEOTECHNICAL ENGINEER TO VERIFY)

STRUCTURAL NOTES:

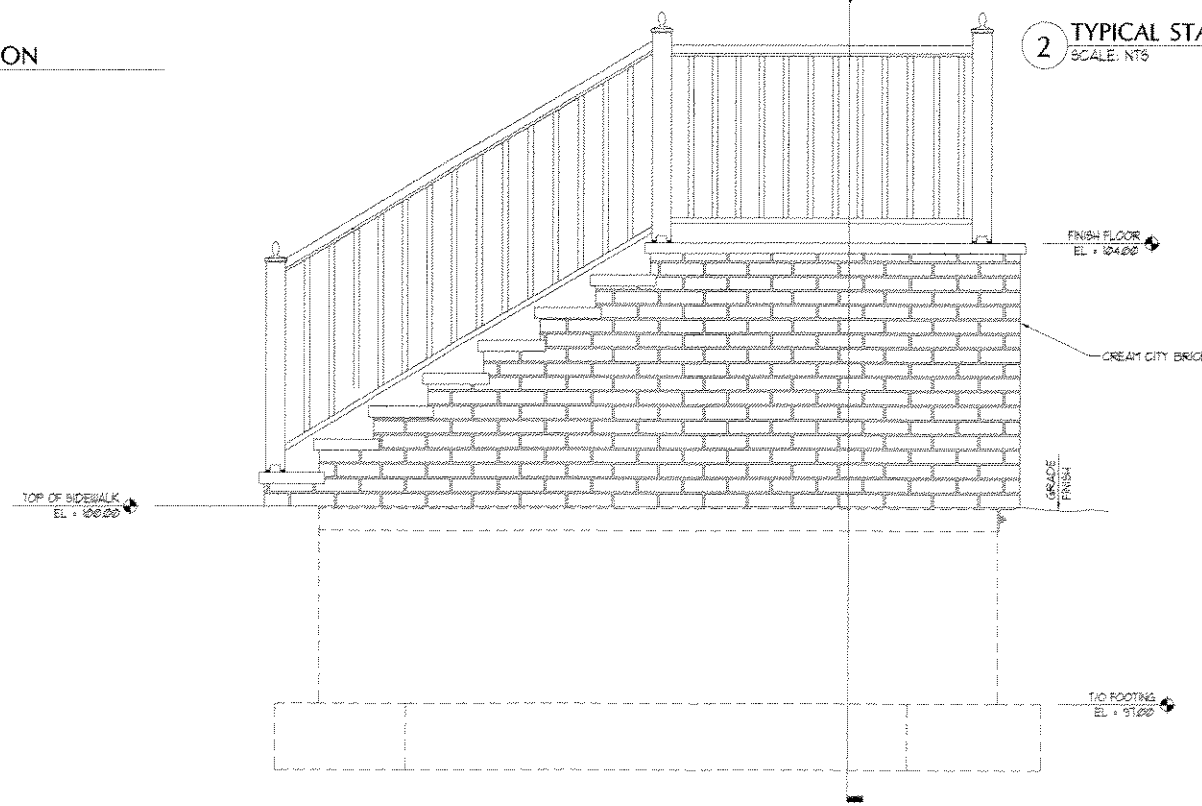
1. ALL CONCRETE WORK SHALL BE DONE PER ACI 318-02.
2. ALL CONCRETE REINFORCEMENT SHALL BE PER ACI 318-02.
3. ALL CONCRETE MASONRY WORK SHALL BE PER ACI 530-02.



1 TYPICAL STAIR SECTION
SCALE: NTS



2 TYPICAL STAIR SECTION
SCALE: NTS



3 TYPICAL STAIR ELEVATION
SCALE: NTS